



**AGENDA
SPECIAL SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, MARCH 30, 2016 at 6:30 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**

4. **Public Hearing, Discussion and possible approval (or Denial of Resolution 2016-959, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the current General Plan adopted under Resolution 2004-614 and adopting the Town of Camp Verde 2016 General Plan , as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and authorizing the holding of a regular election on Tuesday, August 30, 2016 for the purpose of ratifying the Town of Camp Verde 2016 General Plan, and approving the Ballot Language therefore.**
Staff Resource: Mike Jenkins
 - **Staff Presentation**
 - **Declare Public Hearing Open**
 - **Call for Public Input (either in favor or against)**
 - **Declare Public Hearing Closed**
 - **Call for Council Discussion**
 - **Call for Staff Comments**
 - **Call for Motion**
 - **Call for Discussion of Motion**
 - **Call for Question**

5. **Adjournment**

Posted by: *U. Lewis*

Date/Time: *3-24-2016 10:00 a.m.*

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council 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 the Town Clerk.



Town of Camp Verde

Agenda Item Submission Form - Section I

Town Council – Special Session

Meeting Date: March 30, 2016 – 6:30PM

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Community Development Director, Michael Jenkins
Assistant Planner, Kendall Welch

Agenda Title (be exact): Public Hearing, Discussion and Possible Approval (Or Denial) of Resolution 2016-959, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, Amending the Current General Plan adopted under Resolution 2004-614, and Adopting the Town of Camp Verde 2016 General Plan, as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and Authorizing the Holding of a Regular Election on Tuesday, August 30, 2016, for the purpose of Ratifying the Town of Camp Verde 2016 General Plan, and Approving the Ballot Language therefore.

List Attached Documents: Town of Camp Verde 2004 General Plan; ARS §9-461.05; ARS §9-461.06; Resolution 2003-562; Written Comments Received From Reviewing Agencies; Public Comments Received; Actions Taken From March 17, 2016 Planning and Zoning Commission Special Session; Town of Camp Verde 2016 General Plan – Final Draft, Dated March 18, 2016; Draft Resolution 2016-959.

Estimated Presentation Time: 30 minutes

Estimated Discussion Time: 1 hour

Reviews Completed by:

- Department Head: Town Attorney Comments: None

Background Information:

ARS §9-461.06 states "A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article."

The Draft Town of Camp Verde 2016 General Plan is being proposed as an amendment to the Town of Camp Verde 2004 General Plan, which was ratified by voters on March 8, 2005.

The Planning and Zoning Commission began work on the General Plan back in August of 2013. Since then, the Planning and Zoning Commission has held a total of forty-nine (49) General Plan Work Sessions, and three (3) Work Sessions with Town Council. Also, throughout the process, the Planning and Zoning Commission received input from members of the general public in the form of a sub-committee. There were approximately thirty-three (33) sub-

committee meetings held from January 2014 – November 2015. Additionally, once the Draft Town of Camp Verde 2016 General Plan was out for 60-day review, there were an additional nine (9) presentations given by members of the Planning and Zoning Commission and Community Development Staff to members of the general public at various locations around town in order to solicit feedback on the draft general plan.

The Draft Town of Camp Verde 2016 General Plan includes a total of ten (10) elements. The required elements per ARS § 9-461.05 can be found in Chapter 3 – Land Use and Character Areas; Chapter 8 – Circulation, Trails, and Transportation; Chapter 9 – Open Space; Chapter 10 – Environmental Planning; Chapter 6 – Cost of Development; and Chapter 11 – Water Resources.

Also included, and not required per ARS § 9-461.05, in the Draft Town of Camp Verde 2016 General Plan is Chapter 2 – History and Culture; Chapter 4 – Economic Development; and Chapter 7 – Housing.

Items Completed By Community Development Staff:

Per ARS § 9-461.06, Item C: The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate governmental jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes.

The Mayor and Common Council of the Town of Camp Verde adopted Resolution 2003-562 in June of 2003. This resolution, which has been included in the agenda packet for your review outlines the public participation process as defined in ARS §9-461.06. Per Resolution 2003-562 Community Development Staff has completed the following:

- 1. Legal notices were posted at Bashas' and Town Hall for both the Planning and Zoning Commission Public Hearing held on March 17, 2016, and Town Council Public Hearing held on March 30, 2016. Legal notices were posted on February 29, 2016 and March 15, 2016 respectively.
- 2. Legal notices on an eighth page display ad were placed in local newspapers prior to any public hearings. Legal notices on an eighth page display ad were placed in the Camp Verde Bugle Newspaper on Sunday, February 28, 2016 for the March 17, 2016 Planning and Zoning Commission Public Hearing, as well as on Sunday, March 13, 2016 for the Town Council Public Hearing held on March 30, 2016.
- 3. All review material was made available to the public at the Community Development Department and summary data was placed on the Town's website.
- 4. All public comments and staff responses were included in the review material for consideration by the Planning and Zoning Commission and the Town Council Public Hearings.
- 5. The Planning and Zoning Commission held at least one Public Hearing on March 17, 2016 before approving a general plan amendment. Notice of the time and place of a hearing and availability of studies and summaries related thereto were given at least fifteen (15) and not more than (30) calendar days before the hearing was

held. In addition to the legal notice of an eighth page display ad, a Notice of Public Hearing was also placed in the Camp Verde Bugle newspaper on Sunday, February 28, 2016.

6. Action by the P&Z Commission shall be transmitted to the Town Council for their consideration. Actions taken by the Planning and Zoning Commission on the March 17, 2016 Special Session have been included in this agenda packet for your review.
7. Before adopting any amendment to the General Plan, the Town Council shall hold at least one Public Hearing, which is being held on March 30, 2016. Notice of the time and place of a hearing and availability of studies and summaries related thereto shall be given at least fifteen (15) and not more than thirty (30) calendar days before the hearing is held. In addition to the legal notice of an eighth page display ad, a Notice of Public Hearing was also placed in the Camp Verde Bugle Newspaper on Sunday, March 13, 2016.
8. A public notice was placed in local newspapers advising stakeholders and the public of proposed amendments to the General Plan. Stakeholders were given 30 days prior to the first Public Hearing before the Planning and Zoning Commission, to provide written comments on the proposed amendments. A stakeholder ad was placed in the Camp Verde Bugle newspaper on Wednesday, February 17, 2016. Additionally, Community Development Staff also mailed letters, both hard copy and electronic, to the following agencies on January 15, 2016: Verde National Resource Conservation District; Bureau of Land Management; U.S. Forest Service (Coconino National Forest and Prescott National Forest); U.S. Fish and Wildlife Service; Arizona Department of Environmental Quality; Arizona Department of Water Resources; Arizona State Parks; Arizona Game and Fish Department; Arizona Department of Transportation, Fort Verde State Historic Park; Verde Valley Regional Planning Group; Verde Front Trails; Northern Arizona Council of Governments; Verde Valley Transportation Planning Organization; Yavapai County Environmental Services; Yavapai County Flood Control; Yavapai County Development Services - Land Use and Planning; Yavapai County Development Services - Building Safety Unit; Yavapai County Public Works; Yavapai County Community Health Services; Yavapai County Community College; Town of Camp Verde Wastewater Division; Town of Camp Verde Public Works Department; Camp Verde Unified School District; Camp Verde Fire District; Verde Watershed Association/Verde River Basin Partnership; Town of Camp Verde Marshal's Office; Montezuma Airpark HOA; Camp Verde Chamber of Commerce; City of Cottonwood; Cottonwood City Council; Town of Clarkdale; Clarkdale Town Council; Town of Jerome; Jerome Town Council; City of Sedona; Sedona City Council; Yavapai Apache Nation; Yavapai Apache Nation Tribal Council; Salt River Pima Maricopa Nation; Diamond S Ditch; Eureka Ditch Company; O.K Ditch Company; Verde Ditch/Woods Ditch; Pioneer Ditch Association; Wingfield Ditch; Jordan Meadows Irrigation Association; Camp Verde Water System; Verde Lakes Water Corporation; Gray Wolf Regional Landfill; CenturyLink; APS; UniSource Energy Services; and Camp Verde Historical Society.
9. All information regarding any amendments to the Camp Verde General Plan were sent to the following agencies for technical review at least sixty days prior to the adoption of any amendment to the General Plan. Letters were mailed, both hard copies and electronic, to the following agencies on January 15, 2016: Town of Camp Verde Town Council, Yavapai County Board of Supervisors, Yavapai County Planning and Zoning, Arizona Department of Water Resources, Arizona Department of Commerce, Northern Arizona Council of Governments, Cottonwood City Council, Yavapai-Apache Nation, as well as any other agency that requests the information (Arizona State Land Department and Town of Camp Verde Planning and Zoning Commission).

Additionally, ARS § 9-461.06, Item D states:

At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.

4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.
6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.
7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.
8. Any person or entity that request in writing to receive a review copy of the proposal.

Community Development Staff also mailed letters, both hard copies and electronic, to the following agencies on January 15, 2016: Yavapai County Administration; and Arizona Commerce Authority.

Written Comments Received From Reviewing Agencies:

**Arizona Department of Water Resources
(Karen Modesto, Statewide Planning)
February 29, 2016**

The Arizona Department of Water Resources has reviewed the Town of Camp Verde 2016 General Plan, Chapter 11 – Water Resources. We have limited our review to the Water Resources element and have only a few minor comments/edits. These are included as "sticky notes" on the attached pdf of Chapter 11. In general the information is very clear, informative, and well-written. Please feel free to contact me if you have any questions. Thank you.

Page 162 – The Verde River is part of the Arizona Department of ~~Water~~ **(Environmental)** Quality's Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program.

Community Development Staff and the Planning and Zoning Commission have corrected this typo in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 163 – It might be useful for readers/residents if you include a map showing which areas are served by the different local water systems.

Community Development Staff and the Planning and Zoning Commission did not insert a map indicating water service provider areas as no such map currently exists.

Page 168 – C.8 – ~~Evaluation~~ **(Evaluate)** the implementation of an ordinance to reduce water waste.

Community Development Staff and the Planning and Zoning Commission have corrected this typo in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 168 – C.11 – Encourage the private use of gray water in new and existing developments through education and a ~~grey~~ **(gray)** water stub out ordinance for new development.

It was the consensus of the Planning and Zoning Commission on March 17, 2016 to amend implementation strategy C.11 to read "Encourage the private use of gray water in new and existing developments through education."

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Modesto for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

Arizona State Land Department
(Michelle Green, Project Manager, Planning & Engineering Section)
February 8, 2016

Thank you for the opportunity to comment on the 60-day review draft of the Town's General Plan Update. We have reviewed the draft and are requesting two changes to the document as outlined below:

1. State Trust land and the mission of the State Land Department are commonly understood. We are asking that the paragraph below be added to the General Plan in Chapter 3 under the discussion regarding land ownership.

It should be noted that State Trust land is not private land. State Trust land was granted to the State of Arizona, and placed in trust for the benefit of 13 beneficiaries. The largest of these are the Common Schools. The State Land Department was created in 1915 to manage the land, and maximize the economic return to the trust beneficiaries; this is achieved by permitting, leasing or selling the land and its natural products. All uses of the land must benefit the Trust, a fact that distinguished it from the way public land, such as parks or national forests, may be used. While public use of Trust land is not prohibited, it is regulated to ensure protection of the land, and compensation to the beneficiaries for its use.

Community Development Staff was in favor of adding this paragraph to the Draft Town of Camp Verde 2016 General Plan. However, it was the consensus of the Planning and Zoning Commission at the Special Session held on March 17, 2016 not to include this paragraph concerning State Trust Land.

2. In accordance with Arizona Revised Statute 9-461.06 N, the Department does not consent to an Open Space designation on any State Trust land within the Town. We request that the portion of State Trust land South of South Access Road 14 N 4E S 36, which is planned as an arterial roadway connecting Route 260 to I-17 in the future, be removed from the Open Space Designation and placed into the Salt Mine Character area to be considered for appropriate future development.

Community Development Staff and the Planning and Zoning Commission have removed the referenced State Trust Lands from the Open Space and Growth Area Map. The referenced State Trust Lands already fall within the Salt Mine Character Area – therefore, no changes were made in regards to that aspect of the comment.

Thank you for your consideration of these comments. We look forward to continued coordination with the Town regarding land use affecting State Trust land in the Town of Camp Verde. Should you have any questions, please contact Michelle Green by phone at 602-364-2502, or by e-mail at mgreen@azland.gov.

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Green for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

State of Arizona Game and Fish Department
(Kelly Wolff-Krauter, Habitat, Evaluation and Lands Program Manager, Region VI)
February 12, 2016

We have reviewed and provided comments on the attachment for your consideration in the further development of the Town of Camp Verde 2016 General Plan. The Department appreciates the opportunity to comment on these plans and looks forward to continued coordination as the plan develops further. Please let me know if you have any questions regarding our comments. Thanks and have a wonderful weekend.

The Arizona Game and Fish Department has reviewed the proposed Town of Camp Verde 2016 General Plan. The Department appreciates the Town's support for the conservation of natural resources throughout the document, as the preservation of fish and wildlife resources and habitats are integral in maintaining healthy and well-balanced communities. As detailed below, fish and wildlife resources and values should be recognized further within the

Economic Development, Circulation/Trails & Transportation, Open Space & Recreation and Water Resources elements to encourage maintaining consistency with the Yavapai County Comprehensive Plan.

The Department acknowledges and appreciates the inclusion of natural resources values in the vision statement for the Economic Development section; however, this is the only mention of them. Recommendations are provided below to add focus to the importance of natural resources to the economics of the Town, County specific information is provided as an attachment.

- Interconnected and integrated systems of open spaces retain the regionally significant natural resources and preserve the amenities that residents and tourists seek; these open space areas enhance property values, quality of life, recreational opportunities, and attract new potential homeowners and businesses.
Community Development Staff and the Planning and Zoning Commission feel that this item has been adequately addressed in the Draft Town of Camp Verde 2016 General Plan. Under the Land Use and Character Area element of the plan, in the 260 West Character Area, under Goal E, implementation strategy E.2 it states the following: "Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect to other points of interest. Additionally, under the Open Space and Recreation element of the plan, Goal C states the following: "Institute a comprehensive open space plan that designates areas for permanent retention as desired preservation space and recreation opportunities. Also, under implementation strategy C.2 it states: "Encourage community standards that promote voluntary preservation of the historical and natural and open space character of the Town. It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to re-write Goal B of Chapter 8 – Circulation, Trails and Transportation to read: "Provide access to link parks, open space and neighborhoods, providing for ease of movement and safety for multi-modal transportation". as well as implementation strategy B.6 to read: "Identify and develop walkways and trails that link neighborhoods and open space to preserve a "sense of community"." These changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.
- Encourage programs that increase focus on outdoor recreation and an increased quality of life.
Community Development Staff and the Planning and Zoning Commission feel that this item has been adequately addressed in the Draft Town of Camp Verde 2016 General Plan. Under the Land Use and Character Area element, the 260 West, Finnie Flat, Downtown, Pecan Lane, McCracken, Quarterhorse/Rancho Rio Verde, Salt Mine and Clear Creek character areas share a common goal and implementation strategy that reads as follows: "Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens."; "Implementation Strategy: Encourage plan features, such as Parks and a Trail System that allow people to recreate at the river and connect with other points of interest."
- Implement policies to continue growth focused on outdoor recreation, both passive recreation (i.e. recreation occurring in undeveloped open space) and active recreation (recreational activity that requires significant infrastructure for the purposes of active sports or organized events).
Community Development Staff and the Planning and Zoning Commission feel that this item has been adequately addressed in the Draft Town of Camp Verde 2016 General Plan. Under Chapter 9 – Open Space and Recreation, implementation strategy C.4 states: "Encourage new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramada's, picnic tables, children's playgrounds, horseshoes, volleyball area, etc., in medium to high density residential zones. Encourage property owner's associations to maintain existing or create new neighborhood/pocket parks."

In order to maintain continuity for open space, wildlife habitat, and movement corridors, all transportation planning should be aligned with open space planning efforts, and should contain strategies and design features to ensure transportation corridors are permeable to wildlife. Wildlife resources are not currently apparent within the Circulation, Trails and Transportation section of the document. Recommendations are listed below for your consideration.

- Recognize that identification and preservation of wildlife linkages benefits public safety, reduces collision potential, and promotes wildlife connectivity. The Camp Verde area contains one diffuse movement area (West Clear Creek Wilderness – Black Hills) and three riparian movement areas; Cherry Creek Wash, Verde River, and West Clear Creek. Please refer to the documents listed below for those details.
 - 2011 Yavapai County Wildlife Connectivity Assessment: Stakeholders Input Report: The Department has completed and submitted this Report to Yavapai County. http://www.azgfd.gov/w_c/conn_whatGFDoing.shtml
 - 2006 Arizona Wildlife Linkages Assessment (Section VI and VII): Produced by Arizona Wildlife Linkages Workgroup: http://www.azdot.gov/inside_adot_OES/AZ_WildLife_Linkages/assessment.asp
- Roadway project planning should incorporate the installation of roadway mitigation features such as wildlife crossing structures and fencing to funnel wildlife, and wildlife friendly Right-of-Way fencing.
 - Wildlife Passage Guidelines (Including both Bridge and Culvert Construction): These documents are intended as a general guideline to assist in the design, planning, placement, maintenance, or repair of bridges and culverts to minimize impacts to fish and wildlife passage/movement. <http://www.azgfd.gov/hgis/guidelines.aspx>
 - Fence Guidelines: The Department has developed these guidelines to assist the landowner, project manager, land management agency, and others in designing wildlife compatible fences, with the goal of providing guidance in designing fences that will achieve their objectives with minimum impacts to wildlife. <http://www.azgfd.gov/hgis/guidelines.aspx>

Community Development Staff and the Planning and Zoning Commission feel that this item has been adequately addressed. Under Chapter 9 – Open Space and Recreation, Goal E (Goal F of the Final Draft Town of Camp Verde 2016 General Plan) states the following: “Promote the maintenance of wildlife corridors to allow for their natural migration and feeding practices that will help maintain health and diversified species.” Additionally, implementation strategy E.2 (F.2 of the Final Draft Town of Camp Verde 2016 General Plan) states the following: “Develop policies to reduce barriers within town boundaries to maintain wildlife migration patterns.”

Planning efforts for connected open space, and to evaluate in-tact habitat block (i.e. large areas within little disturbance or development) as habitat suitable for preservation, in addition to currently identified open spaces and wildlife linkages should be considered with the Open Space and Recreation section of the document.

- Fish and wildlife linkages and connectivity should be recognized as a value of open space, in addition to wildlife related recreation.
- Incorporate the Yavapai County Linkage Assessment Report into the open space plan.
- Provide both passive and active recreation opportunities.
- Provide linkages for fish and wildlife resources and conserve the habitat blocks connected by the linkages.
- Provide buffers for important habitat areas such as riparian.

As previously stated above, Community Development Staff and the Planning and Zoning Commission feel that this items have been adequately addressed. Under Chapter 9 – Open Space and Recreation, Goal E (Goal F of the Final Draft Town of Camp Verde 2016 General Plan) states the following: “Promote the maintenance of wildlife corridors to allow for their natural migration and feeding practices that will help maintain health and diversified species.” Additionally, implementation strategy E.2 (F.2 of the Final Draft Town of Camp Verde 2016 General Plan) states the following: “Develop policies to reduce barriers within town boundaries to maintain wildlife migration patterns.”

The Water Resources section of the document should contain language such as: conserve, protect, and enhance rivers and washes to promote hydrologic function, fish and wildlife resources, water quality, ecosystem sustainability and services, by limiting groundwater depletion. There is no mention of fish and wildlife resources dependent of these important corridors.

In general, land use designations should consider the following:

- Encourage conservation of existing habitat, restoration of habitat that has been impacted, and creation of new habitat to offset development impacts.
- Encourage landscape-level and project-level planning of, and evaluation for, open space and linkage corridors.
- In addition to identified open spaces and wildlife linkages, in-tact habitat block (i.e. large areas within little disturbance or development) should be evaluated for conservation and protection.
- Utilize a green design and landscaping approach throughout the use of existing natural resources such as trees, soils, land formations, and natural drainage systems to achieve immediate and future operation and maintenance cost savings.
- Discourage large-scale grading of parcels in favor of cluster housing that allows for buildings, walls, and fences within an envelope, while leaving portions of the property as undisturbed open space that provides wildlife habitat and movement linkages.
- Implement low impact/least footprint construction technologies during all phases of the development process as well as site restoration.
 - Retain the natural character of, and public access to, regionally significant rivers and washes.
 - Only permit infrastructure to extend into undeveloped areas pursuant to land use and open space plans.
 - Encourage development to locate within close proximity to existing infrastructure and population.
 - Ensure protection of natural resources as an integral part of the land use planning efforts.
 - Encourage development to be located within close proximity to existing infrastructure and population. Ensure preservation of localized and regional scale systems of integrated open spaces to protect fish and wildlife linkage and connectivity.
- Refer to the Department Planning for Wildlife website: http://www.azgfd.gov/w_c/WildlifePlanning.shtml

Community Development Staff and the Planning and Zoning Commission feel that these items have been adequately addressed in the Draft Town of Camp Verde 2016 General Plan. Under Chapter 10 – Environmental Planning, Goal F, implementation strategy F.7 states: “Promote cluster types of development for all new high density developments with the use of Planned Unit Development (PUD) to provide an open space plan.” Also, under Chapter 7 – Housing, Goal A, implementation strategy A.3 states: “Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.” Additionally, Chapter 5 – Growth Area, Goal C, implementation strategies state the following: “C Goal: Growth will be located in a manner that protects natural areas, scenic view-scapes and is compatible with surround land uses.”, “C.1: Encourage protection of natural drainage, vegetation and wildlife corridors and riparian areas.”, “C.2: Encourage the creation of open space trails, appropriate for commercial and residential developments.”, and “C.3: Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.”

