

**AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY SEPTEMBER 10, 2015 6:00PM**

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:30 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a majority of Council members may be present at these meetings. It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc., please contact Community Development Director Mike Jenkins at (928) 554-0051 or visit our website at www.campverde.az.gov.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**

 - b. **Set Next Meeting, Date and Time:**
September 18, 2015 – Council Work Session (Tentatively Scheduled: 11:00AM-1:00PM)
September 24, 2015 – General Plan Work Session
5. **Discussion, Public Input, and Commission Consensus on Chapter 7 - Housing.**
Continued from the August 27, 2015 General Plan Work Session meeting.
6. **Discussion, Public Input, and Commission Consensus on Chapter 8 – Transportation and Circulation.**
7. **Discussion of Attendance at the next Council Work Session, tentatively scheduled for Friday, September 18, 2015 from 11:00AM to 1:00PM.**
Resource – Chairman Davis
9. **Adjournment**

Next Sub-Committee Meeting:
September 16, 2015 - Wednesday

Next General Plan Work Session:
September 24, 2015 - Thursday

Please Note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted By:  Date/Time: 9/4/15 By 11:00am

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of Community Development.

CHAPTER 7
HOUSING

Changes That Appear In Bold Red Are Changes From 8/19/15 Sub-Committee Meeting
Changes Highlighted In Yellow Are Suggestions From Chip Norton Following The 7/9/15 P&Z General Plan Work Session Meeting

Changes Highlighted in Green Are Directions From the Commission At The 8/27/15 P&Z General Plan Work Session Meeting.

VISION STATEMENT

Celebrate Camp Verde's ~~rural, historic past~~, provides a mix of residential densities to accommodate a variety of housing and lifestyle opportunities, while supporting the health, safety, and welfare of all residents by encouraging and actively seeking reasonably priced housing opportunities.

INTRODUCTION

Camp Verde is not required by Arizona Statute to include a Housing Element in its General Plan; **H**owever, the preservation and development of adequate housing in Camp Verde **are** is a significant considerations for elected and appointed officials, as well as Camp Verde residents and business owners. Camp Verde's leadership recognizes that housing, one of the most basic human needs is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde has elected to include a Housing Element in its General Plan.

Central to the success of the Housing Element, is the following policy statement ~~is~~ taken from the 2005 General Plan which reflects the commitment of the community to **address existing conditions** ~~the issues and the implementation of actions to address existing conditions~~ and meet goals:

The Town of Camp Verde will strive to maintain and foster an environment where a variety of ~~decent safe, and sanitary~~ and affordable housing opportunities are available for all age groups and socio-economic levels. The community's success in economic diversification and job creation is directly linked to affordable housing within the community.

2010 ASSESSMENT OF HOUSING STOCK

The U.S. Census indicated that Camp Verde's 2010 population was 10,873. This represented approximately 5.2% of the population of Yavapai County.

The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category was between 25 and 54 years.

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HOUSING

2010 Camp Verde Population by Age Categories

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 Years	5.8%	633
5 – 19 Years	18.9%	2,052
20 –24 Years	5.3%	575
25 –54 Years	35.6%	1,867 3,867
55 –59 Years	7.3%	796
60 –74 Years	19.0%	796 2,067
75 & Over Years	8.1%	883

According to the 2010 Census information, Camp Verde had 4,566 housing units. A majority of these (65%) were single-family, site-built residences, with manufactured homes accounting for the remaining 35% percent of the Town's housing stock.

In 2010, the average number of MLS listings for single-family dwellings in Camp Verde was 200. Of these, 80 listings (40%) were foreclosures, leaving an average of 120 single-family listings not in foreclosure.

NEEDS ASSESSMENT- 2015 ASSESSMENT OF HOUSING STOCK

A demographic overview was prepared for Yavapai College in 2014 by Economic Modeling Specialists International (EMSI). This overview indicated the population of Camp Verde in 2014 to be 11,425 people which represents approximately 5.2% of the population of Yavapai County.

