AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY SEPTEMBER 24, 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:**
   August 27, 2015 – General Plan Work Session
   September 10, 2015 – General Plan Work Session

   b. **Set Next Meeting, Date and Time:**
   October 1, 2015 – Special Session
   October 8, 2015 – General Plan Work Session

5. **Discussion, Public Input, and Commission Consensus on Chapter 10 – Environmental Planning.**

6. **Adjournment**

Next Sub-Committee Meeting:
September 30, 2015 - Wednesday

Next General Plan Work Session:
October 8, 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: 9/21/15 By 3:00pm

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.

DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY AUGUST 27, 2015 6:00PM

1. **Call to Order**
Chairman Davis called the meeting to order at 6:00 pm

2. **Roll Call**
Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Norton and Parrish.
Absent: Commissioner Hisrich.

Also Present: Community Development Director Mike Jenkins, Assistant Planner Kendall Welch and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Vice Chairman Freeman led the pledge.

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:**
   August 13, 2015 – General Plan Work Session

   b. **Set Next Meeting, Date and Time:**
   September 10, 2015 – General Plan Work Session

On a motion by Norton seconded by Blue Commission unanimously passed the consent agenda. Vice Chairman Freeman abstained from voting.

5. **Update, Clarification and Discussion on Town Council's Direction to Staff concerning the "Water Demand and Conservation Assessment for the Town of Camp Verde – April 2014" as prepared by Western Resource Advocates (Linda Stitzer) and the incorporation of a Town-Sponsored Water Conservation Policy into the General Plan Update.** – Staff Resource: Community Development Director, Michael Jenkins

Community Development Director, Michael Jenkins addressed commission regarding the actual meaning of the recommendation made by Linda Stitzer to Council on implementation strategies for a Town Sponsored water conservation policy. There were three strategies provided to the Council as follows:
1. Focus on education – Stitzer meant focus on education to reduce large outdoor use.
2. Codes & Ordinances – adopt codes and ordinances.
3. Marketing – Develop community wide awareness.

Jenkins indicated that this is a general direction to staff with clarification coming from Stitzer.

Chairman Davis indicated his concern that there isn't enough information for Commission to move forward with.

Jenkins stated that he interpreted Council's request for Commission to move forward with all the information received from Western Resource Advocates and provide goals and implementations strategies in the Water Resources Element of the General Plan that encourage and promote a Town Sponsored Water Conservation Policy which could be used in the future in creating the said policy.

Chairman Davis stated that he felt the Commission was already following the information with in the study provided toward the General Plan with identification as to where the information was received from.

Commissioner Burnside indicated that in 2008 staff provided as much information as available and at that time Commission requested better direction from Council regarding what was needed. Burnside believed that was the genesis of the study completed by Western Resource Advocates. Burnside indicated he felt that staff was not providing enough information for Commission to use in order to create any Code or Ordinance.

Chairman Davis recommended setting a date for acceptance to move forward with the water policy item.

6. **Discussion, Public Input, and Commission Consensus on Chapter 11 - Water Resources.** Continued from the August 13, 2015 General Plan Work Session meeting.

It is the consensus of the Commission to make the following changes:
Page 1: Remove the first sentence "Tony Gioia to provide …."

Page 2: Last paragraph under Existing and future supplies and demand shall read "…for the Town of Camp Verde that was ***supported*** by Town Council…"

Page 6: Linda Stitzer is directed to provide Commission with resource information regarding the white graphic page, upon receiving that information, Commission agrees to include both charts and remove the distribution law statement.

Page 9: Goal A shall read ***Preserve and enhance the Town's unique water resources, including the Verde River, creeks, associated riparian areas, ground water, and irrigation ditches.***
Commission approves Goal A implementation strategies.

Goal B: Implementation strategy B2 shall read ***Create a drainage system to regulate water runoff to the washes, retention basins, ditches and rivers.***

Implementation strategy B3 shall read ***Create guidelines to incorporate Low Impact Development (LID) features to manage storm water, including new or reconstructed roadways, to improve water quality in rivers and washes through the capture and infiltration of runoff.***

Goal C: Implementation strategy C1 shall read ***Develop a community-wide water conservation plan, including an awareness plan and implement Town sponsored***

educational programs and events promoting water conservation.