The Department appreciates the recognition of the importance for having interconnected open spaces that provides recreation opportunities and serves as a link to regional parks. Additionally, the Department supports the need to discourage lot splits and “wildcat” subdivisions, and encourages development that is deliberate and considers habitat and movement corridor conservation in the planning and design.

- Incentives can tie to conformity with clear ordinances, regulations, policies, codes and/or design guidelines for open spaces and riparian protection such as: density transfers, permit streamlining, inspection priorities, county incentives (community flood rating), etc.
- By advocating that proponents of utility scale renewable energy projects consult early with and comply with the Arizona Game and Fish Department and US Fish and Wildlife Services Renewable Energy Guidelines, impacts to these resources may be avoided, minimized or mitigated.
 - Arizona Game and Fish Department Solar Energy Guidelines: <http://www.azgfd.gov/hgis/guidelines.aspx>

It was the consensus of the Planning and Zoning Commission that these comments are for reference only. No changes regarding these subjects were made to the Draft Town of Camp Verde 2016 General Plan.

Although the Department has an interest in all proposed and/or planned projects, the types of projects that we believe may have the greatest impact on Arizona's fish and wildlife resources include transportation, utility scale energy development, new residential and community development, industrial development, community planning, and open-space planning. If coordination is early enough in the planning stages, these types of projects also provide the greatest opportunities to promote a balanced growth model that benefits Arizona's residents and business, while conserving and improving Arizona's unique and diverse fish and wildlife resources. The Department appreciates the opportunity to comment on these planning efforts. If you have questions regarding this letter, please contact me at 480-324-3550 or kwolff-krauter@azqfd.gov.

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Wolf-Krauter for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Fort Verde State Historic Park
(Sheila Stubler, Park Manager)
February 29, 2016**

Thank you for the opportunity to comment on the Town of Camp Verde – Draft General Plan. We commend Town staff and the volunteer committee for the high quality effort that has gone into drafting the plan and have spent hours reviewing the plan in order to give feedback. On behalf of Fort Verde State Historic Park and the Arizona State Parks, we have a vision for Fort Verde to increase visitation in the coming years, thus benefitting downtown businesses and other area attractions.

Additionally, with the future recreation potential of Arizona State Park's Rockin' River Ranch, the General Plan represents an opportunity to recognize this area as a future recreation and tourism attraction, with increased associated economic benefits to the Town.

At this time, we request the following language/edits be inserted into the plan:

1. Page 11, 3rd paragraph, reads, "the Downtown character area contains Main street, retail sales, restaurants..." Please add Fort Verde State Historic Park, as the fort is and has been the destination driver, drawing people to the downtown area.

Community Development Staff and the Planning and Zoning Commission have revised the referenced sentence at the March 17, Special Session to include Fort Verde State Historic Park. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

2. Page 15, 2nd paragraph, sentence related to Fort Verde State Historic Park, following "dedication by Governor Jack Williams in 1970", rephrase remainder to the following: interprets the U.S. Army history in Arizona and Camp Verde during the Indian Wars Period – 1865 – 1891. Also, please add a period "." after Southwestern United States.

Community Development Staff and the Planning and Zoning Commission have revised the referenced sentence to read as indicated above during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

3. Page 15, under "Background and History" section please incorporate information about the history of origination of Camp Verde below as per the Camp Verde website (<http://www.campverde.az.gov/community/visitation-statement-2>):

"As the oldest community in the valley, the Town has a unique history, dating back to the early 1860's. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The fort was occupied from 1871-1891; with the post officially

closing in April of 1891. Over the years the community recognized the value of protecting and preserving this historic site, which is what, prompted a request that it be established as a Historic State park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier.”

Community Development Staff and the Planning and Zoning Commission have revised the referenced paragraph to include the information stated above during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

4. Also on page 15, next to last paragraph, please add the following: The final location served as a Frontier U.S. Army installation from 1871 to 1891, with 22 buildings on 55-1/2 acres, and was significant to Arizona’s Territorial history.
Community Development Staff and the Planning and Zoning Commission have revised the referenced paragraph to include the information stated above during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
5. On Page 37, under Circulation and Major Trails, please add the General Crook Trail.
It was the consensus of the Planning and Zoning Commission to add General Crook Trail to Table 3.5 – Land Use; 260 West Character Area Reference Chart during the March 17, 2016 Special Session. However, after the meeting Community Development Staff discovered that General Crook Trail does not fall within the 260 West Character Area, therefore it was not added to the Final Draft of the Town of Camp Verde 2016 General Plan.
6. On Page 53, under Circulation and Major Trails, please add the General Crook Trail “00” Marker, located at Fort Verde just outside the Administration/Museum building.
Community Development Staff and the Planning and Zoning Commission have added General Crook Trail to Table 3.7 – Land Use; Downtown Character Area Reference Chart during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
7. Page 53, please add Fort Verde State Historic Park as a point of interest under table 3.7.
Community Development Staff and the Planning and Zoning Commission have added Fort Verde State Historic Park to Table 3.7 – Land Use; Downtown Character Area Reference Chart under Historic Sites and Parks and Recreation during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
8. Page 54, Implementation Strategy, please add B.5: Support Fort Verde State Historic Park’s vision for increased visitation, which will increase tourism, and the associated benefits to the downtown businesses and tourism efforts.
It was the consensus of the Planning and Zoning Commission to add implementation strategy “B.5 – Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown businesses and tourism efforts.” during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
9. Page 54, Implementation Strategy, Please add B.6: Develop a walking tour map highlighting the historical sites listed on page 53. Distribute to Arizona information locations.
It was the consensus of the Planning and Zoning Commission to add implementation strategy “B.6 – Develop a walking tour map highlighting Camp Verde’s historical sites and distribute to Arizona information locations.” during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
10. Page 59, second paragraph, it looks like the word should be “area” instead of areal and remove the word “it”.
Community Development Staff and the Planning and Zoning Commission have corrected these typos. The changes will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
11. Page 61, under Circulation and Major Trails, please add General Crook Trail.
Community Development Staff and the Planning and Zoning Commission have added General Crook Trail to Table 3.8 – Land Use, 260 East Character Area Reference Chart under Major Trails during the March 17, 2016 Special Session. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
12. Page 67, under Circulation and Major Trails, please add Woodcutter Trail.

It was the consensus of the Planning and Zoning Commission to add Woodcutter Trail to Table 3.9 – Land Use; Middle Verde Character Area Reference Chart during the March 17, 2016 Special Session. However, after the meeting Community Development Staff discovered that Woodcutters Trail does not fall within the Middle Verde Character Area, therefore it was not added to the Final Draft of the Town of Camp Verde 2016 General Plan.

13. Page 73, a mention of Camp Lincoln could be inserted.

It was the consensus of the Planning and Zoning Commission to add Camp Lincoln to Table 3.10 – Land Use; Pecan Lane Character Area Reference Chart during the March 17, 2016 Special Session to the Historic Sites listed under “Points of Interest”. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

14. Page 96, please add C.4: Support Arizona State Parks’ goal of developing recreational facilities and the Rockin’ River Ranch as a recreation destination.

It was the consensus of the Planning and Zoning Commission during the March 17, 2016 Special Session to add implementation strategy “A.6 – Collaborate with Arizona State Parks and their goal of developing recreational facilities and the Rockin’ River Ranch as a recreation destination.” to goal A of Chapter 9 – Open Space and Recreation. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

15. Page 115, under B.9: add Fort Verde State Historic Park as it adds economic benefits to Camp Verde.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session not to include Fort Verde State Historic Park to implementation strategy B.9.

16. Page 116, Add C.6 as an implementation strategy, please add: Support Fort Verde State Historic Park’s untapped potential for bringing in increased visitation and tourism.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include implementation strategy “C.6 – Continue to participate with Fort Verde State Historic Park to increase visitation and tourism.” The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

17. Page 146, Add A.6: Support Arizona State Parks’ goal of developing recreational trails and facilities, such as the Rockin’ River Ranch, as an outdoor recreation multiple-night destination driver, and its potential for riparian education programs.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include implementation strategy “A.6 – Collaborate with Arizona State Parks and their goal of developing recreational facilities and the Rockin’ River Ranch as a recreation destination.” The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

The Town of Camp Verde General Plan is progressive and recognizes Camp Verde’s quality of life, and great potential for the future. Thank you for your efforts and inclusion of our edits and ideas into the plan.

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Stubler for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

Town of Camp Verde Economic Development Department
(Steve Ayers, Economic Development Director)
January 14, 2016

The 2004 trails map does not reflect several recreational amenities, roads and other landscape features that have been added since it was last revised in 2004. Nor does the 2004 Trails Map reflect trail routes contemplated by regional partners or proposed as part of other planning process addressed in the draft 2016 General Plan, such as the River Recreation Master Plan. Among the changes not reflected in the 2004 Trails Map are the following:

1. Camp Verde’s 118 acre Community Park property (Purchased in 2008)
2. SR260 bypass road (Completed in 2004)

3. Rezzonico Park (Partially developed)
4. Homestead Park (Development underway)
5. Parsons Park at I-17 (RRMP)
6. Waterfall Loop Trail out of Copper Canyon Trailhead (development currently underway)

Community Development Staff and the Planning and Zoning Commission are incorporating a copy of the previously adopted 2004 Trails Map in the Draft Town of Camp Verde 2016 General Plan only to illustrate the multitude of trails available in and around the Town of Camp Verde. Community Development Staff as well as the Planning and Zoning Commission recognize that there is a need for an updated Trails Map and have addressed this need as an implementation strategy in the Chapter 8 – Circulation, Trails and Transportation element. The Town owned Community Park, Rezzonico Park, Homestead Park, and Parsons/I-17 Park have been included on the revised Points of Interest and Recreation Map included in the Final Draft Town of Camp Verde 2016 General Plan.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Ayers for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Town of Camp Verde Economic Development/Parks and Recreation Department
(Steve Ayers, Economic Development Director)
(Michael Marshal, Parks and Recreation Coordinator)
January 13, 2016**

Economic Development and Parks and Recreation Division Input on the Proposed General Plan Trail Map:

The General Plan recreational trails maps contemplates numerous trails, including urban trails within the corporate borders that connect neighborhoods, trails that extend from the corporate borders to adjoining public lands and trails solely on adjoining public lands.

Within the corporate borders of the Town of Camp Verde, on land not owned and managed by state and federal agencies, Town government and its citizens have complete control when it comes to designating, designing and constructing urban trails connect neighborhoods and publicly accessible parks and other recreational amenities.

Outside of its corporate borders, the Town of Camp Verde has the ability and obligation to designate trail routes it would like to see developed for the benefit of community members and visitors. However, the precise routes of those proposed trails and the ability to eventually construct trails on public lands is controlled by a variety of factors. Those factors include compliance with state and federal trail design guidelines, requirements imposed by the National Environmental Protection Act and the availability to fund development and maintenance of those trails.

The trail map in the Camp Verde General Plan reflects the continuing wishes of the Camp Verde community to develop a trail network that links neighborhoods and publicly accessible recreational amenities within the Town of Camp Verde and a trail network that links the community to the surrounding public lands. Four current efforts and emerging opportunities are listed below.

1. The River Recreation Master Plan, which the draft General Plan calls out for implementation, contemplates development of four park properties on the Verde River corridor that the 2004 General Plan map does not reflect: I-17, Homestead Park, Rezzonico Park and Rockin' River Ranch. The new map should show those properties as at least three of them are publicly accessible recreational amenities within the town's corporate boundary. The fourth site, Rockin' River Ranch, is owned by Arizona State Parks. The opportunity to connect Rockin' River to the adjoining public lands offers trail opportunities that the current general plan does not reflect.

As previously stated above, Community Development Staff as well as the Planning and Zoning Commission have added an implementation strategy to Chapter 8 – Circulation, Trails and Transportation that indicates the need for an updated Trails Map. I-17/Parson's Park, Homestead Park, Rezzonico Park,

and Rockin' River Ranch were included on the revised Points of Interest and Recreation Map included in the draft Town of Camp Verde 2016 General Plan.

2. The Prescott National Forest is currently constructing the Waterfall Trail, a loop trail out of the Copper Canyon Trailhead. It will be completed within the next 18 months and should be reflected on the map.

Community Development Staff will note the Waterfall Trail for inclusion on the new Trails Map.

3. In 2014, at the request of the Town of Camp Verde and that National Park Service, the Coconino National Forest completed public scoping on a proposed trail route that would connect the Town of Camp Verde, via a segment of what the 2004 map calls the Heritage Loop Trail, north from Rezzonico Park along Montezuma Castle Highway (Pecan Lane Rural Historic Landscape), then across Jackson Flat and eventually crossing Beaver Creek and connecting to Montezuma Castle National Monument. That route should be reflect on the map.

Community Development Staff will note this proposed trail route for inclusion on the new Trails Map.

4. The 2004 map does not show the 118-acre community park property that the Town owns just north of the Verde Ranger Station. The Town has recently requested the opportunity to construct loop trails within the park property and out of the park, onto Coconino National Forest and Arizona State Land Department properties adjoining the park. It is also seeking the opportunity to construct a connector trail that links the community park property with the Jackson Flat trail route via the White Hills to the north, and eventually further north to connect with the Beaver Creek communities.

As previously stated above, Community Development Staff and the Planning and Zoning Commission have included the Town owned Community Park on the revised Points of Interest and Recreation Map in the Draft Town of Camp Verde 2016 General Plan. Community Development Staff will note the proposed connector trail for inclusion on the new trails map.

Community Development Staff and the Planning and Zoning Commission would like the thank Mr. Marshall for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Clarkdale Town Council
(Curt Bohall, Clarkdale Town Council)
January 24, 2016**

I have done a quite brief look at your Draft Town of Camp Verde 2016 General Plan. It appears to me that you have done your homework. It is of course up to the voters of Camp Verde to make the final decision. I didn't see anything that would cause me heartburn. Good luck in your process.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Bohall for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Town of Jerome
(Albert L. Sengstock, Zoning Administrator)
January 19, 2016**

I have no comment. Good Luck, we are just finishing ours.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Sengstock for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Verde River Basin Partnership
(Edward W. Wolfe Ph.D., Chairman, Board of Directors)
March 14, 2016**

The Verde River Basin Partnership (Partnership) has reviewed the proposed Town of Camp Verde 2016 General Plan. We welcome the opportunity to read the draft document and acknowledge the Town's support for preserving the health of the Verde River and putting forward conservation measures to sustain water quality and quantity.

A healthy Verde River and its connected groundwater sub-basins are critical to the communities and citizens of the Verde River Basin, both today and in the future. Groundwater from within the Verde River Basin not only keeps the river flowing year-round, but also provides virtually all of the domestic water for communities and rural households from the Prescott area through the Verde Valley. The surface water of the Verde River and its perennial tributaries provides most of the agricultural irrigation in the Verde Valley.

It is significant that residents of Camp Verde have maintained the opinion that the Verde River is among the community's strongest assets as voiced in the public participation processes for the approved 2005 and 2016 (draft) general plans. Community awareness is key to preserving the Verde River system and associated habitats. In Chapter 3 – Land Use and Character Areas, it was noted the Verde River flowing through them greatly enhanced the appeal of respective character areas.

Within the plan's goals are itemized actions to implement the Verde River Recreation Management Plan. The recent Town Council's approval of the river recreation plan is a significant step to protect the river by providing public access and improving economic viability. This collaborative effort between the Town of Camp Verde and Arizona State Parks to develop a joint plan speaks to a long-term commitment of using the river for recreation while handling public access, carrying capacity, private property concerns, wildlife habitat needs, and infrastructure. Well-managed recreation is way to educate people about the value of keeping the river flowing.

Chapter 11- Water Resources information that was prepared by Linda Stitzer, Water Resource Advocates, will assist the Town to deal with water demand related to community growth, land use, and infrastructure. The analysis shows where water is used, the current and projected demand, and opportunities to reduce use. Particularly important is information to replace groundwater with additional supplies through storm water capture, rainwater harvesting, treated effluent reuse, and conservation. We strongly urge the Town to implement the strategies listed, which include:

- preserving the Town's water sources including the Verde River, creeks, riparian areas, groundwater, and irrigation ditches,
- maintaining a high level of water quality,
- promoting water conservation and water reuse, and
- participating in regional cooperative efforts to address water management issues.

The Partnership is a non-profit scientific and educational organization raising awareness among citizens and community leaders about the workings and limitations of Verde River Basin's interconnected groundwater and surface water systems, and the life they support. Four members of the Partnership Board of Directors participated in the Camp Verde general plan process. Vice Mayor Bruce George attended Planning and Zoning Commission meetings in addition to his role on the Town Council. Brenda Hauser, Tony Gioia, and Kathy Davis were on the planning subcommittee.

The Verde River Basin Partnership supports approval of the 2016 General Plan. We look forward to seeing the Town implement strategies that benefit the Verde River, replace groundwater supplies, enhance the riparian values, and provide recreation opportunities. All these attributes will support economic sustainability for the community.

The Partnership is available to assist Camp Verde with some of the implementation strategies through our educational outreach work done in our monthly meeting presentations, eblasts, and web vrpb.org. For example, the Verde River Recreation Management Plan is the presentation topic at our April monthly meeting.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Wolfe for taking the time to review the Draft Town of Camp Verde 2016 General Plan. We also would like to thank Mr. George, Mrs. Hauser, Mr. Gioia, and Mrs. Davis for participating in the update process.

**Yavapai Apache Nation
(Darlene Rubio, Vice Chairwoman, Yavapai Apache Nation)
March 17, 2016**

Page 2 – Did not see any notations of planning on drainage for flooding.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this comment is too specific in regards to the purpose of the General Plan. There was no further discussion on this item. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members in order to address this concern.

Page 9 – In regards to affordable housing, enhancing existing and future neighborhoods, protecting the Verde River, sustaining water quality and quantity – How?

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this comment is too specific in regards to the purpose of the General Plan. There was no further discussion on this item. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members in order to address this concern.

Page 9 – What was the budget for 2005 VS the 2016 Budget?

It was the consensus of the Planning and Zoning Commission that this is a general question and is not specific to the General Plan. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members to address this concern.

Page 11 – “Two examples of character areas for the Town of Camp Verde contained in this general plan are the ‘Downtown’ character area and ‘Salt Mine’ character area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.” – The Nation should be included in this area also.

It was the consensus of the Planning and Zoning Commission at the March 17, 2016 Special Session to add the Yavapai-Apache Nation to the second paragraph on page 11 which states “The Downtown character area contains Main Street, Fort Verde State Historic Park, Yavapai-Apache Nation Lands, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine character area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area.” The change will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 16 – “The Yavapai-Apache Nation’s total land area consists of 642 acres with approximately 2,440 total enrolled tribal members as of December 2014.” – This contradicts page 22.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to update the information on page 16 with the information on page 22. The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 22 – “Yavapai-Apache Nation, 1,678 approximate acres, 6.21%” – This contradicts page 16.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to update the information on page 16 with the information on page 22. The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 30 – “Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation’s Council and Economic Development Authority will determine the future land use of this property.” – What about Chevron area?

Community Development Staff determined this is a general question not specific to the General Plan and clarified for the Planning and Zoning Commission that the land the Chevron Gas Station occupies is known as “fee simple” and is under the jurisdiction of the Town of Camp Verde.

Page 35 – “On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area. – insert Conoco.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to revise the referenced statement on page 35 to read “On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community.” The change will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 37 – “Historic Sites” – Delete this because it is listed below.

Community Development Staff clarified that the “Historic Sites” appear once for historic sites located within the Town of Camp Verde’s jurisdiction, and again under the Yavapai-Apache Nation for historic sites located within the Nation’s jurisdiction. It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to make no changes in regards to this comment.

Page 39 – “F. Goal – Promote communication with the Yavapai-Apache Nation.” and “G. Goal – Create inviting gateway entrances.” – Consider signage that leads to Cliff Castle Casino.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this item has already been addressed in a broad, general sense. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members to address this issue.

Page 65 – “The Middle Verde character area contains a variety of lands and uses – the Yavapai-Apache Nation Reservation, with an agricultural history dating to the 1860’s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest Lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, youth, education and fitness. It also has developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.” – Replace dating with prior. Add Police Department.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to make the changes as requested. The referenced sentence will now read: “The Middle Verde character area contains a variety of lands and uses – the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860’s...” Additionally, the following items were added to the Yavapai-Apache Nation section of Table 3.9 – Land Use; Middle Verde Character Area Reference Chart: “Community Services: Administration Buildings, Cemetery, Medical Center, Police Department”; “Parks and Recreation: Heritage Park”; “Historic Sites: BIA Building, Middle Verde Rock Church”. The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 66 – This should be Clem Street and Beauty Circle.

Community Development Staff will get in touch with Yavapai County GIS to correct the typo on Clem Street.