The chart below shows the percentage of the population for various age groups according to the data collected by EMSI. According to the data prepared by EMSI the largest population category in 2014 in terms of housing needs was between 25 and 54 years.

[Awaiting Source Data From Tom Pitts]

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2014 Camp Verde Population by Age Categories

Age Bracket	Percent	Number
Total Population	100%	11,425
Under 5 Years	5.1%	584
5 - 19 Years	17.3%	1,981
20 - 24 Years	5.3%	608
25 - 54 Years	33.0%	3,762
55 - 59 Years	7.6%	866
60 - 74 Years	22.7%	2,586
75 & Over Years	9.0%	1,038

Camp Verde's 2015 housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. Some Many neighborhoods are situated near densely vegetated waterways such as the Verde River, Beaver Creek, and Clear Creek, or on one of the many historic ditches. with mature natural vegetation. Low density and large lot areas typically enjoy setbacks that provide privacy and screening from noise and traffic. There is also higher density housing located near retail and health care.

The lots are seldom uniform, even in the highest density areas. Traffic tends to be slow moving, due to roads that curve to follow natural contours and scenic vistas throughout town. In the past, subdivisions have been small and sold as bare land.

The U.S. Census indicates that Camp Verde's 2000-2010 population is 9,451-10,873. Between 1980-1990 and 1990-2000 the population of Camp Verde increased 63.26%-51.4%, while Yavapai County's population increased 58.07%-5.6%. Camp Verde currently represents approximately 5.8%-5.2% of the population of Yavapai County.

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Camp Verde 10-Year Population Trends

Year	Population*	Change
1980	3,824	
1990	6,243	63.3%
2000	9,451	51.4 % over 10 years
2010	10,873	15.0% over 10 years
1980 - 2010		66.4 % over 30 years

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population	Change
2010	10,873 *	
2011	10,899 **	0.2% Increase
2012	10,911 **	0.1% Increase
2013	11,022 **	1.0% Increase
2014	11,097 **	0.7% Increase

* This figure is from the 2010 United States Census

** These figures are estimates provided by the 2010 United States Census and updates.

The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category is between 25 and 54 years. Projections indicate the population of Camp Verde will reach 14,411 by the year 2020, indicating an aging population, with unique housing needs.

2010 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 years	5.8%	633
5 - 19 Years	18.9%	2,052
20 - 24 Years	5.3%	575
25 - 54 Years	35.6%	3,867
55 - 59 Years	7.3%	796
60 - 74 Years	19.0%	2,067
75 & Over Years	8.1%	883

* Information supplied from the 2010 US Census.

Building permits issued from July 2010 through June 2014 further indicate this progressive growth. During that time, there were 28 site built homes and 61 for manufactured homes.

According to the 2010 Census information, Camp Verde had 4,566 housing units. A majority of those, 65% percent are single-family, site-built residences, with manufactured homes accounting for 35% percent of the Town's housing stock. Compared to 2000, the number of housing units increased by 578.

The Town of Camp Verde Sanitary Department, which is Town owned, provides sewer services to approximately 950 homes and businesses while the remaining units utilize septic systems.

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Private water companies service approximately 2,444 units, while remaining units are served by private wells.

[Commission Norton to prepare additional information for this paragraph.]

Camp Verde has 123 apartment units for income-qualified families. Forty of these units are for citizens over 62 years of age, or 18 and older who need accessibility to handicapped facilities. Rent for these apartments varies from 30% to 50 percent of the family's gross income. Sixty four (64) of these units are subsidized while the balance offers income-qualification adjustments.

In 2014, the average number of MLS listings for single-family dwellings in Camp Verde was 110. Of these, only four listings were in foreclosure. During the first six month of 2015, 75 single-family homes were sold in Camp Verde. 75% of these homes were listed for under \$200,000, 14% were listed for between \$200,000 and \$300,000, and 11% were listed for over \$300,000. More than 80% of these single-family dwellings were purchased by retirees.