Implementation strategy C2 is stricken in its entirety.

Implementation strategy C3 shall read ***Encourage xeriscaping practices in public areas, rights-of-way and in new commercial and residential development, including limiting high water use plants.***

Implementation Strategy C4 shall read ***Encourage water efficient irrigation in new and existing landscaping.***

Implementation strategy C5 shall read ***Investigate adopting an EPA Water Sense program for high-efficiency plumbing for new development.***

Implementation strategy C6 shall read ***Encourage new residential and commercial development to incorporate LID design, including storm water capture features.***

Implementation strategy C7 shall read ***Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.***

Implementation Strategy C9 shall read ***Evaluate implementation of an ordinance to reduce water waste.***

Implementation strategy C10 shall read ***Encourage the recharge of reclaimed water.***

Implementation strategy C11 shall read ***Create programs including education and incentives to use reclaimed water, treated effluent, harvested rainwater and gray water on open spaces, parks, playing fields and private use, thereby, conserving ground water.***

Implementation strategy C12 is stricken in its entirety.

The Planning and Zoning Commission provided consensus to the Water Resources Element.

7. **Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.** Continued from the July 9, 2015 General Plan Work Session meeting.

It is the consensus of the Commission to create a 2014 population charge for comparison purposes. Commission directs staff to create a chart using 2014 data received from Yavapai College data. Staff is to modify the 2nd paragraph on page 2 to fit 2015 and place it after the 2014 assessment and Housing Stock with a title similar to the 2010 chart.

Page 4: Commissioner Norton is to include non-subsidized numbers and confirm the number of subsidized. The term "residential" shall be included before "rental properties" for clarification as well.

8. **Discussion of Attendance at the next General Plan Work Session, scheduled for Thursday, September 10, 2015.**

All commission members indicated they would be present at the meeting on September 10, 2015.

9. **Adjournment**

On a motion by Burnside, seconded by Norton, meeting adjourned at 7:48 pm.

_____
B. J. Davis - Chairman

_____
Michael F. Jenkins
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during a Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 27th day of August. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____of_____2015

_____
Marie Moore, Recording Secretary

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

1. **Call to Order**
Chairman Davis called the meeting to order at 6:04 pm.

2. **Roll Call**
Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Norton and Parrish present.
Absent: Commissioners Burnside and Hisrich.

Also Present: Community Development Director Mike Jenkins, Parks and Recreation Coordinator Mike Marshall and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Commissioner Norton led the pledge.

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

On a motion by Norton, seconded by Freeman, Commission unanimously passed the Consent Agenda.

5. **Discussion, Public Input, and Commission Consensus on Chapter 7 - Housing.**
Continued from the August 27, 2015 General Plan Work Session meeting.

Commissioner Norton indicated that he had several failed attempts in locating the information requested by Commission and was referred to the County. Asst. Planner Kendall Welch is currently in the process of obtaining any information available.
After reviewing the data submitted by Tom Pitts, it is the consensus of the Commission to review the information received from the County and Pitts at the next General Plan Meeting.

6. **Discussion, Public Input, and Commission Consensus on Chapter 8 – Transportation and Circulation.**

It is the consensus of the Commission that Chapter 8 shall read as follows:

Vision Statement:
A variety of circulation, trails and transportation systems will be provided within the Town of Camp Verde. 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.

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.
The following is an assessment of the current trails and roadways, along with a listing of proposed improvements as of 2015.

Several new road projects are scheduled to be completed in the next few years. State Route 260 will improved to a four-lane highway from Wilshire Road to Thousand Trails Road. A round-a-bout will be constructed at the intersection of State Route 260 and Industrial Drive/Goswick Way. 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 include improvements to match the Main Street Improvements constructed in 2004-2005.

There are 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:
No changes will be made to this section.

Trails Map:
An attraction for the Town is its extensive trails system. (The remainder of the paragraph remains as written.)
Tony Gioia volunteered to verify the Trails Map with the help of other Sub-committee members and return it to the Commission for further review.

Goal A: Promote the design of multi-modal systems to improve public safety and access while preserving our rural lifestyle.