Page 67 – Add YAN Cemetery, YAN Heritage Park, include police department and public works department. Include Vera Starr Residence, which needs to be preserved.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that a portion of this comment has already been addressed. Additionally, after discussions with Mrs. Rubio it was determined that the Vera Starr Residence is not an official historic site, therefore it was the opinion of the Planning and Zoning Commission not to include this item on Table 3.9 – Land Use, Middle Verde Character Area Reference Chart.

Page 75 – Add gas station and dining to businesses. Also add hotel conference center, road side venues, e.g. Indian artifacts, food and retail.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include “Services” and “Restaurants” to Table 3.10 – Land Use, Pecan Lane Character Area Reference Chart. The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 95 – Add Hood allotment est. 1800’s to neighborhoods.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session not to include this item on Table 3.13 – Land Use; Salt Mine Character Area Reference Chart. There was no further discussion on this item.

Page 101 – “The Clear Creek character area is the southeastern gateway for the Town of Camp Verde. It has two distinguishing elements; the Verde Lakes planned neighborhood along Clear Creek, and the White Hills Cliffs that overlook the area from the north.” – These cliffs are unprotected and have Native American artifacts that still are visible and are accessible to the public.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this is a general comment. Community Development Staff will put Mrs. Rubio in touch with the proper Town staff members to address this concern.

Page 101 – “The roads to two popular recreation places, Clear Creek and Fossil Creek, are accessed from this location.” – Bull Pen, also Beaver Creek are additional recreation areas accessible.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special session to amend the reference sentence to read: “The roads to popular recreation places including Beaver Creek, Bull Pen, Clear Creek and Fossil Creek are accessed from this location.” The changes will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.

Page 103 – “Transfer Station” – Is this the VV water?

Community Development Staff determined that this item has already been addressed in Chapter 9 – Open Space and Recreation, specifically on the Public Facilities Map located on page 149. There was no additional discussion on this item.

Page 103 – “Wickiup Creek” – Where is this located on map?

Community Development Staff determined that this item has already been addressed in Chapter 11 – Water Resources. Wickiup Creek is indicated on the Water Resources Map located on page 169 of the Draft Town of Camp Verde 2016 General Plan. There was no additional discussion on this item.

Page 126 – “C.1 – Use the capital improvements plan to prioritize services, and expenses.” – Where can one find this plan?

Community Development Staff determined that this is a general question. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members to address this concern.

Page 146 – “B.2 – Encourage the Town to work with governmental agencies and public/private organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.” – add for gathering/hunting and nature festivals.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this item has already been addressed with the wording “and other similar recreation and educational events.” There was no additional discussion on this item.

Page 153 – “B.3 – Strive to implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan” – Can we get a copy of this?

Community Development Staff determined that this is a general question. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members to address this concern.

Page 154 – “Maintain dark skies.” – This conflicts with previous statements of working with other governments in promoting tourism. Is there a city ordinance on this topic?

Community Development Staff determined that this is a general question. Community Development Staff will get Mrs. Rubio in touch with the proper Town staff members to address this concern.

Page 168 – “C.11 – Encourage the private use of gray water in new and existing developments through education and a grey water stub out ordinance for new development.” – What is this?

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to revise this statement to read: “Encourage the private use of gray water in new and existing developments through education.” The change will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Rubio for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Yavapai County Development Services
(Mark Rogers, Chief Building Official)
January 25, 2016**

No Comment.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Rogers for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

**Yavapai County Flood Control District
(Dan Cherry, Director)
February 1, 2016**

Thank you for giving the Yavapai County Flood Control District the opportunity to look over the Draft General Plan for the Town of Camp Verde. I had a couple of my staff members read it through and give me some feedback on it. I could paraphrase, but I think I'd be better served by just providing their short synopses back to me. At this time, the District has no comments or objections to the Draft General Plan.

"There is nothing that is pertinent from a floodplain management standpoint. I did find the water section interesting. They do realize the importance of the waterways that run through their municipality and want to maintain the integrity for recreational, riparian, drinking water safety (approximately ½ of the homes are on private wells), and transportation uses. It sounds like they will be "considering" pursuing 100-year assurances for future development, and educating owners on efficient use irrigation ditches, gray water use, and overall conservation. They do strive to enforce BMPs according to Stormwater Management guidelines. It all sounds good/reads well." - Vickie Lewis, Hydrologist, Yavapai County Flood Control

"Vickie's assessment seems to capture the essence of the document (from a floodplain management perspective). The plan focuses on the Town's visions, goals, and implementation strategies for future (all per ARS 9-461.05&06). Naturally, many aspects of the General Plan focus on the Verde River (preserving the water quality and quantity, the Verde River Recreation Management Plan, etc.) but nothing relating to regulating the floodplain." – Paul Jungen, Stormwater Engineer, Yavapai County Flood Control

Thanks again for the opportunity to review and comment.

Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Cherry, and Yavapai County Flood Control Staff for taking the time to review the Draft Town of Camp Verde 2016 General Plan.

End of Reviewing Agency Comments

Written Comments Received From The General Public:

**General Plan Presentation
January 23, 2016**

1. More support for code enforcement to clean up Clear Creek residential neighborhoods. (Ditto)
Community Development/Marshal's Office Staff are currently in the process of hiring an ACO/Code Enforcement Officer to replace the position that was vacated in the beginning of the fiscal year 15/16.
2. No more "Cliffs" and "Views" type developments.
It was the consensus of the Planning and Zoning Commission at the February 18, 2016 General Plan Work Session that this item has already been addressed in the Chapter 7 – Housing element which "encourages a variety of housing types and densities to provide opportunities that are compatible within their respective character area."
3. Fewer developments like "Verde Lakes" (Ditto)
It was the consensus of the Planning and Zoning Commission at the February 18, 2016 General Plan Work Session that this item has already been addressed in the Chapter 7 – Housing element which "encourages a variety of housing types and densities to provide opportunities that are compatible within their respective character area."
4. Stricter noise/animal barking ordinances.
Town Council passed a Noise Ordinance in October of 2014.
5. At least one (1) full time code enforcement officer (only) not split jobs for one (1) person. (Ditto)
Community Development/Marshal's Office Staff are currently in the process of hiring an ACO/Code Enforcement Officer to replace the position that was vacated in the beginning of the fiscal year 15/16. There are (2) full time ACO/Code Enforcement Officers that provide coverage six days per week.
6. Good paying steady employment.
It was the consensus of the Planning and Zoning Commission that this item has already been addressed in the Chapter 4 – Economic Development element which "encourages and supports business growth and retention to give residents the ability to live, work and shop in the community."

Written Comment #1:

Debra Fenner, 3437 E. Ripple Road, Submitted January 23, 2016:

Housing – low income – senior apartments. Code enforcement – full time not split up with other jobs – clean up the neighborhoods, community groups help residents. Homeless center. Get higher quality of developers (not cheaper ones, housing)

It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that these items had already been addressed in the comments above. No further action was taken. Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Fenner for providing input during the update process.

Written Comment #2:

Anonymous, Submitted January 23, 2016:

Some sort of plan to clean up neighborhoods and yards. The town needs pride in their homes.

It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that these items had already been addressed in the comments above. No further action was taken.

**General Plan Presentation
January 28, 2016 – NO PUBLIC IN ATTENDANCE**

General Plan Presentation
January 30, 2016

1. Include comment that "Trade" or other types of schools are encouraged throughout Camp Verde.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session to revise implementation strategy A.5 to read: "Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce, including vocational programs."
2. Coordinate with Yavapai College.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session to revise implementation strategy A.5 to read: "Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce, including vocational programs."
3. Add directions on walking paths, bike paths in neighborhoods, place for people with strollers and walkers to move through neighborhoods, atv trails separate from equestrian/hiking.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that this item has already been addressed in Chapter 8 – Circulation, Trails and Transportation element.
4. Make park at McCracken a priority to develop with amenities such as soccer fields, trailhead, rodeo grounds. (We have this equipment already!)
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session to add a new goal to Chapter 9 – Open Space and Recreation. The new goal (Goal B in the Final Draft of the Town of Camp Verde 2016 General Plan) will read: "Advance the development of the Town owned Community Park." Additionally, with the following implementation strategies: "B.1. – Update the design of the proposed park." and "B.2 – Obtain public and private funding for park development."
5. Add restrictions on wood burning stoves as primary heat source under air quality section.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that this item has already been addressed under Chapter 10 – Environmental Planning, implementation strategy A.3 that states: "Encourage the use of Environmental Protection Agency (EPA) approved systems for wood and pellet stoves and gas fireplaces."
6. Water drainage issues on the end of Stolen Boulevard.
Community Development Staff indicated that the Town is aware of drainage issues on Stolen Boulevard.

General Plan Presentation
February 9, 2016

1. Include Camp Verde Senior Center in the Character Area.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session to add the Camp Verde Senior Center to the Downtown Character Area Land Use Reference Chart. The change will appear in the Final Draft of the Town of Camp Verde 2016 General Plan.
2. General Crook off of I-17 into Town needs directional signage. Main Street and State Route 260; Finnie Flat and State Route 260, including the entertainment district.
It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that these items had already been addressed in the Gateway Entrance portion of the individual character areas. No further changes were made.
3. Encourage Lowes, Home Depot, etc. to locate to Camp Verde for convenience.

- It was the consensus of the Planning and Zoning Commission that this item has already been addressed in the Chapter 4 – Economic Development element which “encourages and supports business growth and retention to give residents the ability to live, work and shop in the community.”
4. Maintain and improve drinking water quality.
It was the consensus of the Planning and Zoning Commission that this item has already been addressed in Chapter 11 – Water Resources element which has a goal and implementation strategies to “maintain a high level of water quality.”
 5. Pursue grants for the enhancement of the river.
It was the consensus of the Planning and Zoning Commission that this is a general comment. There was no additional conversation regarding this topic at the February 18, 2016 General Plan Work Session.
 6. Stay vigilant with protecting water rights in Camp Verde.
It was the consensus of the Planning and Zoning Commission that this is a general comment. There was no additional conversation regarding this topic at the February 18, 2016 General Plan Work Session.

Written Comment #1

Denny Hach, 3213 S Dinky Creek Road, February 8, 2016

Lowes, Home Depot, Walmart or Lumber Yard. Texas Road House on Finnie Flat Road. Red Lobster on Finnie Flat Road. Big water park for tourism. Industrial area, manufacturing area. Target store. Write grants from United States Waterways.

It was the consensus of the Planning and Zoning Commission that this item has already been addressed in the Chapter 4 – Economic Development element which “encourages and supports business growth and retention to give residents the ability to live, work and shop in the community.” Community Development Staff and the Planning and Zoning Commission would like to thank Mr. Hach for providing input during the general plan process.

Written Comment #2

Carrie McCarter, 1901 N Riverview Drive, February 13, 2016

I-17 and 260 change sign to read: Cottonwood, Camp Verde, Payson. 260 and Finnie Flat: sign with arrow to Downtown Camp Verde. 260 and Main Street: sign with arrow to Downtown Camp Verde. Try and put in clothing/grocery i.e. Wal-Mart. Lumber store, couple of mid-cost restaurants that stay open past 2pm.

It was the consensus of the Planning and Zoning Commission during the February 18, 2016 General Plan Work Session that these items had already been addressed in the Gateway Entrance portion of the individual character areas, as well as in the Chapter 4 – Economic Development element which “encourages and supports business growth and retention to give residents the ability to live, work and shop in the community.” Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. McCarter for providing input during the general plan process.

General Plan Presentation

February 20, 2016 – NO PUBLIC PRESENT

General Plan Presentation

February 23, 2016

1. Reaffirm boundaries of Growth Area near Finnie Flat.
It was the consensus of the Planning and Zoning Commission during the March 17, 2016 Special Session that the Finnie Flat area should not be included in the Growth Area Map as it has already

been platted and potentially is already underway regarding development. Additionally, the Planning and Zoning Commission revisited the ARS §9-461.05 definition of the growth area element and determined that Finnie Flat should not be included.

2. Water use for future – how to control/balance.

Community Development Staff considers this to be a general comment. After reviewing comments from the Arizona Department of Water Resources, Verde River Basin Partnership, and Yavapai County Flood Control staff believes that no further work is needed at this time regarding the water element.

General Plan Presentation February 26, 2016

1. Maintain, improve, and create gateway signage.

Community Development Staff determined that this item has already been addressed with the inclusion of Gateway Entrance points within each Character Area. There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.

2. Promote and develop additional events at the Town Campus Park.

Community Development Staff determined that this item has already been addressed in a broad, general sense in the Chapter 9 – Open Space and Recreation element, specifically implementation strategy C.1 which states “Encourage the Town Parks and Recreation staff to work with schools, governmental agencies and public/private organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.”

3. Bring fun and pride to the Town.

Community Development Staff believes the encouragement throughout the entire Draft Town of Camp Verde 2016 General Plan of the implementation of the Verde River Recreation Management Plan as defined by the citizens will help to bring fun and pride back to the Town of Camp Verde. There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.

4. Place signage at the Park thanking and acknowledging improvements completed by citizen volunteers.

Community Development Staff feels that this item has been addressed in a broad, general sense in the Chapter 9 – Open Space and Recreation element, specifically implementation strategy B.1 which states “update the design of the proposed park.” There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.

5. Focus park as a community park.

Community Development Staff determined that this item has already been addressed under Chapter 9 – Open Space and Recreation, specifically Goal B that states “advance the development of the Town owned Community Park.”

6. Develop a kiosk at 260/I-17 junction with a map showing business and recreational opportunities in Camp Verde.

Community Development Staff determined that this item has already been addressed with the inclusion of Gateway Entrance points within each Character Area. There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.

7. Pedestrian/Bike connection from W. Hereford over ditch to back of Basha's shopping center (car access if possible)

Community Development Staff determined that this item has already been addressed in a broad, general sense in the Chapter 8 – Circulation, Trails and Transportation element specifically Goal B which states “provide access to link parks, open space and neighborhoods, providing for ease of movement and safety for multi-modal transportation.” Additionally, implementation strategy B.2 states “promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, with road widening and resurfacing projects.”

Verbal Comment #1

Marie DeClue, March 4, 2016

Stage at park should be portable at Town soccer field.

Community Development Staff feels that this item has been addressed in a broad, general sense in the Chapter 9 – Open Space and Recreation element, specifically implementation strategy B.1 which states “update the design of the proposed park.” There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session. Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. DeClue for her input during the update process.

General Plan Presentation

March 3, 2016

1. Check Camp Verde 4 Year Graduation Rates as provided in Focus Future II.
Community Development Staff contacted Economic Development Director Steve Ayers. The data provided in the Camp Verde 4 Year Graduation Rate table provided from the Focus Future II document was obtained from the Arizona Department of Education. There was no further discussion of this item at the March 17, 2016 Special Session of the Planning and Zoning Commission.
2. For Trails: Encourage signing for identification and easy access.
Community Development Staff determined that this item has already been addressed in the Draft Town of Camp Verde 2016 General Plan under Chapter 8 – Circulation, Trails and Transportation under implementation strategy A.9 that states: “Investigate potentially creating a trail map for the Town of Cap Verde which would identify existing trails and paths with trailhead signage and provide amenities where possible.” Additionally, implementation strategy B.4 states: “Create and updated Trails Map to provide current information about recreation opportunities.”
3. Get people into Downtown from Finnie Flat and Main/260 Junction – get them to make the left turn at Finnie Flat.
Community Development Staff determined that this item has already been addressed with the inclusion of Gateway Entrance points within each Character Area. There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.
4. Kiosk at 260 and Oasis?
Community Development Staff determined that this item is a general statement not specifically related to the General Plan. There was no further discussion of this item at the March 17, 2016 Planning and Zoning Special Session.
5. Corners on major intersection of 260 need better/more attractive signage.
Community Development Staff determined that this item has already been addressed with the inclusion of Gateway Entrance points within each Character Area. There was no additional discussion on this item at the March 17, 2016 Planning and Zoning Special Session.
6. Improve traffic flow and navigation (triangular area around Circle K).

Community Development Staff determined that this item is a general statement not specifically related to the General Plan. There was no further discussion of this item at the March 17, 2016 Planning and Zoning Special Session.

**General Plan Presentation
March 12, 2016**

1. Under Housing element break down of age bracket Table 7.2 into smaller year spans such as 25-34, 35-44, 45-54 etc.
Community Development Staff determined that there was no need to break down the age bracket into smaller categories. Both tables in the Chapter 7 – Housing element provide a link to where the data can be obtained from the US Census Bureau and sorted any number of different ways. Leaving the age bracket categories as they are will help staff to facilitate research between previous plans moving forward as the data appears in a consistent formatting.
 2. Where do the older age group go? Why do they leave Camp Verde?
Community Development Staff determined that this was a general question not specific to the Draft Town of Camp Verde 2016 General Plan. There was no further discussion of this topic at the Planning and Zoning Special Session on March 17, 2016.
 3. Check into mass transit and see if the plan addresses the issue.
Community Development Staff determined this issue is addressed in the Draft Town of Camp Verde 2016 General Plan in a broader, general term. Chapter 8 – Circulation, Trails, and Transportation includes Goal A that states: “Promote the design of multi-modal systems to improve public safety and access while preserving our rural lifestyle.” Additionally, implementation strategy B.1 states: “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.”
 4. Address approaches to encourage a qualified work force.
Community Development Staff determined that this issue has already been addressed in Chapter 4 – Economic Development, specifically implementation strategy A.5 that states: “Encourage the Town to collaborate with local businesses, economic organizations, schools and colleges to create a skilled workforce, including vocational programs.”
 5. Find out why tech school received no contact from town staff and relocated to Cottonwood instead.
Community Development Staff determined that this is a general question not specific to the Draft Town of Camp Verde 2016 General Plan. There was no further discussion of this topic at the Planning and Zoning Special Session on March 17, 2016.
-

Written & Verbal Comments

**Acknowledgements Page/Chapter 1 – Introduction
Suzy Burnside, March 2016**

Acknowledgement Page (Page 2) – Remove Titles of Planning & Zoning Commission, Town Council and Staff. Multiple titles, formers, etc. are confusing for the public.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Sessions to revise the titles on the Acknowledgment Page to reflect the current positions those people hold. Changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Vision Statement (Page 9) – Shorten this paragraph “Camp Verde will remain a small town with rural western character. The Town will continue to embrace the existing business community, welcome new businesses, and encourage development while preserving natural resources including the Verde River, tributaries, and open space

areas. The clear blue sky by day and the dark sky by night, sprinkled with stars, will lift spirits of generations of the people yet to come.”

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to revise the Vision Statement on Page 9 to read: “The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping, employment, and diverse housing opportunities. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde. The clear blue sky by day and the dark sky by night, sprinkled with stars, will lift the spirits of generations of the people yet to come.” The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Purpose Statement (Page 9) – Rework paragraph to read something like: “The update to the General Plan is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and other various stakeholders developing goals and implementation strategies that will help the Town grow...”)

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to revise the Purpose Statement on Page 9 to read: “The purpose of the Town of Camp Verde 2016 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. The update to the General Plan is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and other various stakeholders who contributed to developing goals and implementation strategies that will help the Town achieve its desired results. As an outcome of the public’s involvement, the updated plan expresses the importance of highlighting Camp Verde’s uniqueness while having practical measures for desired growth that will maintain our cultural heritage and natural environment.” The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Purpose Statement, Second Paragraph, (Page 9) – Rewrite to state: When describing their town, residents of Camp Verde prefer continue to use terms such as western, rural, friendly, and historic. ~~In the 2005 General Plan, As in all former plans and updates the public and residents continue to list the community’s biggest assets were listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery.~~ When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the western/rural character of the Town, its visual attractiveness, as well as the need for additional employment opportunities, reasonably priced housing, and recreational parks/ball fields.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include the revisions stated above. The paragraph will read: “When describing their town, residents of Camp Verde continue to use terms such as western, rural, friendly, and historic. As in all former plans and updates the public and residents continue to list the community’s biggest assets as the Verde River, open space with mountain scenery, rural lifestyle, and friend people. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the rural character of the Town, its visually attractiveness, as well as the need for additional employment and diverse housing opportunities, and recreational parks/ball fields.” The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Organization of the Plan (Page 10) – Revise paragraph to read: The Town of Camp Verde 2016 General Plan contains a total of ten (10) elements. Each element provides at minimum a vision statement, introduction to the element, state requirements, goals, and implementation strategies. Some elements in this general plan may have more discussion points than those listed above. The reader should note that goals included in this general plan describe desired conditions ~~as spoken expressed~~ by the residents of Camp Verde. The reader should also note that implementation strategies included in the plan will ultimately guide policy makers and private sector entities, once ratified, in reaching tangible decisions relative to the ~~spoken~~ goals.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include the revisions as stated above. The changes will be reflected in the Final Draft of the Town of Camp Verde 2016

General Plan.

Public Participation Process (Page 11) - Revise paragraph to read: ~~The purpose of~~ **In summation** the public participation process is to:

1. *Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;*
2. *Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and*
3. *Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.*

The Public Participation Plan is not intended to produce consensus on all applications, rather it is intended to but will encourage all applicants to be good neighbors and to allow for an informed decision-making process enabling the Town Council to meet its commitment to ensure that public participation is used in enhancing development and uses throughout Camp Verde.