During the first six months of 2015, occupancy rates for residential rental properties in Camp Verde were at or near 100%. This was true for all classes of rental properties, and reflects a circumstance of demand exceeding supply.

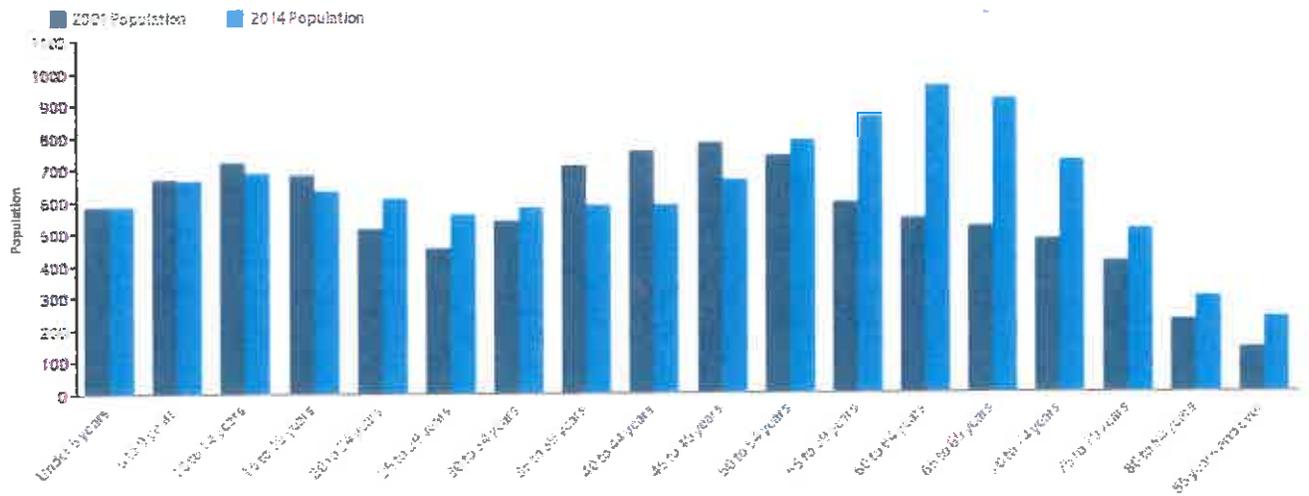
A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS THAT IS ARE COMPATABLE WITHIN THEIR RESPECTIVE CHARACTER AREAS IN WHICH IT IS LOCATED.

Implementation Strategy:

- A. 1. Developments should be compatible in terms of character density and use as defined in the individual Character Areas.
- A. 2. Encourage higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 3. Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 4. Encourage public and neighborhood participation in proposed projects.
- A. 5. Encourage in-fill housing development as opposed to sprawl.

Camp Verde Yavapai College Demographic Overview

Population by Age



Age	2001 Population	2014 Population	Change	% Change	2001 % of Cohort
Under 5 years	583	584	1	0%	5.81%
5 to 9 years	666	663	-3	0%	6.64%
10 to 14 years	722	688	-34	-5%	7.19%
15 to 19 years	685	630	-55	-8%	6.82%
20 to 24 years	513	608	95	19%	5.11%
25 to 29 years	453	560	107	24%	4.52%
30 to 34 years	538	578	40	7%	5.36%
35 to 39 years	711	586	-125	-18%	7.08%
40 to 44 years	755	588	-167	-22%	7.52%
45 to 49 years	779	663	-116	-15%	7.76%
50 to 54 years	737	787	50	7%	7.34%
55 to 59 years	591	866	275	47%	5.89%
60 to 64 years	540	953	413	76%	5.38%
65 to 69 years	515	911	396	77%	5.14%
70 to 74 years	476	722	246	52%	4.74%
75 to 79 years	408	508	100	25%	4.07%
80 to 84 years	226	299	73	32%	2.25%
85 years and over	137	231	94	69%	1.36%
Total	10,037	11,425	1,388	14%	100.00%

CHAPTER 8
CIRCULATION, TRAILS AND TRANSPORTATION & CIRCULATION

Note: Sub-Committee changes in RED.