Implementation Strategies – Roads:
A1 – Maintain the character of Main Street in order to protect the rural and historic nature of the downtown area including Fort Verde State Historic Park.

A2 – Encourage road proposals that protect view sheds.

A3 – Encourage streetscape guidelines to separate non-motorized paths from roadways.

A4 – Promote the identification of historically significant ranch roads as part of the Town's circulation system.

A5 – Improve natural drainage alongside roadways when improvement projects are undertaken.

A6 – Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, where feasible, when road widening and resurfacing projects are considered.

Implementation Strategies – Trails:

A7 - Encourage cooperation to retain and establish low maintenance trails with public and private entities.

A8 – Adopt standards within Town ordinances, including recommendations to ensure inclusion of trails within new development.

A9 – Investigate potentially creating a trail map for the Town of Camp Verde which would identify existing trails and paths with trailhead signage and provide amenities where possible.

Goal B: Provide access to link parks and neighborhoods, providing for ease of movement and safety for multi-modal transportation.

Implementation Strategies – Roads:

B1 – Promote a convenient and handicapped accessible public transit system to link the Town site, tourist attractions, commercial areas, schools, neighborhoods, parks, trails systems and neighboring towns.

B2 – Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, during road widening and resurfacing projects.

Implementation Strategies – Trails:

B3 – Utilize the Trails Map to provide information about recreation opportunities.

B4 – Encourage easements from the U.S. Forest Service, County, State and property owners to enhance trail systems.

B5 – Identify and develop walkways and trails that link neighborhoods and preserve a "sense of community".

Goal C: Moved to Implementation Strategy 1 for Goal A.

Goal D: Coordinate with property owners, Town officials and appropriate agencies to improve transportation corridors within designated growth areas.

Implementation Strategies:
D1 - Coordinate with the Arizona Department of Transportation (ADOT), property owners and others to provide comprehensive transportation/access plan adjacent to State Route 260.

D2 – Promote adequate access to commercial and mixed use development within growth areas.

Goal E is stricken in its entirety.

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

Commissioner Parrish indicated he would not be in attendance for the September 18, 2015 Council Work Session. Commissioner Blue was unsure if he would be in attendance. Chairman Davis, Vice Chairman Freeman and Commissioner Norton indicated their intentions on attending.

Chairman Davis notified Commission that there are three more unconfirmed dates proposed for Council Work Sessions on October 16th, November 20th and January 8th from 8:00 am to 10:00 am.

9. **Adjournment**

On a motion by Parrish, seconded by Norton, the meeting adjourned at 7:56 pm.

_____
B.J. Davis – Chairman

_____
Michael F. Jenkins
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during a Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 10th day of September, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____of_____2015

_____
Marie Moore, Recording Secretary

CHAPTER 10
ENVIRONMENTAL PLANNING

VISION STATEMENT

Camp Verde will remain a community that enjoys a high value of environmental quality. The Town will consider effects of new developments on the environment and promote practices that create and maintain a healthy, safe, and enjoyable living environment.

STATE REQUIREMENTS

The Environmental Planning Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include an Environmental Planning Element.

According to Arizona statutes, the Environmental Planning Element will include "analysis, policies and strategies that are designed to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the General Plan.

"The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law."

A. GOAL: MAINTAIN A HIGH LEVEL OF AIR QUALITY.

Implementation Strategy:

A. 1. Provide alternative modes of transportation to be implemented as the Town grows.

A. 2. Adopt an ordinance requiring non-polluting, EPA approved heating systems as the standard for new construction.

A. 3. Develop and implement dust prevention ordinances for commercial and industrial operations with the understanding that Camp Verde has a semi-arid climate with an inherent amount of dust.

A. 4. In areas that ADEQ may classified as non-attainment for air quality implement policies and measures that may allow the area to stay in attainment or delay classification.

B. GOAL: MAINTAIN A HIGH LEVEL OF WATER QUALITY.

Implementation Strategy:

B. 1. Encourage growth in areas where water and sewer utilities exist or are planned.

B. 2. Discourage high-density growth in areas where water and sewer infrastructure is not available or planned.

B.3. Implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.