It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session to include some of the revisions included above. The paragraph will read "The purpose of the public participation process is to: ..." and the last paragraph will read "The Public Participation Plan is not intended to produce consensus on all applications but will encourage all applicants to be good neighbors and to allow for an informed decision-making process enabling the Town Council to meet its commitment to ensure that public participation is used in enhancing development and uses throughout Camp Verde." The changes will be reflected in the Final Draft of the Town of Camp Verde 2016 General Plan.

Community Development Staff and the Planning and Zoning Commission would like to thank Mrs. Burnside for taking the time to review the general plan and providing feedback during the update process.

Written Comments

Sefton Engineering Consultants

March 15, 2016 – 4:06PM

Dear Mike - mike.jenkins@campverde.az.gov

In behalf of the *Out Of Africa Wildlife Park*, located in Camp Verde, we are submitting these review comments for your consideration. As you may recall, we attended a number of your *General Plan* work sessions, particularly those related to the land use aspects. Also, we offered a number of comments and suggestions at that time.

We appreciate all of the creativity and energy expended by everyone involved to make this update fulfill both the current and future wishes of the citizens of Camp Verde. Dividing the Town into character areas addressed many of the issues raised regarding the current *General Plan*. We were pleased that the character area descriptions contained broad references to "preferred zoning designations" but did not assign specific zoning or density requirements to any area, which is something that we argued for.

Of course, the neighborhood that is of most interest to *Out Of Africa* is the "260 West Character Area."

The fact that a major portion of this neighborhood is also designated as a "Growth Area" further enhances the potential for new development. For, as you may well know, the business of development is complicated. And, typically developers are given only a very short leash by funding partners to go from concept to "brick and mortar." It's a contradictory notion for local governments who want to encourage development in a specified area to also put up "road blocks" in that area, through the deployment of major *General Plan* amendment "triggers," which often "kill" projects.

This gets us to the "Water Resource" aspects of the proposed *General Plan* update. In particular, we will address the 15 AF/Y project limitation in the "Land Use" section that "triggers" a major plan amendment. We will also be addressing the forecasts of future use in the "Water Resources" section.

But first, let us say that we appreciate the very excellent water resource report developed by *Western Resource Advocates* that was commissioned by the Town and published in 2014. Also, we recognize the importance of water resource conservation regulations at the local, county and state levels. We have worked with a number of local officials on this subject as well as the dedicated folks at ADWR's *Office of Assured and Adequate Water Supply*.

By our estimate, the growth area proposed in the *General Plan* update includes in excess of 2,600 acres. Assuming that 5%-10% of this area is road right-of-way (local, county or state) and that another 0%- 15% consists of parcels that are already developed at some level, this leaves 1,900 to 2,200 acres available for new development. Table 11.2 in the "Water Resources" section of the proposed *General Plan* allows for a moderate demand growth of potable water for residential, commercial and industrial uses of 450 AF/Y through 2035. If all of this increase was thrown at the "Growth Area" (as opposed to the "Non-Growth Area") of the town, this would supply about 0.20-0.24 AF/Y per acre of undeveloped "Growth Area." In addition, if the potential reduction of agricultural use was realized (low estimate) and thrown at the "Growth Area," the amount of new water available would become 2,238 AF/Y through 2035, or 1.0-1.2 AF/Y per acre of undeveloped "Growth Area."

In order to access the reasonableness of these use rates, Rick Obenshein of the "Office of Assured and Adequate Water Supply" was contacted. He confirmed that their "Generic Demand Calculator," which had been updated on November 24, 2015, was thought to contain conservative default values for average use rates over a large area. The default value for non-residential uses is 1.67 AF/Y per acre, which is to be applied over the area of the entire parcel or development. (By the way, this rate only refers to indoor use. It does not apply to irrigation or other outdoor losses.) Pam Muse provided additional insight to this matter. While this rate was a rough average, the rate can vary from 1.0 to 10.0 AF/Y per acre. (A copy of her email is attached to this letter.)

In addition to the rate of use, we evaluated the 15 AF/Y project limitation that "triggers" a major *General Plan* amendment. To do this, we turned to the *Western Resource Advocates* report referenced above. The Cliff Castle Casino and Hotel was reported to use about 30 AF in 2012 (17% of 177 AF delivered by the YAN). This was measured by wastewater effluent inflows and, therefore, did not include outside irrigation or other losses. In January of this year, the YAN broke ground for construction of a six-story, 122-room hotel that will include an event facility and swimming pool. Based on forecasts for hotel water demand (Dziegielewski, et. al., AWWA, 2000), this addition is expected to require about 23 AF/Y, which automatically "triggers" a major *General Plan* amendment. In addition, the Camp Verde School District utilized 74 AF in 2012. While, this usage may have been developed over several projects, their largest campus undoubtedly consumes more than 15 AF/Y.

In summary then, we feel that the "Water Resources" section of the proposed *General Plan* should be amended to include specific provisions that commit some of the future water resources to the "Growth Area" of the Town. As shown above, ADWR's default factor of 1.67 AF/Y per acre of "Growth Area" is attainable, through the exercise of creative thinking and by having a will to do so. On the other hand, without a specific water resource commitment, potential developers wanting to locate in Camp Verde's "Growth Area" risk being told, "Yes, you can build here, but there's no water for your project."

Also, we feel that the 15 AF/Y limitation on project size and should not be implemented in the area where the Town is hoping to achieve its primary economic growth, (the "Growth Area" of the Town). As shown above, most medium and large sized projects would be delayed potentially a year or more under this limitation, which could become cost prohibitive for the developer. Also, while many small projects could speed right through the planning process, there are very few markets in which small projects are economically viable in today's economy. Moreover, a patchwork of small projects (think, "strip malls") do not yield the best product from a community planning perspective.

Having said this, it might be helpful for the Town to impose some level of project water use limitations in the "Non-Growth" areas of the Town. But, in the "Growth" areas, if the Town were to establish a reasonable water budget and allow a reasonably diverse mix of zoning, over time the actual rate of water use would likely even out. In other words, very few projects will consume water at the maximum rate. On the under hand, big-box stores undoubtedly would use water at a much lower rate than budgeted. Therefore, by continuing to enforce other known water conservation techniques, we believe that the Town could achieve both economic development as well as water use management. Also, we believe that this balance could be brought about without discouraging potential developers to the area.

It is interesting to note that other municipalities in the Verde Valley that should suffer from the same basin and groundwater limitations as Camp Verde, are allowing the development of very large projects. The 89 & Vine project, north of Verde Santa Fe in Cottonwood, is proposing over 2,000 additional housing units, as well as a significant commercial sector. Another 500-unit residential development is being considered by Cottonwood at 89A and Groseta Ranch Road.

We believe that the citizens of Camp Verde are not benefitted by sending all of the potential economic development to Cottonwood. We believe that a balanced *General Plan* can be implemented so that they can have a reasonable level of economic development and a reasonable quantity of water too!
Respectfully submitted.

Community Development Staff prepared a response to this letter on behalf of the Planning and Zoning Commission. It was the consensus of the Planning and Zoning Commission on the March 17, 2016 Special Session that this letter prepared by Community Development Staff adequately addressed the issues raised in regards to the Chapter 3 – Land Use and Character Area element and Chapter 11 – Water Resources Element. A copy of this letter has been included in this agenda packet for review.

End of Comments Received From Public

Recommended Motion:

Recommendation for Approval (Or Denial) of Resolution 2016-959, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, Amending the Current General Plan adopted under Resolution 2004-614, and Adopting the Town of Camp Verde 2016 General Plan, as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and Authorizing the Holding of a Regular Election on Tuesday, August 30, 2016, for the purpose of Ratifying the Town of Camp Verde 2016 General Plan, and Approving the Ballot Language therefore.



RESOLUTION NO. 2016-959

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING THE CURRENT GENERAL PLAN ADOPTED UNDER RESOLUTION 2004-614 AND ADOPTING THE TOWN OF CAMP VERDE 2016 GENERAL PLAN, AS PREPARED BY THE PLANNING AGENCY OF THE TOWN OF CAMP VERDE, ARIZONA; AND AUTHORIZING THE HOLDING OF A REGULAR ELECTION ON TUESDAY, AUGUST 30, 2016 FOR THE PURPOSE OF RATIFYING THE TOWN OF CAMP VERDE 2016 GENERAL PLAN, AND APPROVING THE BALLOT LANGUAGE THEREFORE.

WHEREAS, the Town Council has designated the Planning Department of the Town of Camp Verde, now described as Community Development, as the Planning Agency of the Town under Ordinance No. 2001-A199; and

WHEREAS, the Planning Agency has developed a comprehensive, long-range general plan for the development of the Town of Camp Verde in accordance with the requirements of ARS §9-461.05; and

WHEREAS, the Town Council has reviewed the scope of the proposed Town of Camp Verde 2016 General Plan and finds that the plan contains the elements required by ARS §9-461.05 including: (1) land use; (2) growth area; (3) environmental planning; (4) cost of development; (5) circulation; (6) open space; (7) water resources; and other elements relating to history and culture, housing, and economic development and other components designed to assist the Town with its comprehensive, long-range planning; and

WHEREAS, the Town Council adopted Resolution No. 2003-562, establishing and adopting purposes and procedures to promote effective, early, and continuous public participation in the development and amendment of the general plan; and legal notices were posted and advertised according to the requirements of ARS § 9-461.06 and Resolution No. 2003-562; and

WHEREAS, the Planning and Zoning Commission held a public hearing on March 17, 2016, to review the proposed Town of Camp Verde 2016 General Plan and public comments relating hereto; and has unanimously recommended the adoption of the General Plan to the Mayor and Common Council; and

WHEREAS, after reviewing the proposed Town of Camp Verde 2016 General Plan and considering the public's comments offered at the public hearing before the Town Council on March 30, 2016; the Town Council believes that the adoption of the proposed Town of Camp Verde 2016 General Plan is in the best interest of the Town and will promote the health, safety and general welfare of the Town; and

WHEREAS, ARS §9-461.06 requires that the proposed Town of Camp Verde 2016 General Plan be submitted to the voters for ratification at an election held pursuant to Arizona Revised Statutes, Section 16-204; and

WHEREAS, the Town of Camp Verde 2016 General Plan is designated a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA HEREBY RESOLVE AS FOLLOWS:

1. That the document known as the "Town of Camp Verde 2016 General Plan" as prepared by the Planning Agency, that was reviewed and recommended for adoption by the Planning and Zoning Commission in a public hearing that encouraged citizen input, was adopted by the Mayor and Common Council on March 30, 2016.
2. The "Town of Camp Verde 2016 General Plan" is designated as a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.
3. In accordance with ARS § 9-461.06, the following ballot question shall be submitted to the voters of the Town of Camp Verde at the upcoming August 30, 2016 election:

Proposition 437

Town of Camp Verde 2016 General Plan

OFFICIAL TITLE: Town of Camp Verde 2016 General Plan

DESCRIPTIVE TITLE: A general plan serves as the primary tool for guiding a community's future growth and development. Statutes require Council adoption and voter approval of a comprehensive, long-range general plan for municipality development. The Town of Camp Verde 2016 General Plan includes the required statutory elements and a few additional elements.

A 'YES' vote shall have the effect of approving the Town of Camp Verde 2016 General Plan as adopted by the Camp Verde Mayor and Council, and it shall become effective as provided by law.

A 'NO' vote will have the effect of keeping the current 2004 General Plan in effect until a new Growing Smarter compliant General Plan is presented and approved by the voters of the Town of Camp Verde.

4. Following the August 30, 2016 election, this matter shall come back to the Mayor and Common Council for a canvass of the votes concerning the Town of Camp Verde 2016 General Plan and possible repeal of the former General Plan adopted by the Town on December 1, 2005.
5. In the event that the voters of the Town of Camp Verde approve the Town of Camp Verde 2016 General Plan as herein adopted by the Town Council, the 2004 General Plan shall automatically and immediately be repealed following the approval of the canvass of the vote of the August 30, 2016 election.
6. A legislative pamphlet shall be prepared which shall give a general description of the proposed Town of Camp Verde 2016 General Plan and its elements, as adopted; and copies of the legislative pamphlet and the proposed Town of Camp Verde 2016 General Plan shall be available at the Town Offices, 473 S Main Street, Suites 102 and 108, Camp Verde, Arizona; and the Town of Camp Verde Community Library, 130 N. Blackbridge Loop Road, Camp Verde, Arizona. In addition, the Town will have the Town of Camp Verde 2016 General Plan available on the Town's website at www.campverde.az.gov.

PASS AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 30th day of March, 2016 by a vote of _____ ayes and _____ nay.

Charles C. German, Mayor Date:

Attest:

Approved As To Form:

Virginia Jones, Town Clerk Date:



Town Attorney



Town of Camp Verde 2016 General Plan

Final Draft
March 18, 2016

Acknowledgements:

Preparing the Town of Camp Verde 2016 General Plan in accordance with Arizona Revised Statutes was a cooperative effort, which included various community members, volunteers, town staff, appointed and elected officials. A special thanks goes out to the following individuals, as well as anyone that we may have missed, for their participation in the update process:

Planning & Zoning Commission:

B.J. Davis, Chairman
Bob Burnside, Vice Chairman
Greg Blue, Commissioner
Dave Freeman, Commissioner
Teresa Helm, Commissioner
Jim Hisrich, Commissioner
Chip Norton, Commissioner
Mike Hough, Former Commissioner
Howard Parrish, Former Commissioner

Town Council:

Charles German, Mayor
Bruce George, Vice Mayor
Jackie Baker, Council Member
Carol German, Council Member
Brad Gordon, Council Member
Jessie Jones, Council Member
Robin Whatley, Council Member

Town Staff:

Russ Martin, Town Manager
Michael Jenkins, Community Development Director
Kendall Welch, Assistant Planner
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Chapter 1

Introduction



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Vision Statement:

The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping, employment, and diverse housing opportunities. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde. The clear blue sky by day and the dark sky by night, sprinkled with stars, will lift the spirits of generations of the people yet to come.

Purpose:

The purpose of the Town of Camp Verde 2016 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. The update to the General Plan is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and others various stakeholders who contributed to developing goals and implementation strategies that will help the Town achieve its desired results. As an outcome of the public's involvement, the updated plan expresses the importance of highlighting Camp Verde's uniqueness while having practical measures for desired growth that will maintain our cultural heritage and natural environment.

When describing their town, residents of Camp Verde continue to use terms such as western, rural, friendly, and historic. As in all former plans and updates the public and residents continue to list the community's biggest assets as the Verde River, open space with mountain scenery, rural lifestyle, and friendly people. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the rural character of the Town, its visual attractiveness, as well as the need for additional employment and diverse housing opportunities, and recreational parks/ball fields.

Similar comments were given during the update process of the 2016 General Plan by Camp Verde residents at National Night Out and Cornfest, two town events that took place in the Summer of 2015. Preliminary remarks given by residents at these community events maintained the opinion that the community's strongest assets are the Verde River, open space, and rural lifestyle. Future concerns were expressed as a need for creating more local businesses and job opportunities, protecting the Verde River, sustaining water quality and quantity, maintaining the rural character and visual attractiveness of the Town, and having a variety of options available for local, affordable housing.

State Requirements:

A general plan serves as the primary tool and blueprint for guiding future growth and development. It integrates the ideas and desires of residents, businesses, elected and appointed officials, and other various stakeholders into a strategy for managing the town's future. Arizona Revised Statute Title 9 – Cities and Towns, Chapter 4 – General Powers, Article 6 – Municipal Planning, Section 9-461.05 requires that every municipality have a plan to guide future land use and development, and to define a vision for its future identity.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements required to be included in the general plan. For communities with populations of more than two thousand five hundred (2,500) people, such as the Town of Camp Verde, seven (7) elements

are required to be incorporated into for the general plan. These elements provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: Chapter 3 Land Use and Character Areas, Chapter 5 Growth Area, Chapter 6 Cost of Development, Chapter 8 Circulation, Trails, and Transportation, Chapter 9 Open Space and Recreation, Chapter 10 Environmental Planning, and Chapter 11 Water Resources. In addition to the required elements of a general plan the Town of Camp Verde's 2016 General Plan also contains three additional elements: Chapter 2 History and Culture, Chapter 4 Economic Development, and Chapter 7 Housing.

In addition to the required elements of the general plan the Growing Smarter and Growing Smarter Plus Legislation also mandated that voters ratify the general plan. Once approved by voters, the general plan then becomes a tool by which townspeople, policy makers, and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities, and circulation.

Arizona Revised Statutes Title 9 – Cities and Towns, Chapter 4 – General Powers, Article 6 – Municipal Planning, Section 9-461.06 specifies that a general plan once approved and adopted is valid for a ten (10) year period of time, during which time it can be amended. Amendments that are made to a community's general plan must follow the general criteria as outlined in Section 9-461.06 as well as meet specific requirements that are unique to the Town of Camp Verde. The reader should note that general plan amendments are discussed in further detail in Chapter 3 – Land Use & Character Areas. At the end of the ten (10) years period of time, the plan can either be revised or readopted by the community. Arizona Revised Statutes indicates the adoption or re-adoption of the general plan, or any amendment to such plan, shall be made by resolution of the governing body of the municipality following at least one public hearing. Please see Appendix A and Appendix B for additional information on specific requirements mandated by Arizona Revised Statutes.

Organization of the General Plan:

The Town of Camp Verde 2016 General Plan contains a total of ten (10) elements. Each element provides at minimum a vision statement, introduction to the element, state requirements, goals, and implementation strategies. Some elements in this general plan may have more discussion points than those listed above. The reader should note that goals included in this general plan describe desired conditions expressed by the residents of Camp Verde. The reader should also note that implementation strategies included in the plan will ultimately guide policy makers and private sector entities, once ratified, in reaching tangible decisions relative to the goals.

For the first time the Town of Camp Verde 2016 General Plan also presents “Character Areas” within the Chapter 3 - Land Use element. Character Areas is a relatively new concept used to describe the personality of a place by using the common characteristics or qualities of specific areas within a town rather than considering the municipality in its entirety as a uniform place. Characteristics used to define a character area can be based on historical uses, current land use patterns, cultural identities, natural environments or other various features. After boundaries are drawn around areas based on their unifying characteristics, future land use decisions are made based on whether they will strengthen or uphold the character of that particular area.

While conventional land use planning traditionally looks at whether or not a certain land use is compatible with the surrounding land uses, character area planning considers all aspects of a place, thereby providing

a basis for an integrated approach to planning and management. Benefits of using the character area approach also include the enhanced flexibility to meet the needs of each specific character area within a town.

A total of ten (10) character areas were identified for the Town of Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples of character areas for the Town of Camp Verde contained in this general plan are the “Downtown” character area and “Salt Mine” character area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.

The Downtown character area contains Main Street, Fort Verde State Historic Park, Yavapai-Apache Nation Lands, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine character area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area. Using the character area approach, goals and implementation strategies can be tailored to suit the individual needs of each character area with specific goals and strategies geared toward commercial uses in the Downtown character area and residential uses in the Salt Mine character area.

Another new concept supported by the character areas planning approach is that of Camp Verde being viewed as a “Gateway” Community” for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and many of them including the major thoroughfares of Interstate 17 and State Route 260 are located within Camp Verde. This offers unique opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in the Town of Camp Verde and the surrounding area.

Public Participation Plan:

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde’s citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. The Town of Camp Verde believes that early public involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in the town’s decision making processes, particularly as it relates to land use and development issues.

In addition, the Town of Camp Verde wants both citizens and developers to have an adequate opportunity at the beginning of these processes to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can and will result in the enhanced quality of development and uses throughout Camp Verde.

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;

2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, but will encourage all applicants to be good neighbors and to allow for an informed decision-making process enabling the Town Council to meet its commitment to ensure that public participation is used in enhancing development and uses throughout Camp Verde.

Public Participation Results:

A series of presentations were conducted from January – March of 2016 to gather public input for the General Plan amendment process. During that time, nine presentations were given. Listed below are the main concerns voiced by members of the public who attended the presentations and provided input:

TABLE 1.1 – General Plan Public Participation Results:

2004	2016
GENERAL PLAN PUBLIC PARTICIPATION RESULTS:	GENERAL PLAN PUBLIC PARTICIPATION RESULTS:
Top Qualities To Preserve:	Top Qualities To Preserve:
1. Friendliness	1. Friendliness; Historic; Western Rural Character
2. Historic	2.
3. Western/Rural Character	3.
4. Small Town	4. Maintained Roads
5. Maintained Roads	5. Small Town
Top Assets/Characteristics For The Future:	Top Assets/Characteristics For The Future:
1. More Business	1. More Business
2. Job Opportunities	2. Job Opportunities
3. Health/Medical Care	3. Health/Medical Care
4. Verde River Access; Wildlife/River Protection	4. Verde River Access
5.	5. Wildlife/River Protection
Three Greatest Needs:	Three Greatest Needs:
1. Job Opportunities	1. Job Opportunities
2. Preserving Open Space	2. Neighborhood Upkeep
3. Neighborhood Upkeep	3. Preserving Open Space
Three Biggest Future Concerns:	Three Biggest Future Concerns:
1. Water Quality/Quantity	1. Water Quality/Quantity
2. Increase In Traffic	2. Lack Of Medium Priced Homes
3. Lack Of Medium Priced Homes	3. Increase In Traffic
Three Strongest Assets:	Three Strongest Assets:
1. Verde/River	1. Verde/River
2. Western/Rural Lifestyle	2. Open Space/Scenery
3. Open Space/Scenery	3. Western/Rural Lifestyle
Top Five Attributes You Want Camp Verde Recognized For By 2026:	Top Five Attributes You Want Camp Verde Recognized For By 2026:
1. Western/Rural Character	1. Verde River Wildlife Protection
2. Visually Attractive	2. Visually Attractive
3. Historic Preservation	3. Western/Rural Character
4. Verde River Wildlife Protection	4. Historic Preservation
5. Open Space/Scenic Views	5. Open Space/Scenic Views



Chapter 2

History & Culture



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Vision Statement:

The Town of Camp Verde values and celebrates its prehistory, history, arts and culture.