VISION STATEMENT

A variety of ~~circulation, trails and transportation and circulation~~ systems will be provided within ~~the Town of Camp Verde. and the study area.~~ These systems will be designed, constructed and maintained in conjunction with the Land Use Element plan in a manner that will provide convenient and safe travel. ~~for all modes of transportation.~~ **An attraction for the Town is its extensive dedicated and non-designated trails.**

INTRODUCTION

~~This~~ element consists of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes, **trails** and any other modes of transportation as may be appropriate, all correlated with the Land Use Element plan.

Several new road projects ~~and enhancements have been~~ **are scheduled to be** completed in the ~~last 18 months~~ **next few years.** ~~State Route 260 will be improved to a A four-lane road now allows motorists to travel from Interstate 17 Wilshire Road to Thousand Trails. A round-a-bout will be constructed at the intersection of State Route 260 and Industrial Drive/Goswick Way. through the State Trust Land~~ The third and final phase of the Townsite Street Improvement Project will repave Arnold, 3rd, 4th, 5th Streets and Arnold Terrace. Engineered plans will be prepared for the future construction of Finnie Flat Road and the tri-intersection of Main Street, Montezuma Castle Highway, and Finnie Flat Road. The Finnie Flat Sidewalk Improvement Project is also scheduled to be completed within the next eighteen months. The project will include the construction of curb and gutter, colored and stamped sidewalks, pedestrian lighting, benches, and trash receptacles to match the Main Street Improvements constructed in 2004 - 2005. ~~to commercially zoned property at Highway 260. Frontage roads are being constructed west of Interstate 17 to improve traffic flow to commercially zoned property adjacent to Highway 260.~~

~~Highway 260 from milepost 218 at Interstate 17 to milepost 223 just east of Howard's Road is now a four-lane divided highway. Sidewalks, pedestrian lights, and improved parking have been installed as part of the Main Street Enhancement project. The Main Street project includes landscaping, bicycle racks, and benches.~~

~~There is a limited number of designated bike paths in the Town. There are plans to extend these along State Route 260 with its improvements. The Town envisions interconnecting neighborhoods and businesses with bike paths.~~

CIRCULATION MAP

The attached Circulation Map shows major and minor arterials, collector streets, and bike paths within town limits. Major arterials, which have access control, channelized intersections, and restricted parking, collect and distribute traffic to and from minor arterials. Minor arterials, which have signals at important intersections and stop signs on side streets, collect and distribute traffic to and from the collector streets. Collector streets gather traffic from local streets and connect with minor and major arterials. Designated bike paths, which are limited, occur on minor arterials. This map is provided for informational purposes only. Street maps for Camp Verde are available through a variety of sources such as the Town of Camp Verde Visitor Center, Yavapai County Geographic Information Systems (GIS), and Arizona Department of Transportation (ADOT).

STATE REQUIREMENTS

CHAPTER 8
CIRCULATION, TRAILS AND TRANSPORTATION & CIRCULATION

~~The Transportation and Circulation Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that each municipality include a circulation element in the General Plan. State law further states that the element consist of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element plan.~~

[Sub-Committee would like clarification from the Commission regarding formatting. – Resource: Kathy Davis]

TRAILS MAP

The attached Trails Map is intended as an orientation map to the major trail recreation resources available to residents of and visitors to the Town of Camp Verde. It displays the existing network of roads, hiking, biking and equestrian trails as well as motorized trails. In addition it shows river access points and other associated recreation resources including day use, campground and information facilities. Included are official trails, major non-designated trails and historic trails. The map is not intended for field use by recreation users due to its broad scope and lack of specific detail. Recreation users are encouraged to utilize U.S. Forest Service (USFS) maps, United States Geological Survey (USGS) maps, commercial maps as well as local information from public land managers to obtain the necessary level of detailed information required to safely enjoy these resources. Our public lands offer many additional opportunities for non-motorized travel other than those shown on this map.