C. GOAL: MAINTAIN DARK SKIES.

Implementation Strategy:

C. 1. Maintain lighting ordinances that promote not only dark skies but property owners' needs as well.

D. GOAL: MINIMIZE NOISE POLLUTION.

Implementation Strategy:

D. 1. Regulate commercial and industrial hours of operation to prevent noise pollution.
D. 2. Require the use of noise mitigation techniques in areas of high automobile traffic.

E. GOAL: ENCOURAGE COMMUNITY PRIDE AND ENHANCE THE AESTHETIC APPEARANCE OF THE TOWN.

E. 1. Actively enforce litter laws.
E. 2. Coordinate with other agencies and private landowners to enforce illegal dumping laws.
E. 3. Coordinate with Yavapai County and Waste Management to sponsor free dump days and free pick-up for large items.
E. 4. Actively enforce outside storage ordinances.

F. GOAL: CONSERVE THE NATURAL ENVIRONMENT WITHIN THE TOWN'S BOUNDARIES.

Implementation Strategy:

F. 1. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridors protection guidelines.
F. 2. Maintain and enforce building height guidelines.
F. 3. Require new high-density development to provide an open space plan.
F. 4. Use public forums to determine what areas of the Town should be preserved as natural open space.
F. 5. Utilize conservation easements, acquisition of development rights, grants and other funding sources to acquire property for preservation of the natural environment.

G. GOAL: PROMOTE CONSERVATION WITHIN THE TOWN.

Implementation Strategy:

G. 1. Expand the Town's recycling education program and provide drop off sites in additional locations.
G. 2. Promote the use of treated effluent on open spaces and parks.
G. 3. Encourage comprehensive water conservation and related educational programs for use in schools and the public.
G. 4. Encourage the development of gray water uses to be accepted by the Camp Verde Building Department and Yavapai County Environmental Health Department.

H. GOAL: COORDINATE WITH THE REGIONAL PLANNING GROUP TO PROTECT NATURAL RESOURCES.

Implementation Strategy:

H. 1. Participate in regional air quality efforts.
H. 2. Participate in regional open space planning.
H. 3. Participate in regional dark skies efforts.
H. 4. Coordinate with the Regional Planning group to minimize contaminated runoff into the Verde River and ditches.

CHAPTER 10
ENVIRONMENTAL PLANNING

VISION STATEMENT

Camp Verde will remain a community that ~~enjoys~~ values a high ~~value~~ level of environmental quality. The Town will consider ~~effects~~ environmental impacts of new developments ~~on the environment~~ and promote practices that create and maintain a healthy, safe, and ~~enjoyable~~ sustainable living environment.

~~STATE REQUIREMENTS~~ PURPOSE

~~The Environmental Planning Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statute 9-461.05, which stipulates that communities larger than 2,500 inhabitants include an Environmental Planning Element.~~

According to Arizona statutes, the Environmental Planning Element will include "analysis, policies and strategies that are designed to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the General Plan.

"The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law."

A. GOAL: MAINTAIN A HIGH LEVEL OF AIR QUALITY.

Implementation Strategy:

A. 1. ~~Provide~~ Encourage alternative modes of transportation to be implemented as the Town grows.

A. 2. ~~Adopt an ordinance requiring~~ Encourage non-polluting, EPA approved heating systems as the standard for new construction.

~~A. 3. Develop and implement dust prevention ordinances for commercial and industrial operations with the understanding that Camp Verde has a semi-arid climate with an inherent amount of dust.~~ [Already in the Town Code under 7-9-6 Discharge Prohibitions & Exemptions] A. 3. Continue support for programs concerning open burning, dust abatement and air quality education.

A. 4. ~~In areas that ADEQ may classified as non-attainment for air quality implement policies and measures that may allow the area to stay in attainment or delay classification. Continue under the Town's road maintenance schedule to pave or use millings on unpaved roadways.~~ Encourage improvement districts which would provide for the paving of currently unimproved roads.

B. GOAL: MAINTAIN A HIGH LEVEL OF WATER QUALITY.

Implementation Strategy:

~~B. 1. Encourage growth in areas where water and sewer utilities exist or are planned.~~ Direct high-density development to areas where water and sewer utilities exist, are planned or can be established.

~~B. 2. Discourage high-density growth in areas where water and sewer infrastructure is not available or planned.~~ Create a drainage system to regulate water runoff to the retention basins, washes, ditches and rivers.