Introduction:

The History and Culture element of the Town of Camp Verde 2016 General Plan sets forth guidelines that will enable the community to celebrate and enhance the Town's "sense of place", or those characteristics which make Camp Verde special and unique. By establishing these guidelines that acknowledge our sense of place both current and future generations can be reminded of what Camp Verde was, and is, in order to properly manage new and future growth.

Remnants of Camp Verde's unique prehistory, history, arts and culture are scattered throughout the entire community. Not only do these remnants provide valuable insights into our community's vibrant past, they also help to establish Camp Verde as a destination point for visitors and tourists on a national and worldwide level. Fort Verde State Historic Park, dedicated by Governor Jack Williams in October of 1970, interprets the U.S. Army history in Arizona and Camp Verde during the Indian Wars Period – 1865-1891 and is one of only a handful of territorial forts remaining in the Southwestern United States. Montezuma Castle National Monument and Montezuma Well, which tell the history of ancient pueblo life, was dedicated by President Theodore Roosevelt as one of the Nation's first monuments in December of 1906. Additionally, the Verde Salt Mine is a source of interest to both archaeologists and geologists alike as it is one of the oldest known mines located in the United States.

Both the Camp Verde Historical Society and the Verde Valley Archaeology Center serve to preserve and interpret the area's collective past. Numerous events, organizations and individuals in the area also serve to promote a wide range of opportunities to celebrate the arts and culture.

Background and History:

Located in Yavapai County, near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley.

The Verde Valley was inhabited by Native Americans long before non-native settlers arrived, probably from 8000 BCE to CE 1. It was about CE 700 that agriculture appeared with people who archeologist named "Sinagua." Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. The first buildings were constructed around CE 1000. The Sinagua were agriculturalists with trade connections that spanned hundreds of miles. A salt deposit near Camp Verde was mined for salt used for both medicinal purposes and as a precious trade commodity. Most of the Sinagua left the area around CE 1400, yet their descendants and other tribal groups currently call the Verde Valley their home, particularly the Yavapai and Apaches.

Over 800 years later, non-native settlers first appeared when trappers and explorers entered the Verde Valley. A period of discovery and settlement followed. As the oldest community in the valley, the Town of Camp Verde has a unique history, dating back to the early 1860's. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The final

location served as a Frontier U.S. Army installation from 1871 to 1891, with 22 buildings on 55 ½ acres, and was significant to Arizona's Territorial history. The post officially closed in April of 1890. The Town of Camp Verde began in August 1899 when the fort post was sold at auction. Over the years the community recognized the value of protecting and preserving this historic site, which is what prompted a request that it be established as a Historic State Park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier.

In the 1950's, when the historic salt mine closed, the next generation of Camp Verde residents sought employment in the construction industry. During the mid to late 1950's, construction of Interstate 17 was in full swing. Due to Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents still commute to the metro Phoenix area, and local neighboring communities including Cottonwood, Sedona, Jerome, Prescott, Prescott Valley, and Flagstaff for jobs in various construction trades and professional services.

The Yavapai-Apache Nation, which is a federally recognized Native American tribe located in the Verde Valley, is also an important part of Camp Verde's history and should be recognized as such. Tribal members share two culturally distinct backgrounds and speak two indigenous languages, the Yavapai language and the Western Apache language. The Yavapai-Apache Nation consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County, two of which are in Camp Verde. The Yavapai-Apache Nation's total land area consists of 1,678 acres with approximately 2,440 total enrolled tribal members as of December 2014. Through its various businesses, the Yavapai-Apache Nation currently provides employment opportunities and other economic benefits to its neighboring communities, and is one of the largest employers in the Verde Valley.

Goals & Implementation Strategies:

A. Goal: Preserve and enhance the prehistoric and historic past.

Implementation Strategy:

- A. 1. Continue to support and promote organizations such as the Camp Verde Historical Society, Verde Valley Archaeology Center, Fort Verde State Historic Park, and others to preserve and interpret Camp Verde's agricultural heritage and unique historical past.
- A. 2. Continue to work cooperatively with the Yavapai-Apache Nation and other Native American cultures to preserve and interpret our collective past.
- A. 3. Enhance the Town's "sense of place" by promoting projects throughout the community that recognize, interpret and preserve our prehistory, history, arts and culture.
- A. 4. Encourage the identification of historic buildings, residences and landscape features with descriptive markers which recognize their place within our community's past.
- A. 5. Support the continued designation, preservation and interpretation of historic trails, districts and landmarks.
- A. 6. Encourage the restoration and reuse of historic properties.
- A. 7. Encourage new development to be compatible with the Town's history and architecture.

B. Goal: Support and enhance arts and culture.

Implementation Strategy:

- B. 1. Support and encourage local art.
- B. 2. Support programs which preserve and enhance cultural events.
- B. 3. Support and encourage recognition of our agricultural heritage.
- B. 4. Develop cooperative programs with citizens, groups, schools, businesses, governmental agencies and non-profit organizations with the goal of celebrating our prehistory, history, arts and culture.

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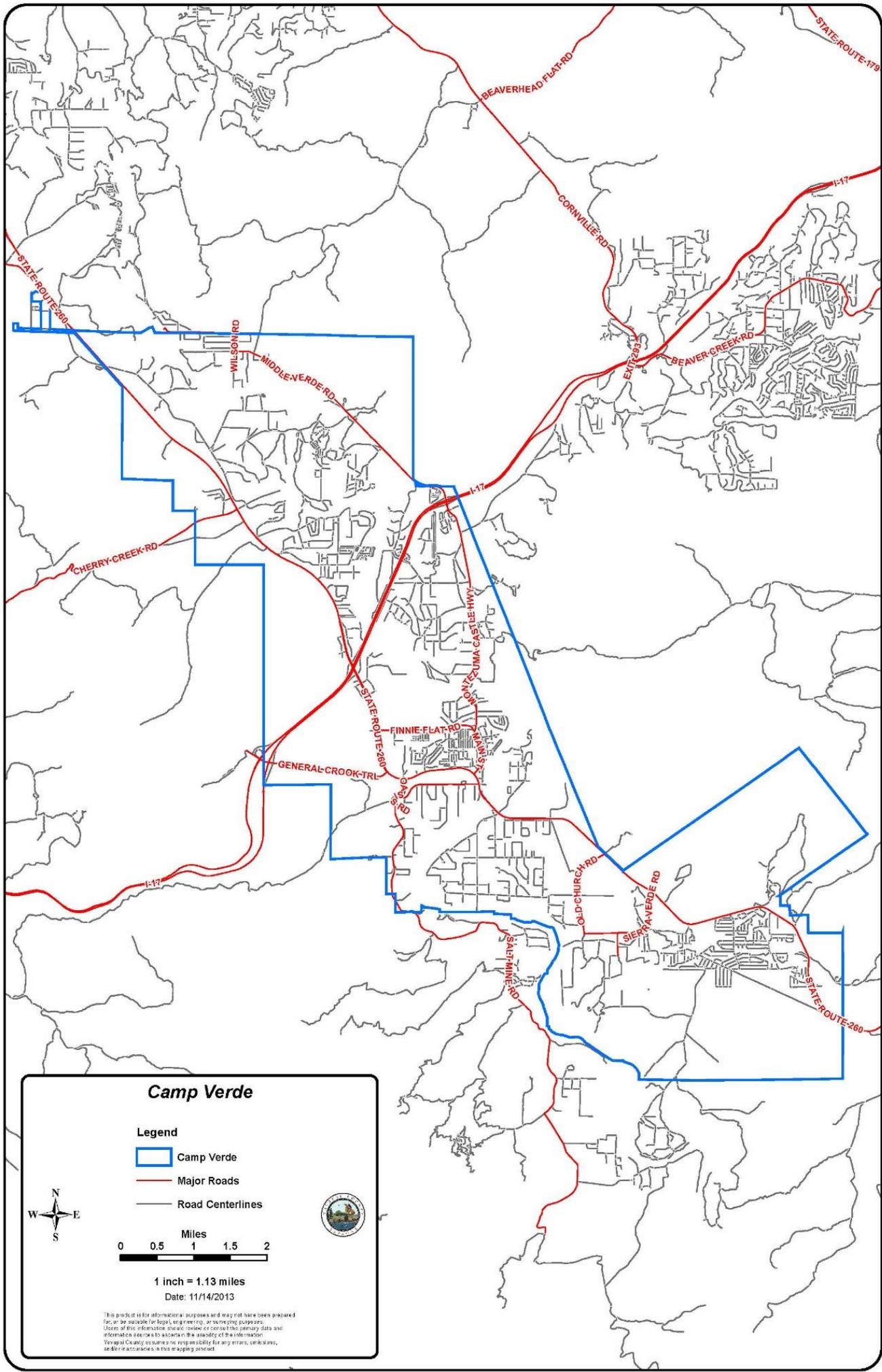
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Chapter 3

Land Use & Character Areas





Camp Verde

Legend

- Camp Verde
- Major Roads
- Road Centerlines



1 inch = 1.13 miles
Date: 11/14/2013

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or correct the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, or other inaccuracies in this mapping product.



Vision Statement:

The Town of Camp Verde is a community with a rural character. Land Use within the Town should be patterned in such a manner as to create a sustainable community while respecting the rural setting. Camp Verde embraces the existing business community and welcomes new businesses and the need to develop more commercial opportunities for its citizens. Therefore, we are a town that encourages appropriate development that is well balanced in its respect for our natural environment and culture. The success of the Land Use element will depend on the ability of the Town to maintain a balance between meeting the material needs of the community while preserving the natural and cultural qualities that make Camp Verde unique.

Introduction:

At an elevation of 3,160 feet, the Town of Camp Verde is classified as Upper Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42° F and a maximum of 80° F. Precipitation averages approximately thirteen (13) inches per year. Of that precipitation, just over two (2) inches is in snowfall.

The landform of Camp Verde consists of fields of flat river-plain, traversed by the Verde River and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. The topography of the Town itself consists of areas of river valleys, hills and mesas that create steep sloped areas (10%+ slope) accounting for approximately 4,400 acres within the incorporated Town boundaries. While the panoramic view of areas such as Black Hills, White Hills and Wingfield Mesa hold beauty enough to justify them as appropriate areas for open space, in order to mitigate the potential risk of negative environmental impacts, such as detrimental soil and water conditions, these steep sloped areas, are not appropriate or recommended by residents for development. In addition, retaining these areas as open space also helps to serve the community's vision of preserving the valuable view sheds that make Camp Verde unique.

The Land Use element honors current land ownership and land uses with the vision that has been expressed by the community's residents. Within the incorporated town boundaries of Camp Verde there are approximately 27,040 acres of land (Table 3.1). Approximately 48.67% of this land is privately owned, while the remaining 51.33% is comprised of U.S. Forest Service, State Trust, Yavapai-Apache Nation, Arizona State Parks, and Arizona Department of Transportation lands.

TABLE 3.1 – Town of Camp Verde Land Ownership:

LAND OWNERSHIP	APPROXIMATE ACRES	PERCENTAGE OF TOTAL
Private	13,161	48.67%
U.S. Forest Service	9,371	34.66%
State Trust Land	1,742	6.44 %
Yavapai-Apache Nation	1,678	6.21 %
Arizona State Parks	1,018	3.76 %
Arizona Department of Transportation (ADOT) and Excess Rights-Of-Way (ROW)	70	0.26 %
Approximate Total Acres	27,040	100.00%

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

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Given that the scenic beauty of the Verde Valley is unparalleled, the Town of Camp Verde also occupies a rare and rather enviable position among Arizona cities and towns. With approximately eighteen (18) miles of the Verde River traveling through the Town’s boundaries, the Verde River supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment. In addition, the Verde River also provides a high quality habitat for many wildlife and fish species, and includes some plant and animal species that have been listed as threatened or endangered by the state and/or federal government. Due to its reputation for being such a valuable and unique resource to the State of Arizona, a segment of the Verde River southeast of Camp Verde, between Beasley Flat and the Mazatzal Wilderness, earned the National Wild and Scenic River designation through the Arizona Wilderness Act of 1984. As a community that resides upstream from this designated wild and scenic river area it is our responsibility to teach our residents and neighboring communities, both present and future, the importance of maintaining this valuable natural resource.

TABLE 3.2 – Town of Camp Verde Land Use By Area:

LAND USE	APPROXIMATE ACRES	PERCENTAGE OF TOTAL
Forest Service	9,371	34.66 %
Rural Residential	5,581	20.64%
Commercial Use	2,236	8.27%
Low Density Residential	1,721	6.36%
Open Space	1,408	5.20%
Yavapai-Apache Nation	1,678	6.21%
Agriculture	1,441	5.33%
Medium Density Residential	882	3.26%
Roadways	801	2.96%
High Density Residential	502	1.86%
Mixed Use – Commercial/Industrial	316	1.17%
Natural Resources	411	1.52%
Public Facilities	210	0.78%
Industrial Use	281	1.04%
Mixed Use	201	0.74%
Approximate Total Acres	27,040	100.00%

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

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The settled land in the Camp Verde area has historically been lower density residential, one dwelling per two (2) acres, with residential agricultural uses in the form of family gardens, orchards, and vineyards lending to the Town’s rural atmosphere (Table 3.2). Today, many Camp Verde residents still actively engage in gardening, livestock raising, and other agricultural activities on their individual parcels of land utilizing the water from several historic irrigation ditches in addition to their own private wells.

East of Interstate 17 on State Route 260 to Finnie Flat Road the land use is primarily commercial. With State Route 260 West of Interstate 17 undergoing expansion, the addition of new intersections and additional travel lanes both directions, will not only improve traffic flows, but it will make this location suitable for higher intensity commercial uses and will help to define and recognize the Town of Camp Verde as a gateway community into the Verde Valley. Additionally, the existence of water, natural gas, electricity and fiber optics, accompanied by the addition and expansion of sewer services into the area will make this newly improved corridor the key growth area for new commercial development.

While the Town of Camp Verde 2016 General Plan only indicates a singular growth area that encompasses the 260 West character area, the plan also encourages the infill and enhancement of existing commercial and industrial areas. The reader should note that additional information and recommendations regarding these items can be found within each individual character area contained later in this chapter.

Beyond Camp Verde's boundaries, the land is public, and is mostly administered by the U.S. Forest Service for recreation and grazing. Residents and visitors alike enjoy pursuing recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing, hunting, and riding all-terrain vehicles on the surrounding National Forest lands.

The population of Camp Verde, which has increased from the 2000 Census of 9,451 people to approximately 10,873 people in the 2010 Census, still actively maintain their desire to preserve the cultural heritage, rural character, and natural environment of Camp Verde. With the update of the 2016 General Plan, citizens voiced a need to not only protect the rural lifestyle they love, but to create sustainable jobs, and diverse business and housing opportunities to provide economic stability and growth for the community, while preserving the perception of open space. As it is this perception of open space that has been created by large tracts of National Forest and State Trust Lands that continually brings new residents into the area.

Additionally, Camp Verde residents also have upheld their desire to maintain a visually attractive, rural community atmosphere while addressing the need for increased amenities and infrastructure such as multi-modal transportation routes between neighborhoods, and from neighborhoods to various recreational areas both within the Town and in its surrounding areas as well as the development of increased recreational opportunities such as river access, open space, and parks/ball fields.

Amendments To The Land Use/Character Area Element:

Arizona Revised Statutes governing municipalities state that a community's general plan must be updated every ten (10) years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the ten (10) year readoption date. Arizona Revised Statutes gives requirements for how amendments can be made to the General Plan.

TABLE 3.3 – State Law Requirements For Amending The Land Use/Character Area Element:

STATE LAW REQUIREMENT	MAJOR AMENDMENT	MINOR AMENDMENT
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners within 300'	Yes	Yes
Property is Posted	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes
Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Town Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

Since Major amendments are considered only once a year during the month of September, applications for major amendments must be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.

Major Amendments:

Arizona Revised Statutes defines a major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.”

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.
- Request for character area changes for parcels located within designated growth areas shall not be considered a major amendment.
- Density transfers within a designated growth area shall not be considered a major amendment.

The Community Development Director will use this checklist to determine if a Character Area/Land Use Chart change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria listed below in Table 3.4.

TABLE 3.4 – Major General Plan Amendment Criteria

CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: <ul style="list-style-type: none"> • A change in the functional classification of existing or planned public roadways. • The relocation or displacement of existing or planned public roadways. 	X
Proposed development uses more than 15 acre-feet* of potable** water per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size.	X
Not contiguous to a growth area and 25 acres or greater in size.	X
Text change in conflict with approved General Plan	X

* Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

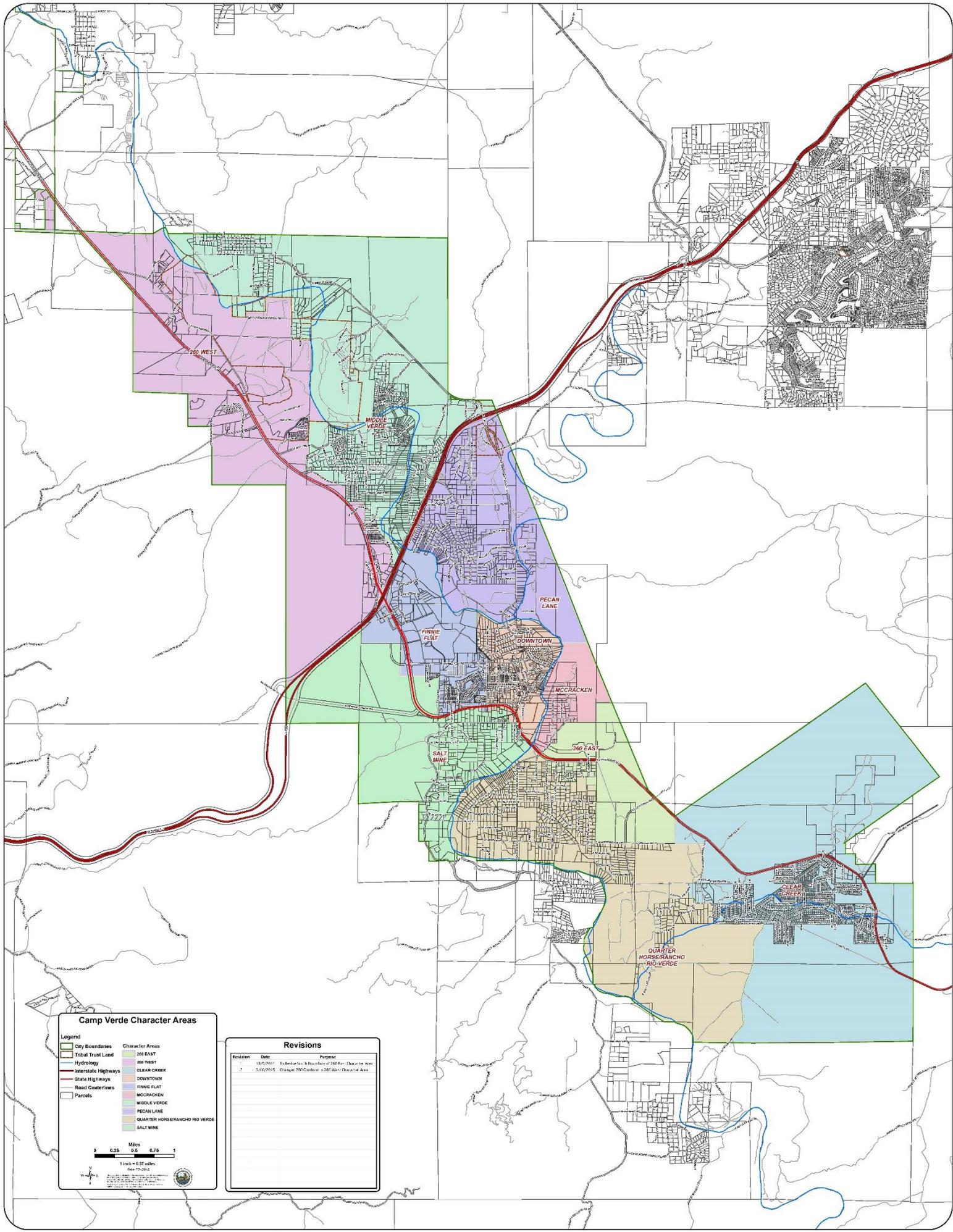
** Potable water – water that is safe for human consumption and many other uses such as washing and cooking.

*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use. The Benchmark of the 15 Acre Feet of Potable water per year was identified the previous 2005-2015 General Plan and was approximately 1.2% of the projected potable water use for Camp Verde.