A. GOAL: PROMOTE TRANSPORTATION THE DESIGN OF MULTI-MODAL SYSTEMS TO IMPROVE THAT PRESERVE AND RESPECT THE RURAL LIFESTYLE WITHOUT SACRIFICING PUBLIC SAFETY AND ACCESS WHILE PRESERVING OUR RURAL LIFESTYLE. OR ACCEPTABLE DESIGN GUIDELINES.

Implementation Strategies – Roads :

- A. 1. ~~Update and maintain~~ existing Town Standards for roads within the Town's jurisdiction.
- A. 2. 1. Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, **where feasible**, when road widening and resurfacing projects are considered.
- A. 3. ~~Improve natural drainage alongside roadways when improvement projects are undertaken.~~
- A. 4. ~~Identify and designate historically significant ranch roads as part of the Town's circulation system.~~
- A. 5. 2. ~~Implement~~ **Encourage streetscape buffer** guidelines to separate non-motorized paths from roadways.
- A. 6. 3. ~~Discourage~~ **Encourage** road proposals that affect slopes or **protect** view sheds.

Implementation Strategies – Trails:

- A. 7. 4. Develop **Encourage natural**, low maintenance, non-motorized trails. ~~in keeping with Camp Verde's western rural atmosphere.~~

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CIRCULATION, TRAILS AND TRANSPORTATION & CIRCULATION

- A. ~~8.~~ 5. Identify existing trails and paths with **trailhead** signage and provide amenities **where possible**.
 - A. ~~9.~~ 6. Adopt standards within Town ordinances, including recommendations and **encourage** coordination between **Town Departments** ~~the Parks and Recreation Department, Trails and Pathways Committee, Street Department and Community Development Department~~ to ensure inclusion of trails **within new development**.
 - A. ~~10.~~ 7. ~~Sponsor improvements to the Trail-Park system jointly with private non-profit organizations, U.S. Forest Service, Arizona Fish & Game, and all other entities as appropriate.~~ **Encourage cooperation to establish trails with public and private entities.**
 - A. ~~11.~~ ~~Preserve existing accesses, with the philosophy that an access is a privilege, not a right, encouraging private property owners to allow continued access, through easements, when property is sold or changes hands.~~
 - A. ~~12.~~ ~~Develop a system to formally encourage private property owners to allow access through easements when property is sold or changes hands.~~
- B. GOAL: PROVIDE ACCESS ~~WITHIN THE TOWN AND PLAN AREA~~ TO LINK PARKS AND NEIGHBORHOODS, PROVIDING FOR EASE OF MOVEMENT AND SAFETY FOR ~~ALTERNATE MODES OF MULTI-MODAL~~ TRANSPORTATION.**

Implementation Strategies - Roads:

- ~~B. 3.~~ B. 1. Promote a convenient and handicapped accessible public transit system to link the Town site, tourist attractions, commercial areas, schools, neighborhoods, parks and trails systems, **and other towns**.
- ~~B. 5.~~ B. 2. ~~Provide for~~ Promote bike paths and lanes within road **rights-of-way easements** linking neighborhoods and commercial areas, **when** with road widening and resurfacing projects. ~~are considered.~~

Implementation Strategies – Trails:

- ~~B. 1.~~ B. 3. Utilize the Trails/~~Parks~~ Map/~~Master Plan as a way~~ to provide **information about recreation opportunities.** ~~alternate means of transportation.~~
 - ~~B. 2.~~ B. 4. Encourage ~~acceptance of~~ easements from the U.S. Forest Service, County, State, and property owners ~~who designate easements,~~ within existing highway and road **easements** rights-of-way; to **preserve enhance** trail systems.
 - ~~B. 4.~~ B. 5. Identify and develop walkways and trails that link neighborhoods and preserve a “sense of community” ~~and the ability to interact with neighbors.~~
- C. GOAL: MAINTAIN MAIN STREET IN ORDER TO PROTECT THE RURAL, WESTERN AND HISTORIC NATURE OF THE DOWNTOWN AREA INCLUDING FORT VERDE STATE HISTORIC PARK.**