B.3. ~~Implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.~~ Create guidelines to incorporate Low Impact Development (LID) features to manage storm water, including new or reconstructed roadways, to improve water quality in rivers and washes through the capture and infiltration of urban runoff.
B. 4. Fully implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.
B. 5. Continue to expand sanitary sewer to areas experiencing current or future growth.
B. 6. Obtain funding to allow the water quality strategies of Goal "B" to be achieved.

C. GOAL: MAINTAIN DARK SKIES.
Implementation Strategy:
C. 1. Maintain lighting and signage ordinances that promote ~~not only~~ dark skies. ~~but property owners' needs as well.~~
C. 2. Investigate an expanded dark skies ordinance.

D. GOAL: MINIMIZE NOISE POLLUTION.
Implementation Strategy:
~~D. 1. Regulate commercial and industrial hours of operation to prevent noise pollution.~~ Work with existing and proposed commercial and industrial operations to ~~comply with~~ implement the current noise ordinance.
D. 2. Require the use of noise mitigation techniques in areas of high automobile traffic.
D. 3. Publicize the current restrictions on engine braking.

E. GOAL: ENCOURAGE COMMUNITY PRIDE AND ENHANCE THE AESTHETIC APPEARANCE OF THE TOWN.
E. 1. Actively enforce litter laws.
E. 2. ~~Coordinate with other agencies and private landowners~~ ~~to~~ Actively enforce illegal dumping laws.
~~E. 3. Coordinate with Yavapai County and Waste Management to sponsor free dump days and free pick-up for large items.~~ Promote ~~to the public~~ free dump days ~~when notified~~ by notifying of dates and times ~~this~~ they will occur.
E. 4. Actively enforce outside storage ordinances.

F. GOAL: CONSERVE THE NATURAL ENVIRONMENT WITHIN AND ADJACENT TO THE TOWN'S BOUNDARIES.
Implementation Strategy:
~~F. 1. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridors protection guidelines.~~ Encourage the preservation of dedicated open space areas in their natural state.
~~F. 2. Maintain and enforce building height guidelines.~~ Preserve scenic view sheds.
F. 3. Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.
F. 4. Consistently communicate with the Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.
F. 5. Develop partnerships with volunteer organizations and other groups that would assist in management activities and preservation of National Forest lands.

F. 6. Encourage land owners and developers to maintain land with slopes of 10% or greater as open space areas due to the complexity of providing road access and utility services, and negative environmental effects of erosion and visual intrusion.
F. ~~3.~~7. ~~Require~~ Promote cluster types of development for all new high-density developments with the use of Planned Unit Zoning to provide an open space plan.
F. ~~4.~~ 8. Use public forums to determine what areas of the Town should be preserved as natural open space.
F. ~~5.~~9. Utilize conservation easements, acquisition of development rights, grants and other funding sources to acquire property for preservation of the natural environment.

G. GOAL: PROMOTE CONSERVATION WITHIN THE TOWN.
Implementation Strategy:
G. 1. ~~Expand the Town's recycling education program and provide drop off sites in additional locations.~~ Promote recycling through drop off sites and educational programs.
G. 2. Promote the use of treated effluent ~~on open spaces and parks~~ through the use of treated effluent, grey water systems and educational programs.
G. 3. ~~Encourage comprehensive water conservation. and related educational programs for use in schools and the public.~~ Encourage energy conservation in transportation, housing and commercial sites through educational programs.
~~G. 4. Encourage the development of gray water uses to be accepted by the Camp Verde Building Department and Yavapai County Environmental Health Department.~~

H. GOAL: COORDINATE WITH THE REGIONAL PLANNING GROUP TO PROTECT NATURAL RESOURCES.
Implementation Strategy:
H. 1. Participate in regional air quality. Water quality, dark sky ordinances, and open space efforts.
~~H. 2. Participate in regional open space planning.~~
~~H. 3. Participate in regional dark skies efforts.~~
H. ~~4.~~ 2. Coordinate with the Regional Planning ~~group to minimize contaminated runoff into the Verde River and ditches.~~ efforts to conserve ground, surface, and effluent water resources.