Character Areas





Camp Verde Character Areas

Legend	
	City Boundaries
	Tribal Trust Land
	Hydrology
	Interstate Highways
	State Highways
	Road Centerlines
	Parcels
	Character Area: 280 WEST
	Character Area: CLEAR CREEK
	Character Area: DOWNTOWN
	Character Area: FINNIS FLAT
	Character Area: MCCrackEN
	Character Area: MIDDLE VERDE
	Character Area: PECAN LANE
	Character Area: QUARTER HORSE RANCH/DHO RIO VERDE
	Character Area: SALT MINE

Scale: 1 inch = 0.57 miles
 Date: 10/2014

Revisions

Revision	Date	Purpose
1	10/2014	Initial Study & Boundary of 280 West Character Area
2	5/16/2015	Change 280 Centerline to 280 West Character Area

Character Areas and Special Planning Areas:

The Town of Camp Verde has identified ten (10) character areas that have been defined by common unifying characteristics of its neighborhoods and/or land areas including physical characteristics, historical uses, current land use patterns, environmental qualities and cultural identities. Land Use decisions should be made based on whether or not they will uphold or strengthen the character of each designated area. Decisions made on this basis will maintain a connection to the past and preserve the positive, while defining a way forward for future appropriate and sustainable development. To remain sustainable, the Town of Camp Verde must be responsible with the maintenance and future use of its land, air and water resources.

The ten (10) identified character areas are as follows: 260 West, Finnie Flat, Downtown, 260 East, Middle Verde, Pecan Lane, McCracken, Quarterhorse/Rancho Rio Verde, Salt Mine, and Clear Creek.

In addition to the ten (10) character areas that are identified in the 2016 General Plan, the Town of Camp Verde also recognizes two special and distinct planning districts within our community. They are known as the State Route 260 Annexation and the Entertainment District.

State Route 260 Annexation

This annexation was completed on March 02, 2005 and incorporated roughly 237 acres along State Route 260 at the northwest boundary of the Town. Approximately 189.3 acres are under U.S. Forest Service - Prescott National Forest stewardship, 45.14 acres are privately owned, and 2.56 acres belongs to the Camp Verde Water System. For additional information on this item, please see the map on page 109, and Ordinance 2005-A301, located on the town's website: <http://www.cvaz.org>.

Entertainment District

The Entertainment District was adopted under Resolution 2012-874 on November 7, 2012 by the Mayor and Common Council of the Town of Camp Verde. The Entertainment District is defined as an area in downtown Camp Verde with a significant number of entertainment, artistic, and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios or galleries, restaurants, bars, and other related facilities. For additional information on this special planning district please see the map on page 110, and Resolution 2012-874, located on the town's website: <http://www.cvaz.org>.

Implementation Guidelines and Disclaimer:

It is important to note that the character areas presented in this section do not reflect the intended zoning of individual parcels, but rather reflect the generalized desired future land use of the area as a whole.

In reference to residential densities noted in the individual land use/character area charts, it is important to note that the target residential densities identified are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan recommends an area for higher densities, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.

General Definitions:

Below is a list of general definitions and terms that are used throughout the character area section of the land use element.

Character Area - Character Area is the term given to an area-based approach to land use planning. It is an approach that identifies and interprets the notable qualities and historic features that unite like neighborhoods and/or land areas. Recognizing these qualities and features give the present day landscape a connection to the past while defining a way forward for future development.

Commercial – This designation will encompass neighborhood commercial areas and areas that provide retail and services to meet the needs of the entire community.

Industrial – This designation allows for manufacturing and processing, wholesaling, warehousing, distribution activities, indoor/outdoor storage operations. Residential use is not permitted.

U.S. Forest Service/National Forest – This designation is for U.S. Forest Service/National Forest Lands accessible to the public for active or passive recreational uses. The Town Council will actively work with the U.S. Forest Service to remain informed of which public lands will be subject to exchange in the future.

Natural Resources – This designation allows for the removing and processing of natural materials, conducted in a manner that reflects the vision of the community.

Public Facilities – This designation may include public, semi-public, or quasi-public uses including government offices, police/fire stations and substations, schools, libraries, community centers, fairgrounds, wastewater treatment plants, etc., and can be located in any zoning district.

Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation's Council and Economic Development Authority will determine the future land use of this property.

Non-Residential Zoning District Definitions:

In addition to the general definitions listed above, the following non-residential zoning district definitions and terms are used throughout the character areas section of the land use element. For additional clarification and information and expanded definitions on these terms, please refer to the current Town of Camp Verde Planning & Zoning Ordinance.

RS District (Residential and Services) - The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited.

C1 District (Commercial: Neighborhood Sales and Services) - The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

C2 District (Commercial: General Sales and Services) - The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

C3 District (Commercial: Heavy Commercial) - The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

PM District (Performance Industrial) - The PM District is intended to promote the development and operation of certain uses (such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

M1 District (Industrial: General) - The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

M2 District (Industrial: Heavy) - The M2 Districts accommodate areas of concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. It is the intent of these districts to provide an environment for industries that is unencumbered by nearby residential or commercial development.

PUD District (Planned Unit Development) – The Planned Unit Development designation allows the site planner to propose the best use and arrangement of the land, with fewer constraints than those imposed by the existing zoning. Site planners can arrange buildings in any desirable manner, eliminate setbacks to save natural features, cluster without side yards, and request similar design adjustments.

OS District (Open Space/Resource Conservation Zone) – This designation incorporates the types of uses defined for the Open Space Designation in the Arizona Growing Smarter and Growing Smarter Plus Legislation to include: undeveloped nature preserves, natural buffer zones, sensitive riparian areas, trail corridors, agriculture use of five acres or more, limited use outdoor recreation sites, multiple use recreation sites such as community parks, playgrounds and fairgrounds. Per Arizona Revised Statutes, a land use of one dwelling per acre will be allowed on properties the land owner has not granted written permission allowing the Open Space designation.

AG District (Agricultural) – This designation is for lands that are used or can be used principally for raising crops, fruits, grains, livestock, and similar farm products. This land use designation will build on Camp Verde's past and present as a farming and ranching community. It includes property five acres or more in size. Per Arizona Statutes, property designated as agricultural use will be allowed a minimum use of one dwelling per acre unless the property owner has given written permission for the agricultural use land designation.

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260 West Character Area



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Introduction To The 260 West Character Area:

State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth.

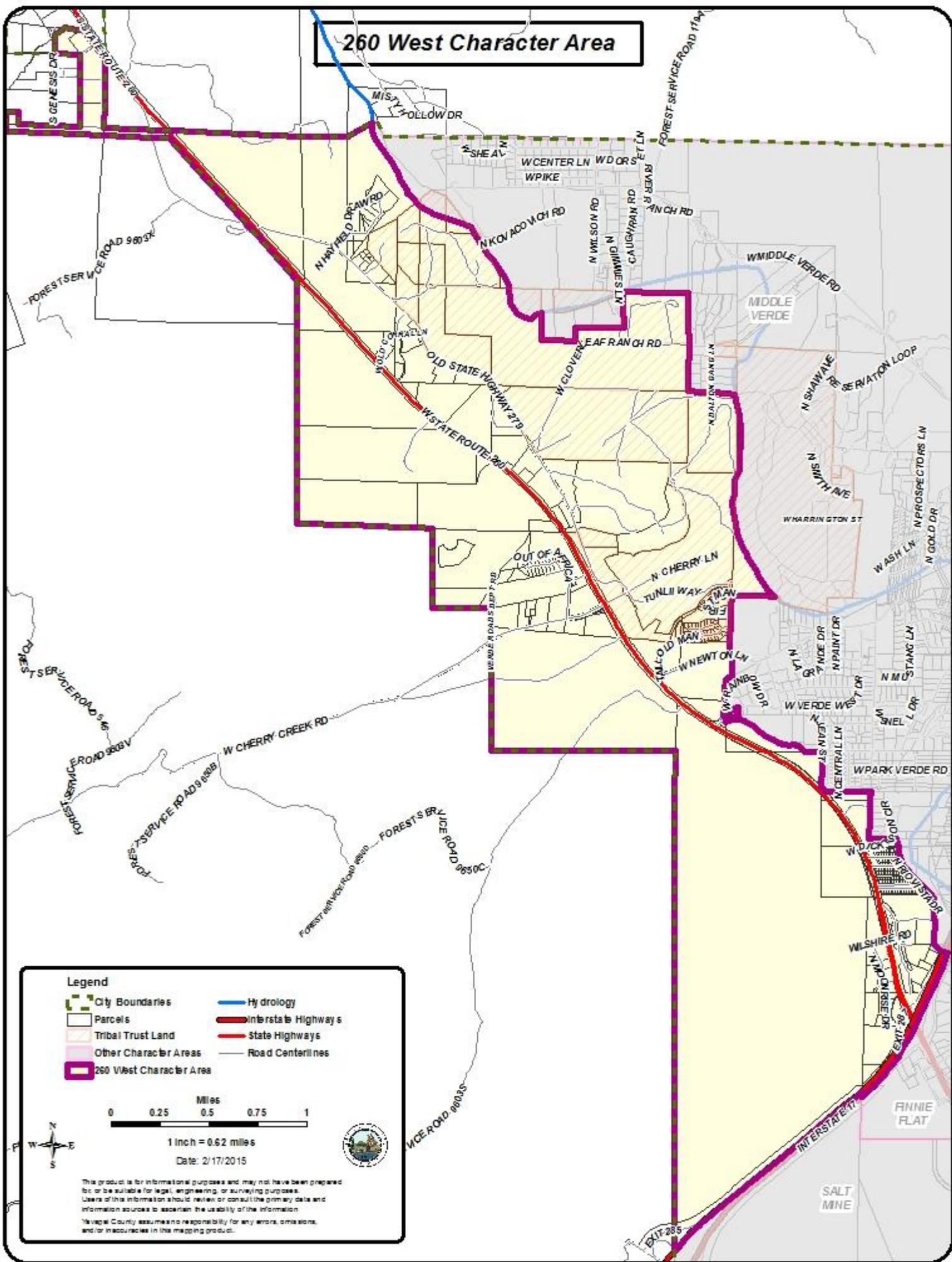
The southwest side of State Route 260 currently provides many services. A busy travel center is conveniently located at the intersection of State Route 260 and Interstate 17. Further northwest is the Yavapai County Complex, which includes the County's Road Department and Justice Facility. The Justice Facility is comprised of a sheriff's office substation, county courts, and a jail complex. In addition to the Yavapai County Complex, a business park is located adjacent to the Justice Facility. Additionally, south of these facilities, a popular wildlife park draws visitors into Camp Verde from throughout the entire country.

On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area.

North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products and services. Easy access to major transportation corridors including State Route 260, Interstate 17, and State Route 89A supports these industrial business locations that supply materials and services throughout the entire Verde Valley and beyond.

The 260 West character area also provides recreational access to U.S. Forest Service/National Forest lands, with many scenic trails and roads leading to and crossing the Black Hills to the west. This includes Cherry Creek Road, which passes through the historic community of Cherry and connects to State Route 169 headed towards the communities of Dewey-Humboldt, Prescott Valley, and Prescott. Additional recreational opportunities also exist further west on State Route 260 at the Hayfield Draw OHV Area, which is administered by the U.S. Forest Service.

260 West Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- 260 West Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines



1 inch = 0.62 miles

Date: 2/17/2015



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TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde’s boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.</p> <p>A significant portion 41.23 % of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.</p> <p>The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 <ul style="list-style-type: none"> - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> • Camp Tender/Grief Hill Trail Loop • Grief Hill Trailhead • Hayfield Draw Trailhead • Historical Sheep Trail • Proposed Multi-Use Path Along State Route 260 <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 at the junction of State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> • Yavapai County Justice Facility • Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> • Gaddis Wash • Grief Hill Wash • Peach Tree Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Hayfield Draw OHV Recreation Area <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> • Cherry Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Historic Sites: - Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 West Character Area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

- A. 1. Encourage regional commercial and employment centers to support the region's needs.
- A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
- A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
- A. 4. Promote commercial and mixed use development adjacent to State Route 260.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

- B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

C. Goal: Support improvements in alternate means of transportation and amenities.

Implementation Strategy:

- C. 1. Encourage development to provide for enhanced connectivity and mobility including encouraging new and extended bike routes, trails, and pedestrian pathways.
- C. 2. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
- C. 3. Consider improvements in such aspects as streetscapes, public spaces, safety and overall community appearance.

D. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

- D. 1. Encourage the preservation of dedicated open space areas in their natural state.
- D. 2. Preserve scenic view sheds.
- D. 3. In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.
- D. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- D. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

E. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.¹

Implementation Strategy:

- E. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- E. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- E. 3. Encourage recreation that is compatible with the natural and cultural environment.

F. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- F. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- F. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

- G. 1. Utilize sources and signage to welcome, direct, inform & promote Camp Verde's unique character and its environments.
- G. 2. Promote improvements for safe and efficient traffic flow.
- G. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrance Points:

- Town Boundary on State Route 260 coming East from Cottonwood.
- West side of Interstate 17 at the junction of State Route 260.

¹ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

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Finnie Flat Character Area



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Introduction To The Finnie Flat Character Area:

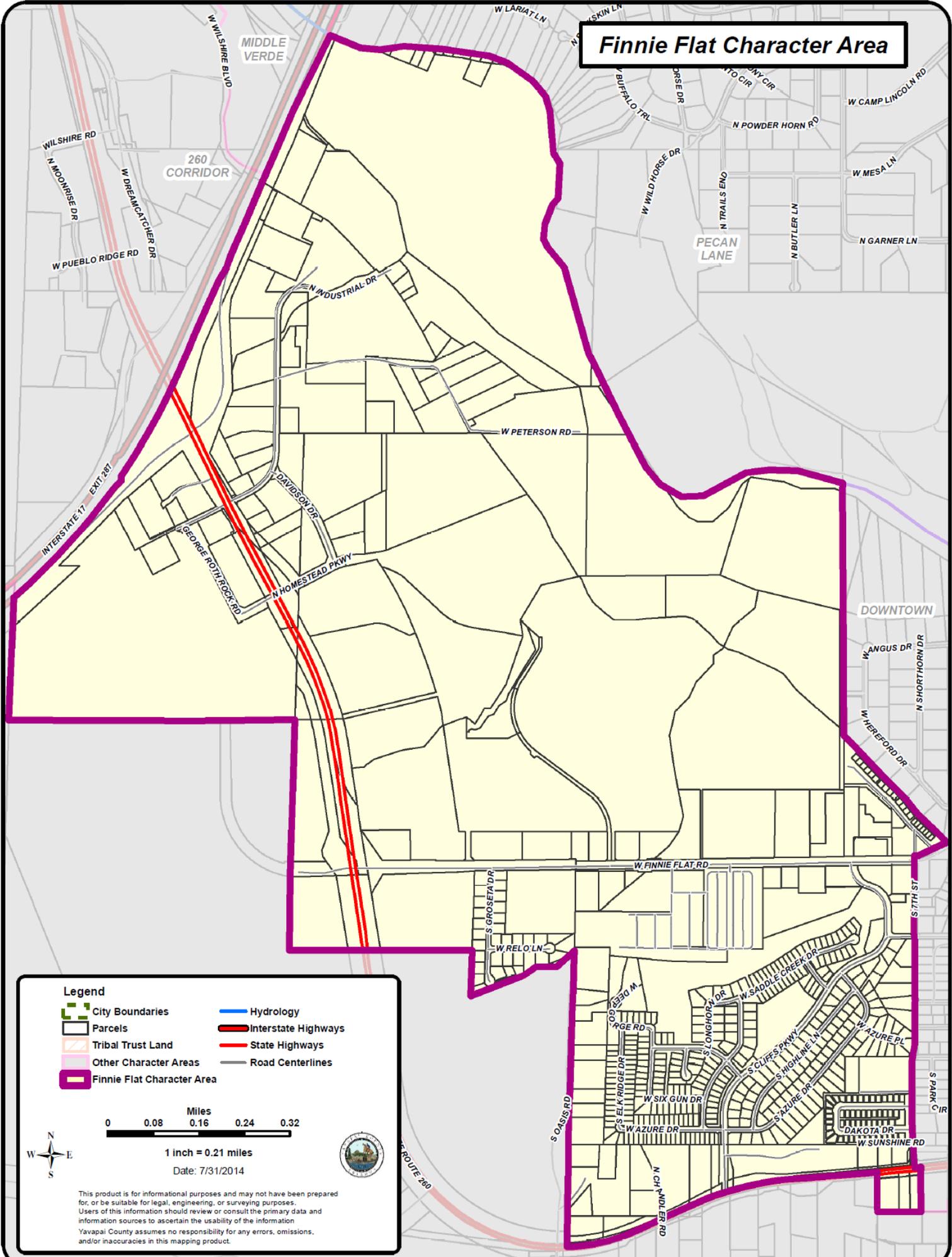
Named for the Finnie family, early pioneers to of the Camp Verde community, this area contains some of the community's newest and largest residential subdivisions in the southeastern portion of the character area. Distinct neighborhoods are found along Finnie Flat Road, South Cliffs Parkway, South 7th Street, and State Route 260 with mostly high density, single-family dwellings, including two planned unit developments (PUD's).

Along the Verde River, some old farm properties are found. At the center of the Finnie Flat area is an available housing development property with nearby infrastructure. A small section of Arizona State Land is in the southwest corner, which has livestock grazing.

The Finnie Flat character area is a diverse area. This area is ideally positioned for both commercial and high density residential growth for the Town. It encompasses busy shopping locations, an industrial park, a medical center, and residential neighborhoods. The junction of State Route 260 and Interstate 17 is an active 24-hour intersection that attracts many visitors coming to Verde Valley/Sedona or passing through. The industrial section is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. A new campus for Northern Arizona Healthcare will improve medical services to the community and visitors. Closer to the Town's center is a shopping and business center, which is the primary location for residents to obtain essential services.

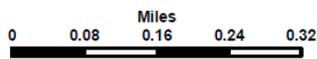
A riverfront trail system is being planned along the Verde River on a combination of land owned by, Arizona State Parks and Prescott National Forest. This access will be coordinated with any future planned development of residential subdivisions and commercial properties that includes a new home for the Verde Valley Archaeology Center.

Finnie Flat Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Finnie Flat Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines



1 inch = 0.21 miles

Date: 7/31/2014



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TABLE 3.6 - Land Use; Finnie Flat Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately 1.77 square miles in size.</p> <p>The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River which is 1.49 miles, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The Southern border of this character area primarily runs along State Route 260 from 7th Street to Oasis Road. The Western boundary of this character area consists of a portion of Interstate 17, State Lands South of Interstate 17, State Lands West of State Route 260, and State Lands South of Finnie Flat Road/West of Oasis Road.</p> <p>A small portion 2.26 % of this character area is comprised of U.S Forest Service Land and 2.82 % is State lands.</p> <p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Groseta Gardens Cliffs Unit 1 Cliffs Unit 2 North Cliffs Unit 2 South The Village at Camp Verde Verde Cliffs Verde Outpost Townhouses Verde Outpost Townhouses Amended Plat Verde Ridge Unit 1-2 <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Charter Schools Churches Home Occupations Hotels Industrial Park Mall Medical Services Restaurants Retail Sales RV Parks Service Stations Storage Facilities 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road - Cliffs Parkway General Crook Trail State Route 260 - 7th Street - Homestead Parkway - Industrial Drive - Oasis Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 and Industrial Drive State Route 260 and Homestead Parkway State Route 260 and Finnie Flat Road State Route 260 and General Crook Trail Finnie Flat Road and Cliffs Parkway Finnie Flat Road and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> Heritage Loop Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> East side of I-17 at the junction of State Route 260. State Route 260 at the intersection of Finnie Flat Rd. 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> Faulkner Wash Gaddis Wash West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> Arizona State Park Land <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Verde River <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway. C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. C2 on the corner of State Route 260 and Cliffs Parkway. C3/M1 located on the North end of Industrial Drive. M1 on Davidson Drive near Homestead Parkway. Open Space Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street. RS/C1/C2 on the South Side of State Route 260 near the intersection of 7th Street. RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. Mixed Use Open Space Planned Unit Development (PUD) Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Finnie Flat character area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

- A. 1. Encourage regional commercial and employment centers to support the region's needs.
- A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
- A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
- A. 4. Promote commercial and mixed use development adjacent to State Route 260 and adjacent to Finnie Flat Road.
- A. 5. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
- A. 6. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

- B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.
- B. 2. Encourage a gateway presence to provide visitor information about regional recreation opportunities and amenities.
- B. 3. Utilize this gateway to promote Camp Verde's unique heritage and identity.

C. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

- C. 1. Encourage farmer's markets, community gardens, agricultural areas and roadside stands for the sale of locally grown produce and agricultural products.
- C. 2. Maintain low density rural development where it exists.
- C. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- C. 4. For new construction encourage site built housing.
- C. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- C. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- C. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.²

Implementation Strategy:

- D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- D. 3 Encourage recreation that is compatible with the natural and cultural environment.

E. Goal: Create inviting gateway entrances.

Implementation Strategy:

- E. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.
- E. 2. Promote improvements for safe and efficient traffic flow.
- E. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- East side of Interstate at the junction of State Route 260 area.
- At the intersection of State Route 260 and Finnie Flat Road.