[Sub-Committee recommends removing this as a goal and relocating to the Road Implementation Strategies of Goal A]

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Implementation Strategies:

- ~~C. 1. Assure new road additions and future improvements to existing roads effecting Main Street are compatible with the Council adopted Downtown Redevelopment Project and General Plan.~~
- ~~C. 2. Review the Downtown Redevelopment Project on a regular basis and update it as needed to maintain and expand Main Street's historic role in maintaining the Town's rural, western character.~~

D. GOAL: COORDINATE WITH PROPERTY OWNERS, TOWN OFFICIALS AND APPROPRIATE AGENCIES ~~AND OWNERS TO LOCATE NEW TO IMPROVE~~ TRANSPORTATION CORRIDORS WITHIN DESIGNATED GROWTH AREAS.

Implementation Strategies:

- ~~D. 1. Designate specific, limited access from Hwy. 260 to designated growth areas.~~
- ~~D. 2. 1. Coordinate with the Arizona Department of Transportation (ADOT) and property owners to provide comprehensive transportation/access plan within growth areas.~~
- ~~D. 3. Resist future transportation corridors that encourage urban sprawl or random commercial development.~~
- D. 2. Promote adequate access to commercial and mixed use development adjacent to State Route 260.

E. GOAL: MAINTAIN AND IMPROVE EXISTING ROADS IN A SAFE AND COST-EFFECTIVE MANNER.

Implementation Strategies:

- E. 1. Ensure that road projects provide solutions to drainage problems, alternate transportation accesses, as well as improving existing road conditions.
- E. 2. Maintain and improve dedicated roads servicing established business locations, i.e. ~~Finnie Flat Road, Howard's Road, Hwy. 260 and I-17 corridor, Hwy. 260 bypass project, Hwy. 260 from Camp Verde to Cottonwood and Hwy. 260 from Camp Verde to Payson, the Town.~~
- E. 3. Coordinate funding of improvement and expansion projects with ~~the Arizona Department of Transportation (ADOT)~~ and other entities when possible.

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TRANSPORTATION & CIRCULATION

VISION STATEMENT

A variety of transportation and circulation systems will be provided within Camp Verde and the study area. These systems will be designed, constructed and maintained in conjunction with the land use plan in a manner that will provide convenient and safe travel for all modes of transportation.

INTRODUCTION

Several new road projects and enhancements have been completed in the last 18 months. A four-lane road now allows motorists to travel from Interstate 17, through the State Trust Land, to commercially zoned property at Highway 260. Frontage roads are being constructed west of Interstate 17 to improve traffic flow to commercially zoned property adjacent to Highway 260.

Highway 260 from milepost 218 at Interstate 17 to milepost 223 just east of Howard's Road is now a four-lane divided highway. Sidewalks, pedestrian lights, and improved parking have been installed as part of the Main Street Enhancement project. The Main Street project includes landscaping, bicycle racks, and benches.

STATE REQUIREMENTS

The Transportation and Circulation Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that each municipality include a circulation element in the General Plan. State law further states that the element consist of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element plan.

A. GOAL: PROMOTE TRANSPORTATION SYSTEMS THAT PRESERVE AND RESPECT THE RURAL LIFESTYLE WITHOUT SACRIFICING PUBLIC SAFETY OR ACCEPTABLE DESIGN GUIDELINES.