² The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

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Downtown Character Area



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Introduction for Downtown Character Area:

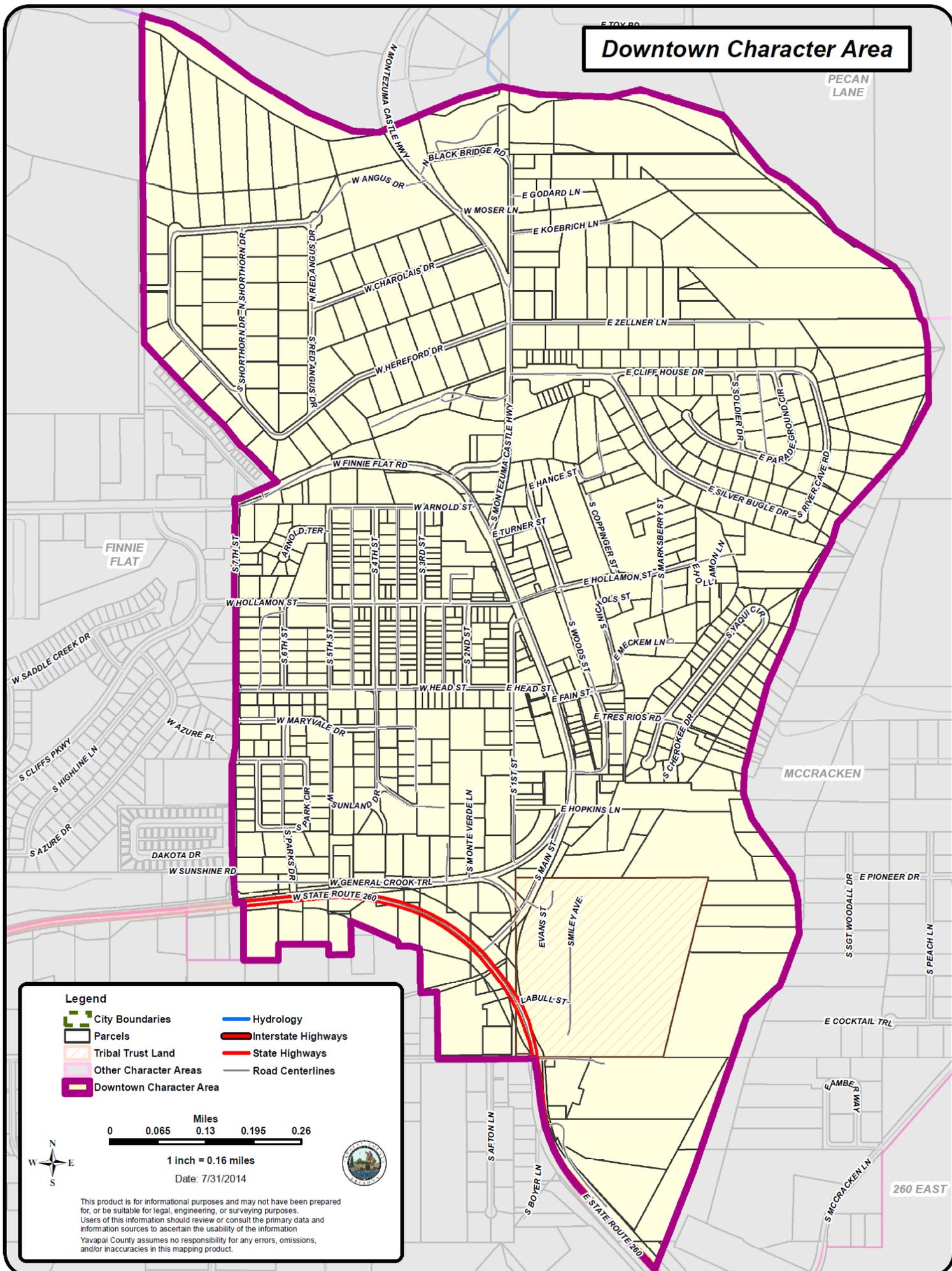
Downtown Camp Verde is the heart of the Town's historic past. At the center of the Downtown character area is the Fort Verde State Historical Park, that was established in 1865.

By the late 1890s, Camp Verde became a commercial and residential district. By the early 1900s, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop, a handful of homes, and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street, which is now part of the Yavapai-Apache Nation. Several historic buildings have been preserved: The fort became Fort Verde State Historic Park; Wingfield general store and White Hills trading post now contain several small businesses; and the 1914 grammar school currently houses the Camp Verde Historical Society. The elementary, high school, and gym built in the 1940s-1950s now serve as town government offices and community center. Camp Verde was incorporated in 1986.

The Downtown area is envisioned as a pedestrian friendly commercial corridor with entertainment venues, shops, restaurants, and nearby neighborhoods. The Verde Valley Archaeology Center is located here at this time and draws visitors to the museum, classes, and field trips. Today's residential area is a diverse collection of bungalows and cottages intermingled with businesses, making a high density neighborhood in the town's hilltop center. Lower density housing occurs where homes were built on former farm lands, with some having large gardens with roadside stands, pastures or livestock.

The Verde River flowing along the cliffs of Fort Verde Caves is the east boundary of Downtown. The locally notable Black Bridge and White Bridge mark the north and south ends. Plans have been made to create a trail that links the downtown commercial area with the library and community park located at the north end and adjacent to the Verde River.

Downtown Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Downtown Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles
0 0.065 0.13 0.195 0.26

1 inch = 0.16 miles
Date: 7/31/2014



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260 EAST

TABLE 3.7 - Land Use; Downtown Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Downtown character area is approximately 1.08 square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.</p> <p>The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately 2.66 miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.</p> <p>A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area which is approximately 5.56 % of the Downtown area.</p> <p>The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Arnold Terrace Camp Verde Townsite Camp Verde Heights Copper Canyon Vista Fort River Caves Loma Linda Military Reserve Addition Unrecorded 34 Ranch Acres Townsite Of Camp Verde Sub. Of Lot 7 Block 2 Tres Rios Verde Hills Yavapai-Apache Nation Lower Verde Reservation <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Charter Schools Churches Farmer's Market Group Care Facilities Home Occupations Medical Services Restaurants Retail Sales Service Stations 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road/Main Street <ul style="list-style-type: none"> 1st Street 7th Street Head Street Hollamon Street Montezuma Castle Highway/Pecan Lane <ul style="list-style-type: none"> Black Bridge Road Charolais Drive Cliff House Drive Hereford Street Zellner Lane General Crook Trail State Route 260 <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> Finnie Flat Road and 7th Street Finnie Flat Road, Main Street and Montezuma Castle Highway Main Street and Hollamon Street Main Street and Head Street Main Street and State Route 260 1st Street and General Crook Trail Montezuma Castle Highway and Cliff House Drive Montezuma Castle Highway and Hereford Drive Montezuma Castle Highway and Charolais Drive Montezuma Castle Highway and Zellner Lane Montezuma Castle Highway and Black Bridge Road State Route 260 and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> General Crook Trail Heritage Loop Trail Woodcutter's Trail <p>Gateway Entrance:</p> <ul style="list-style-type: none"> South Main Street at the intersection with State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> Camp Verde Community Library Camp Verde Fire District Camp Verde Historical Society Camp Verde Town Hall Camp Verde Marshal's Office Camp Verde Senior Center <p>General:</p> <p>Historic Sites:</p> <ul style="list-style-type: none"> Assemblies of God Church Hall Boler's Motel Camp Verde Elementary School Camp Verde Jail Camp Verde Pumphouse Camp Verde Stage Stop & Boarding House Camp Verde Teacherage Casner & See's Verde Valley Club Ice House/Milk Depot Claude & Ralph Wingfield Store/ Boler's Bar Fort Verde State Historic Park Old Camp Verde Dance Hall/ Goswick Hall/Bechetti Theatre Old Rock Church Sutler's Store, Wingfield Mercantile & Camp Verde State Bank Verde Valley Garage/ Pete Power's Garage Verde Valley Mercantile Company Watt's Shoe Repair & Justice of Peace <p><i>* Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollamon St., Hance St., Meckem Ln, Nichols St, and Woods St.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Community Center Park Fort Verde State Historic Park Rezzonico Family Park <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 11 dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> RS North of General Crook Trail between 7th Street and Park Drive C1 on the East side of the intersection of 7th Street and Finnie Flat Road C1 on the West side of the intersection of 2nd Street and Hollamon Street C1 on the South end of Woods Street near Main Street C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 C2 on the South side of State Route 260 between 7th Street and Main Street C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. Open Space & Publix Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS North of General Crook Trail between 7th Street and Park Drive. RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road. RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street. RS/C1 on the South end of Woods Street near Main Street. RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane. RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive. RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street. RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260 <ul style="list-style-type: none"> Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere. RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street. Open Space Public Facilities Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Downtown Character Area:

A. Goal: Promote mixed-use development while protecting the Town's historic character.

Implementation Strategy:

- A. 1. Prohibit industrial uses in the Downtown character area.
- A. 2. Encourage mixed-use development with multi-modal connections.
- A. 3. Encourage small town village uses providing local services and products such as small markets, dry cleaners, bakeries, florists, coffee shops, or sit down restaurants.
- A. 4. Promote office type uses along with local and neighborhood retail.
- A. 5. Promote and integrate principles such as walkability, multi-modal transportation options and trails connectivity, public spaces and streetscapes.
- A. 6. Discourage use of unscreened outdoor storage.

B. Goal: Promote recreational, community, cultural activities and enhance tourism.

Implementation Strategy:

- B. 1. Develop information sources such as visitor centers, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites community wide within the Downtown character area.
- B. 2. Encourage the design of pedestrian pathways and biking trail systems connecting all the historic sites, including those in the Downtown character area.
- B. 3. Encourage open space along with developing trails and recreational access points between Downtown Camp Verde and Verde River.
- B. 4. Promote outdoor public areas to support community and cultural activities such as an open air plaza for public farmer's markets, craft fairs and outdoor performances.
- B. 5. Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown businesses and tourism efforts.
- B. 6. Develop a walking tour map highlighting Camp Verde's historical sites and distribute to Arizona information locations.

C. Goal: Support healthy residential environments that provide safe and convenient access, open spaces and recreational opportunities.

Implementation Strategy:

- C. 1. Encourage a diversity of housing types to meet the needs of all income levels and ages.
- C. 2. Encourage all new development to provide pedestrian and multi-modal pathways within their development with connectivity to the Downtown character area and open space.

- D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.³**

Implementation Strategy:

- D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- D. 3 Encourage recreation that is compatible with the natural and cultural environment.

- E. Goal: Promote communication with the Yavapai-Apache Nation.**

Implementation Strategy:

- E. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- E. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

- F. Goal: Create inviting gateway entrances.**

Implementation Strategy:

- F. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.
- F. 2. Promote improvements for safe and efficient traffic flow.
- F. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- Intersection of South Main Street and State Route 260.

³ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

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260 East Character Area



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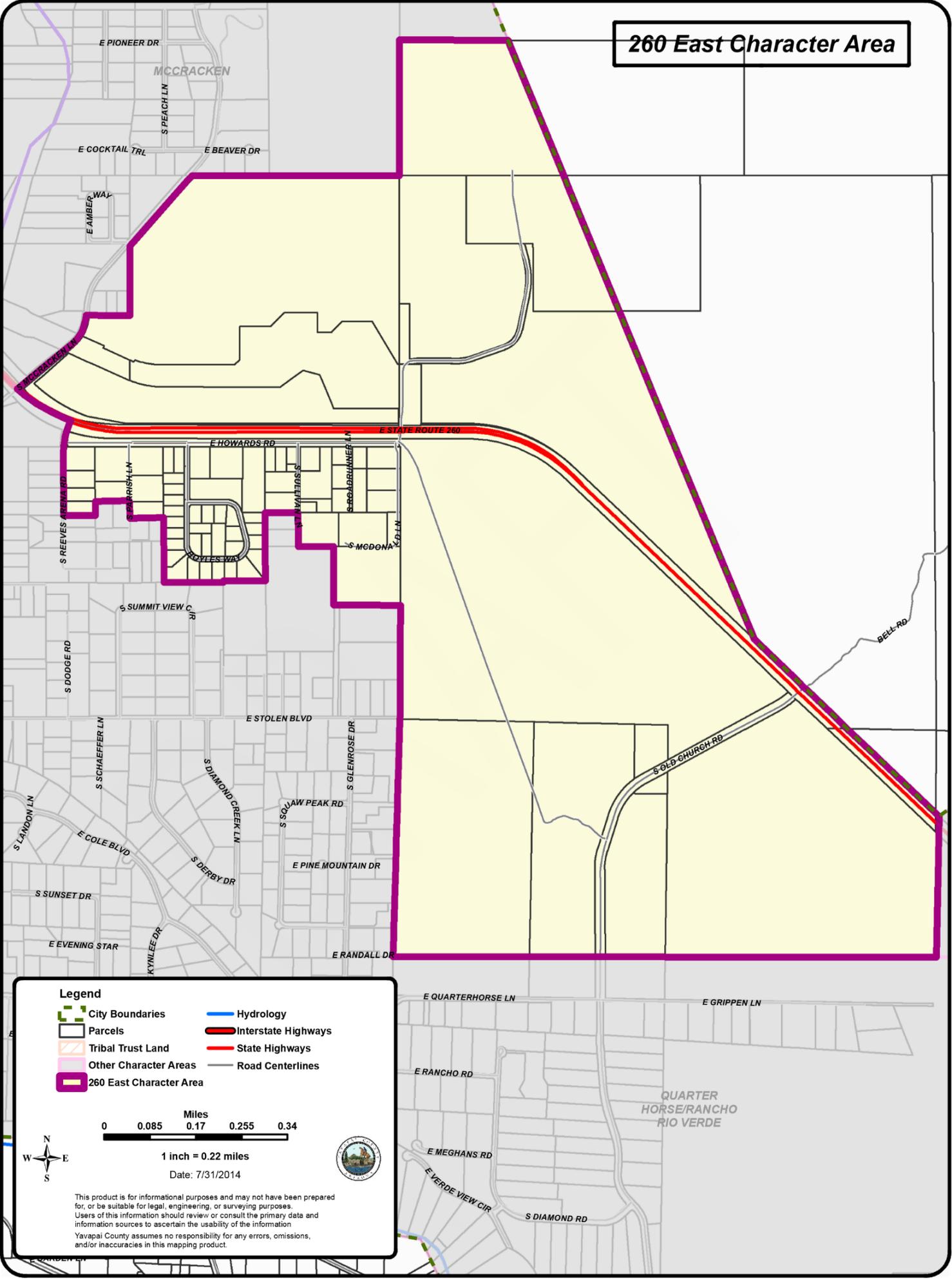
Introduction for 260 East Character Area:

The 260 East character area is a focal industrial area on the east side of Camp Verde. There are commercially zoned areas on both sides of State Route 260 with a developed business park and numerous available commercial lots on the south side of State Route 260 off Howard's Road. This area offers ideal business locations to those businesses that want to be near downtown Camp Verde, yet located on State Route 260 for easy access. South of this commercial development, a small to medium density residential neighborhood exist.

In addition to commercial properties, this character area also consists of an 80 acre tract owned by the Camp Verde Unified School District, Town of Camp Verde's Waste Water Treatment Plant, and U.S. Forest Service/National Forest Lands including the Verde Ranger District Office for the Prescott National Forest.

There is also an 118-acre parcel the Town of Camp Verde has designated for a future community park. It has a good deal of potential as a future recreational facility that proposes soccer-football fields, baseball fields, trails, equestrian facilities and other outdoor recreational amenities. Views consist of the White Hills to the north and the Verde River's tree-lined canopy to the west and south.

260 East Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- 260 East Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles
0 0.085 0.17 0.255 0.34

1 inch = 0.22 miles

Date: 7/31/2014

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TABLE 3.8 - Land Use; 260 East Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 East character area is approximately 1.4 square miles in size.</p> <p>The Northern boundary line of this character consists of portions of McCracken Lane and Section Line S05-T13N-R05E. The Eastern boundary line is the Town's boundary line and a small portion of section line S04-T13N-R05E. The Southern boundary line runs along the North side right-of-way of Quarterhorse and Grippen Lane. The Western boundary line runs along the South side of C3 and M1 properties off of Howards Road, and along a small portion of Reeves Arena Road and State Route 260.</p> <p>A significant portion 57.43 % of this character area is comprised of U.S Forest Service Land.</p> <p>The 260 East character area is partially commercial in nature. It includes areas of C3 – Heavy Commercial, PM – Performance Industrial, and M1 – Industrial General.</p> <p>A major portion of the 260 East character area is undeveloped land that includes approximately one hundred and eighteen acres that has been proposed for a future Town park.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Northeast Industries Commerce Park <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agricultural General Industrial Home Occupations Retail Sales 	<p>Major Roads:</p> <ul style="list-style-type: none"> State Route 260 <ul style="list-style-type: none"> McCracken Lane Old Church Road Reeves Arena Road Howards Road <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 McCracken Lane Howards Road and Reeves Arena Road State Route 260 and Old Church Road <p>Major Trails:</p> <ul style="list-style-type: none"> Bull Pen Loop Trails General Crook Trail 	<p>Community Services:</p> <ul style="list-style-type: none"> Camp Verde Sanitary District US Forest Service Verde Ranger Station <p>General:</p> <p>Historic Sites:</p> <ul style="list-style-type: none"> Camp Verde Airstrip <p><i>* Various private residences along Howards Road.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> <i>Proposed Future Town Park</i> <p>Water Resources:</p> <p>Irrigation Ditches:</p>	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> C3 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. M1 along McDonald Lane. Open Space Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS/C1/C2/C3/PM/M1 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. Open Space Planned Unit Development (PUD) Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 East Character Area:

- A Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.**

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.

- B. Goal: Encourage retaining rural character while encouraging existing and new non-residential development.**

Implementation Strategy:

- B. 1. Locate more intense commercial and quasi industrial uses adjacent to State Route 260 in the current commercially zoned areas.
- B. 2. Encourage new commercial structures to be compatible with the character of the existing community.

- C. Goal: Promote community based recreation and family activities.**

Implementation Strategy:

- C. 1. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- C. 2. Support the development of the community park for youth and adult activities.
- C. 3. Support safe access to the community park and recreational activities.

Middle Verde Character Area

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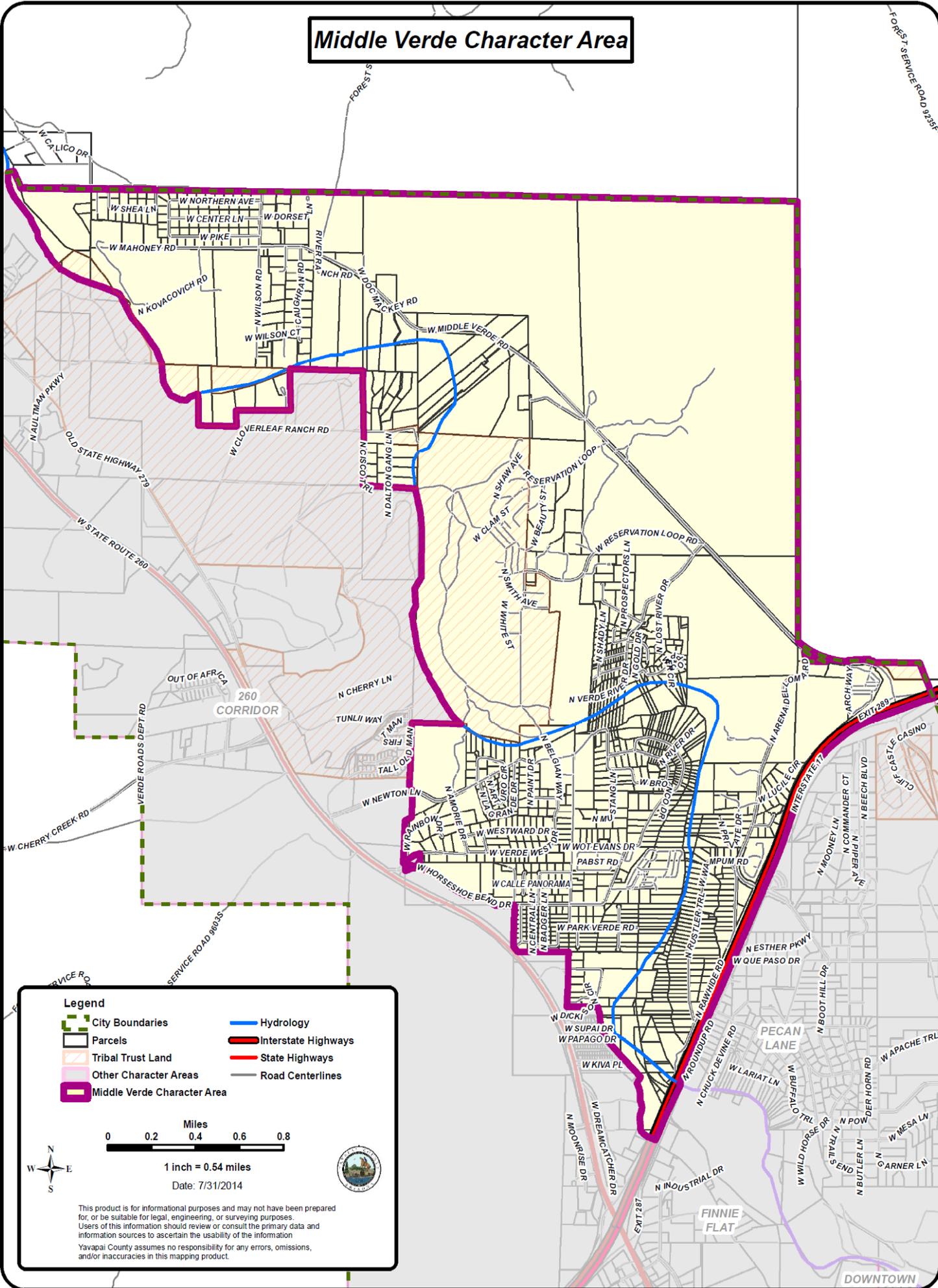
Introduction for Middle Verde Character Area:

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

The Middle Verde character area contains a variety of lands and uses -- the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.