Implementation Strategies:

- A. 1. Maintain existing Town Standards for roads within the Town's jurisdiction.
- A. 2. Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, when road widening and resurfacing projects are considered.
- A. 3. Improve natural drainage alongside roadways when improvement projects are undertaken.
- A. 4. Identify and designate historically significant ranch roads as part of the Town's circulation system.
- A. 5. Implement buffer guidelines to separate non-motorized paths from roadways.
- A. 6. Discourage road proposals that affect slopes or view sheds.
- A. 7. Develop natural, low maintenance, non-motorized trails in keeping with Camp Verde's western rural atmosphere.
- A. 8. Identify existing trails and paths with signage and provide amenities.

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- A. 9. Adopt standards within Town ordinances, including recommendations and coordination between the Parks and Recreation Department, Trails and Pathways Committee, Street Department and Community Development Department to ensure inclusion of trails.
- A. 10. Sponsor improvements to the Trail-Park system jointly with private non-profit organizations, U.S. Forest Service, Arizona Fish & Game, and all other entities as appropriate.
- A. 11. Preserve existing accesses, with the philosophy that an access is a privilege, not a right, encouraging private property owners to allow continued access, through easements, when property is sold or changes hands.
- A. 12. Develop a system to formally encourage private property owners to allow access through easements when property is sold or changes hands.

B. GOAL: PROVIDE ACCESS WITHIN THE TOWN AND PLAN AREA TO LINK PARKS AND NEIGHBORHOODS, PROVIDING FOR EASE OF MOVEMENT AND SAFETY FOR ALTERNATE MODES OF TRANSPORTATION.

Implementation Strategies:

- B. 1. Utilize the Trails/Parks Map/Master Plan as a way to provide alternate means of transportation.
- B. 2. Encourage acceptance of easements from the U.S. Forest Service, County, State, and property owners who designate easements, within existing highway and road easements, to preserve trail system.
- B. 3. Promote a convenient and handicapped accessible public transit system to link the Town site, tourist attractions, commercial areas, schools, neighborhoods, parks and trails system.
- B. 4. Identify and develop walkways and trails that link neighborhoods and preserve a "sense of community" and the ability to interact with neighbors.
- B. 5. Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, when road widening and resurfacing projects are considered.

C. GOAL: MAINTAIN MAIN STREET IN ORDER TO PROTECT THE RURAL, WESTERN AND HISTORIC NATURE OF THE DOWNTOWN AREA INCLUDING FORT VERDE STATE HISTORIC PARK.

Implementation Strategies:

- C. 1. Assure new road additions and future improvements to existing roads effecting Main Street are compatible with the Council adopted Downtown Redevelopment Project and General Plan.
- C. 2. Review the Downtown Redevelopment Project on a regular basis and update it as needed to maintain and expand Main Street's historic role in maintaining the Town's rural, western character.

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D. GOAL: COORDINATE WITH PROPERTY OWNERS, TOWN OFFICIALS AND APPROPRIATE AGENCIES AND OWNERS TO LOCATE NEW TRANSPORTATION CORRIDORS WITHIN DESIGNATED GROWTH AREAS.

Implementation Strategies:

- D. 1. Designate specific, limited access from Hwy. 260 to designated growth areas.
- D. 2. Coordinate with ADOT and property owners to provide comprehensive transportation/access plan within growth areas.
- D. 3. Resist future transportation corridors that encourage urban sprawl or random commercial development.

E. GOAL: MAINTAIN AND IMPROVE EXISTING ROADS IN A SAFE AND COST-EFFECTIVE MANNER.

Implementation Strategies:

- E. 1. Ensure that road projects provide solution to drainage problems, alternate transportation accesses, as well as improving existing road conditions.
- E. 2. Maintain and improve roads servicing established business locations, i.e. Finnie Flat Road, Howard's Road, Hwy. 260 and I-17 corridor, Hwy. 260 bypass project, Hwy. 260 from Camp Verde to Cottonwood and Hwy. 260 from Camp Verde to Payson.
- E. 3. Coordinate funding of improvement and expansion projects with ADOT and other entities when possible.