Middle Verde Character Area



- Legend**
- City Boundaries
 - Parcels
 - Tribal Trust Land
 - Other Character Areas
 - Middle Verde Character Area
 - Hydrology
 - Interstate Highways
 - State Highways
 - Road Centerlines

0 0.2 0.4 0.6 0.8
Miles

1 inch = 0.54 miles
Date: 7/31/2014



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DOWNTOWN

TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries.</p> <p>The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive.</p> <p>A significant portion 29.96 % of this character area is comprised of U.S Forest Service land. There 8.26 % State land. The Yavapai-Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area.</p> <p>Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Buena Vista Estates • Buffalo Run Mobile Home Park • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1-3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2-3 • Rainbow Acres • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1-4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 • Yavapai-Apache Nation Middle Verde Tribal Community <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Group Care Facilities • Guest Ranches • Home Occupations • Public Facilities • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Arena Del Loma Road - Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road - Caughran Road - Reservation Loop Road - Verde River Drive • Park Verde Road • Verde West Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Middle Verde Road <p>Major Intersections:</p> <ul style="list-style-type: none"> • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road <p>Major Trails:</p> <ul style="list-style-type: none"> • White Hills Trailhead • Beaver Head Trail Trailhead 	<p>Community Services:</p> <ul style="list-style-type: none"> • Middle Verde Cemetery <p>General:</p> <ul style="list-style-type: none"> • Grandpa Wash • White Hills Drainage <p>Historic Sites:</p> <ul style="list-style-type: none"> • Frying Pan Ranch/ EA Jordan Homestead <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Arturo Neighborhood Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> - Eureka Ditch - OK Ditch - Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Community Services: <ul style="list-style-type: none"> - Administration Buildings - Cemetery - Medical Center - Police Department • Parks and Recreation: <ul style="list-style-type: none"> - Heritage Park • Historic Sites: <ul style="list-style-type: none"> - BIA Building - Middle Verde Rock Church 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 0 to 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive. • RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive. • RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Middle Verde character area:

- A. Goal: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services including public facilities.**

Implementation Strategy:

- A. 1. Support neighborhood level retail centers that provides everyday goods and services.
- A. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

- B. Goal: Maintain the rural, residential and agricultural character of the area.**

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁴**

Implementation Strategy:

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- C. 3. Encourage recreation which is compatible with the natural and cultural environment.

⁴ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

D. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- D. 1 Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- D. 2 Encourage multi-modal connectivity with the Yavapai-Apache Nation.

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Pecan Lane Character Area



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Introduction for Pecan Lane Character Area:

The Pecan Lane character area is defined by a towering row of stately pecan trees planted in 1927-1928. So spectacular, it was added to the National Registry of Historic Places in 2002 as a Rural Historic Landscape. The nearly century-old trees provide a canopy of shade all summer and a scenic drive during autumn when the leaves turn gold.

The Eureka Ditch, built immediately after the government opened the area to settlers in 1895, serves the southern half of this character area. A large family farm draws hundreds of locals and visitors to its popular summer vegetable and fruit stand. In 2014, a conservation easement was acquired to keep this place, Hauser and Hauser's Farm, for agriculture in perpetuity, and continue the Town's rural history as well as open space.

Montezuma Castle Highway connects central Camp Verde with the Yavapai-Apache Nation's cultural center, casino, and hotel complex and other businesses in the area. This center of commerce is in a position to grow providing more amenities.

The Camp Verde Unified School District complex is in the Pecan Lane character area. Neighborhoods include low density housing near downtown in former agricultural lands, which allow residents to have livestock and gardens. In the northern part of this character area, housing is denser while retaining a rural character. Roadside farmer's markets occur throughout Pecan Lane in summer and fall. Appropriate commercial growth is planned along Montezuma Castle Highway.

The Verde River flows along the southern boundary and meets Beaver Creek just above Black Bridge. Montezuma Castle Highway offers a remarkable view up Beaver Creek and drainage of Jackson Flats, Montezuma Castle National Monument, White Hills, and beyond to the Mogollon Rim. The Town of Camp Verde is working with the U.S. Forest Service and National Park Service on a trail system to connect the Pecan Lane character area with these sites.

TABLE 3.10 - Land Use; Pecan Lane Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Pecan Lane character area is approximately 3.38 square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway.</p> <p>The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries. The Verde River borders the Pecan Lane character area along the South.</p> <p>A significant portion 28.40 % of the East side of this character area is comprised of U.S Forest Service Land. Approximately 2.66 % is Yavapai-Apache Trust land and 0.59 % is the Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Pecan Lane character area, for approximately 2.74 miles and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, for approximately 2.09 miles.</p> <p>In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.</p> <p>A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Home Occupations • Restaurants • RV Parks • Service Stations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway/Pecan Lane <ul style="list-style-type: none"> - Apache Trail - Arena Del Loma - Camp Lincoln <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Montezuma Castle Highway <p>Major Intersections:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway and Apache Trail <p>Major Trails:</p> <ul style="list-style-type: none"> • Heritage Loop Trail • Hidden Canyon Trail • Jackson Flat Trailhead • Woodcutters Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • Intersection of I-17 and east side of Middle Verde Rd. • Intersection of Montezuma Castle Highway and W. Montezuma Castle Rd. 	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Unified School District <ul style="list-style-type: none"> - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School <p>Historic Sites:</p> <ul style="list-style-type: none"> • Camp Lincoln • Hauser Farm • Pecan Lane Rural Historic Landscape <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument <p>Water Resources:</p> <ul style="list-style-type: none"> • Dry Beaver Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch <p>Yavapai Apache Nation: Middle Verde Tribal Community</p> <p>Event Venues:</p> <ul style="list-style-type: none"> • Cliff Castle Casino • Conference Center • Cultural Center 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located on the North end of Montezuma Castle Highway and Interstate 17. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Pecan Lane Character Area:

- A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.**

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.

- B. Goal: Maintain the rural, residential and agricultural character of the area.**

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the preservation of existing densities and enhance existing neighborhoods by encouraging appropriate and compatible services and public facilities.**

Implementation Strategy:

- C. 1. Support neighborhood level businesses that provide goods and services.
- C. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

D. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁵

Implementation Strategy:

- D. 1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- D. 2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- D. 3 Encourage recreation which is compatible with the natural and cultural environment.

E. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- E. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the stated goals.
- E. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

F. Goal: Create inviting gateway entrances.

Implementation Strategy:

- F. 1. Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.
- F. 2. Promote improvements for safe and efficient traffic flow.
- F. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- Intersection of Interstate 17 and Middle Verde Road.
- Intersection of Montezuma Castle Highway and West Montezuma Castle Road.
(The entrance road to Montezuma Castle National Monument).

⁵ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

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McCracken Character Area



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Introduction for McCracken Character Area:

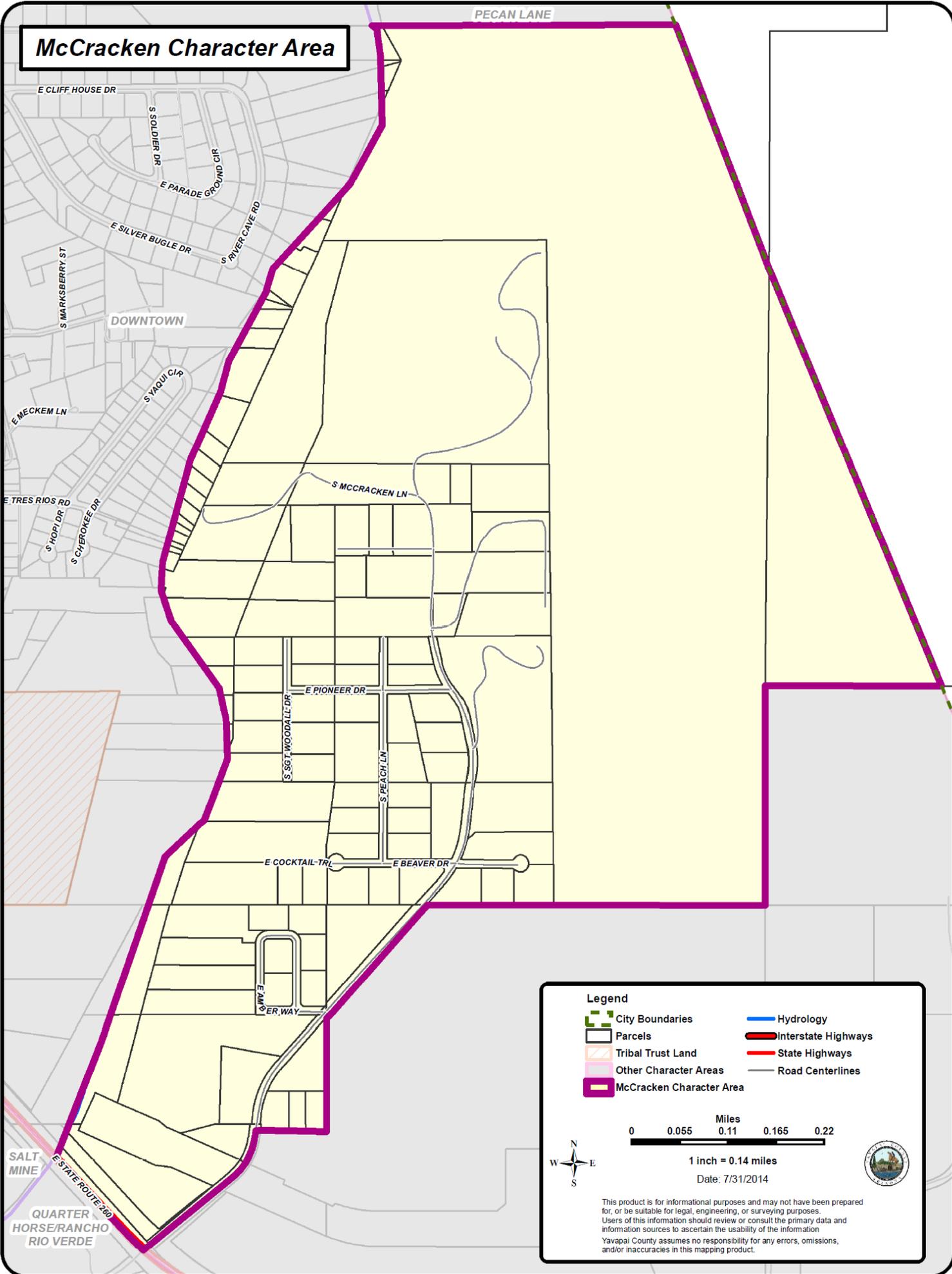
The McCracken character area is tucked against the White Hills, which is from the geologic Verde Formation. The land slopes down from the rugged cliffs, through native mesquite thickets to the verdant riparian landscape of the Verde River. This area offers eye-catching views of the Black Hills across the valley floor to the west.

It is predominantly a low density neighborhood built on former agricultural lands varying in size from an acre to more than ten acres. Most homes are custom built with space for livestock and gardens. The Verde River is the west boundary. Many of the properties extend into the meander land along the river offering private access to the riparian corridor.

Much of the McCracken character area is comprised of U.S. Forest Service/National Forest Lands on the White Hills and a small section of the Verde River. Entry to the river and hills is limited.

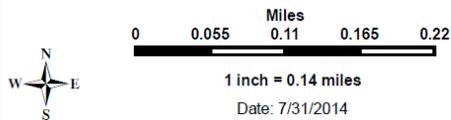
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McCracken Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- McCracken Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

TABLE 3.11 - Land Use; McCracken Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The McCracken character area is approximately 0.72 square miles in size.</p> <p>The Northern boundary line of this character area is Section Line S32-T14N-R05E. The Eastern boundary line is defined by Town boundaries. The Southern boundary line consists of McCracken Lane, Section Line S32-T14N-R05E, and US Forest Service Lands. The Western boundary line runs along a portion of the Verde River and State Route 260.</p> <p>A significant portion 47.22 % of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains 1.43 miles of the Verde River.</p> <p>The McCracken character area primarily consists of Low Density Residential housing that requires lots a minimum of one acre, and allows for one single-family residence with livestock allowed on lots of ½ acre or more in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Pebble Rock Subdivision • Pioneer Acres Units 1-2 <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • McCracken Lane • State Route 260 <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and McCracken Lane <p>Major Trails:</p> <ul style="list-style-type: none"> • Bull Pen Loop Trails • General Crook Trail 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • CV Hill <p>Historic Sites:</p> <ul style="list-style-type: none"> • Fort River Caves <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Future Town Owned Community Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Diamond S Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the McCracken Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential, and agricultural character of the area.

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁶

Implementation Strategy:

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- C. 3. Encourage recreation that is compatible with the natural and cultural environment.

⁶ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.



Quarterhorse/Rancho Rio Verde Character Area



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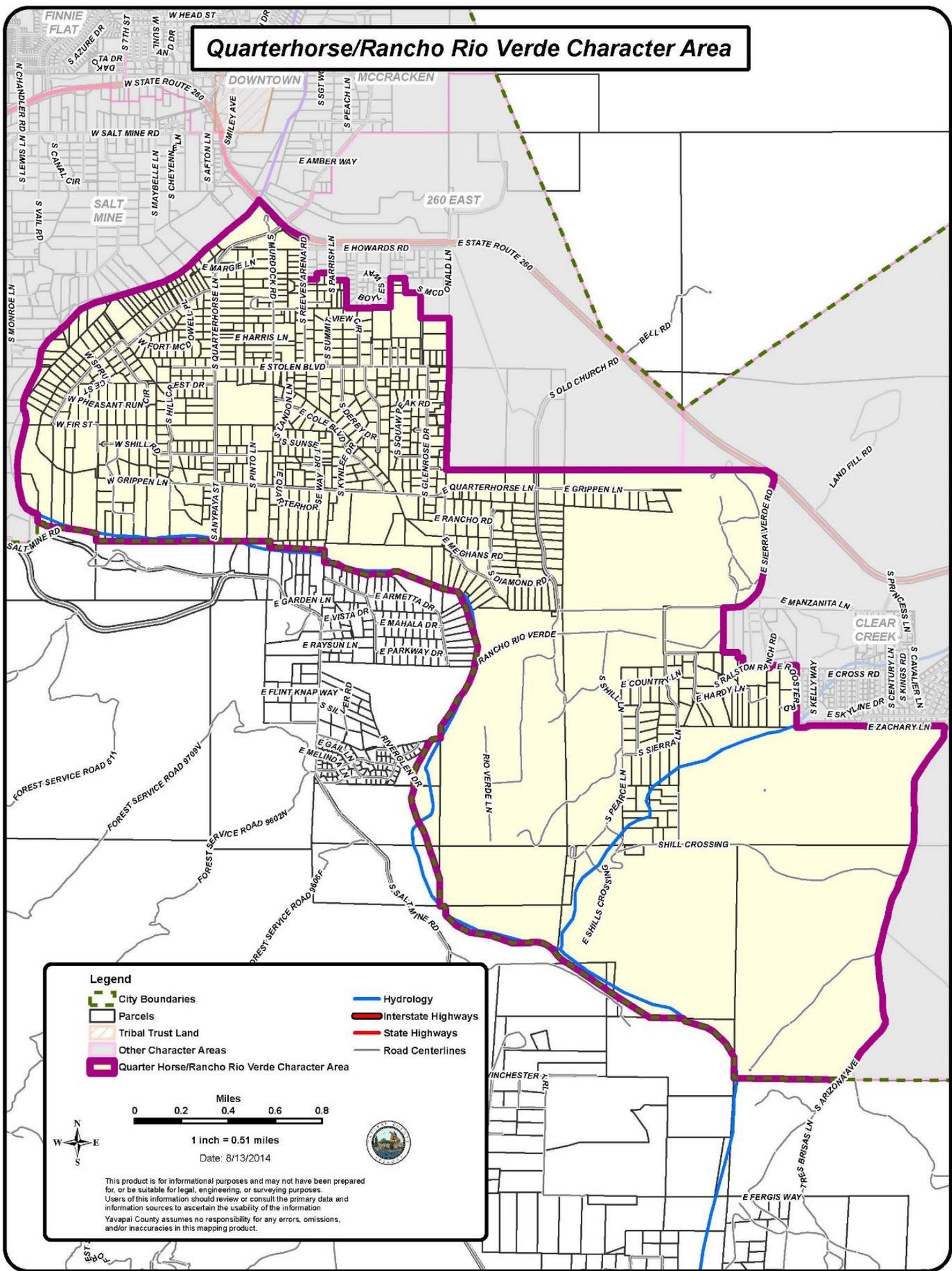
Introduction for Quarterhorse/Rancho Rio Verde Character Area

The Quarterhorse/Rancho Rio Verde character area represents Camp Verde's agricultural history, being one of the first settled places in the late 1860s. Although most of the large farms and ranches are gone, a few still exist, such as Shield's Ranch. Reminders of old farms and ranches can still be seen, and active agriculture continues with growing corn, alfalfa, hay, pecans, and other crops. This is coupled with pasturing cattle, horses, sheep, goats, and other livestock. This area, along with a few others, personifies the rural character of Camp Verde.

Primarily a residential neighborhood, it is comprised of mostly custom homes built on large lots or acreage, many of them irrigated by the historic ditches and bordered by the Verde River and West Clear Creek. It is a landscape that continues to offer opportunities for vineyards, wineries, and more local agriculture. It is also home to the original settlement in the Verde Valley, the Historic Clear Creek Church and the Clear Creek Cemetery, the last resting place of many Camp Verde pioneers.

The Verde River curves along the west border of Quarterhorse/Rancho Rio Verde. At the lower end, Clear Creek joins the Verde River. From White Bridge or Clear Creek landing, boaters have a scenic ride with views of riverside homes, pastures, and thick riparian habitat, making it a popular run to Beasley Flat.

Quarterhorse/Rancho Rio Verde Character Area



- Legend**
- City Boundaries
 - Parcels
 - Tribal Trust Land
 - Other Character Areas
 - Quarter Horse/Rancho Rio Verde Character Area
 - Hydrology
 - Interstate Highways
 - State Highways
 - Road Centerlines

Miles
0 0.2 0.4 0.6 0.8

1 inch = 0.51 miles
Date: 8/13/2014



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TABLE 3.12 - Land Use; Quarterhorse/Rancho Rio Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Quarterhorse/Rancho Rio Verde character area is 5.82 square miles in size and contains Shield Ranch, a 306 acre cattle ranch that has been owned by the Nature Conservancy since June of 2010.</p> <p>The North boundary line of this character area runs along a portion of State Route 260, Reeves Arena Road, and the South side of C3 and M1 properties off of Howards Road. The Northern boundary line follows along Section Line S08-T13N-R05E to just North of Quarterhorse and Grippen Road where it proceeds East to Section Line S09-T13N-R05E. The East boundary line then follows along Section Line S09-T13N-R05E South to Sierra Lane and along the edge of Sierra Verde Estates until it reaches Clear Creek. The East boundary line then continues East along Section Line S21-T13N-R05E and follows along U.S Forest Service Lands South to the Verde River. The South and West boundary lines of the Quarterhorse/Rancho Rio Verde Character area is the Verde River which is approximately 6.81 miles.</p> <p>A small portion 28.69 % of the character area is comprised of U.S Forest Service Land. There is 1.20 % Yavapai-Apache Tribal Community land.</p> <p>The Quarterhorse character area is primarily residential in nature and consists of Low Density Residential properties.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Country Estates Units 1, 3 & 4 Country Estates Unit 2 Amended Diamond Creek Ranch Diamond Creek Ranch North Fort Verde Estates Jordan Meadows Jordan Meadows Units 2-3 Millwood Estates Mountain View Estates Paradise Acres Verde Park <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agriculture Home Occupations Previously established businesses or Commercial. 	<p>Major Roads:</p> <ul style="list-style-type: none"> State Route 260 <ul style="list-style-type: none"> Old Church Road Grippen Lane Quarterhorse Lane Stolen Boulevard Sierra Verde Road Rancho Rio Verde <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 and Quarterhorse Lane State Route 260 and Old Church Road State Route 260 and Sierra Verde Road <p>Major Trails:</p> <ul style="list-style-type: none"> Can-Can Trail General Crook Trail Squaw Peak (Trail #518) 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> Bell Spring <p>Historic Sites:</p> <ul style="list-style-type: none"> Bell House Clear Creek Church Clear Creek Cemetery <p><i>* Various private residences along Anupaya St., Quarterhorse Ln., Verde Park Dr./Old Church Rd., Rancho Rio Verde Ln., and Shill Crossing.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> White Bridge Recreational Day Use Site <p>Water Resources:</p> <ul style="list-style-type: none"> Clear Creek Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Diamond S Ditch Pioneer Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> Open Space <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG Open Space Planned Unit Development (PUD) Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Quarterhorse/Rancho Rio Verde Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicated with the U.S Forest Service and Camp Verde Unified School District about the community's desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural residential and agricultural character of the area.

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
- B. 6. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 7. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 8. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁷

Implementation Strategy:

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

⁷ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.



Salt Mine Character Area



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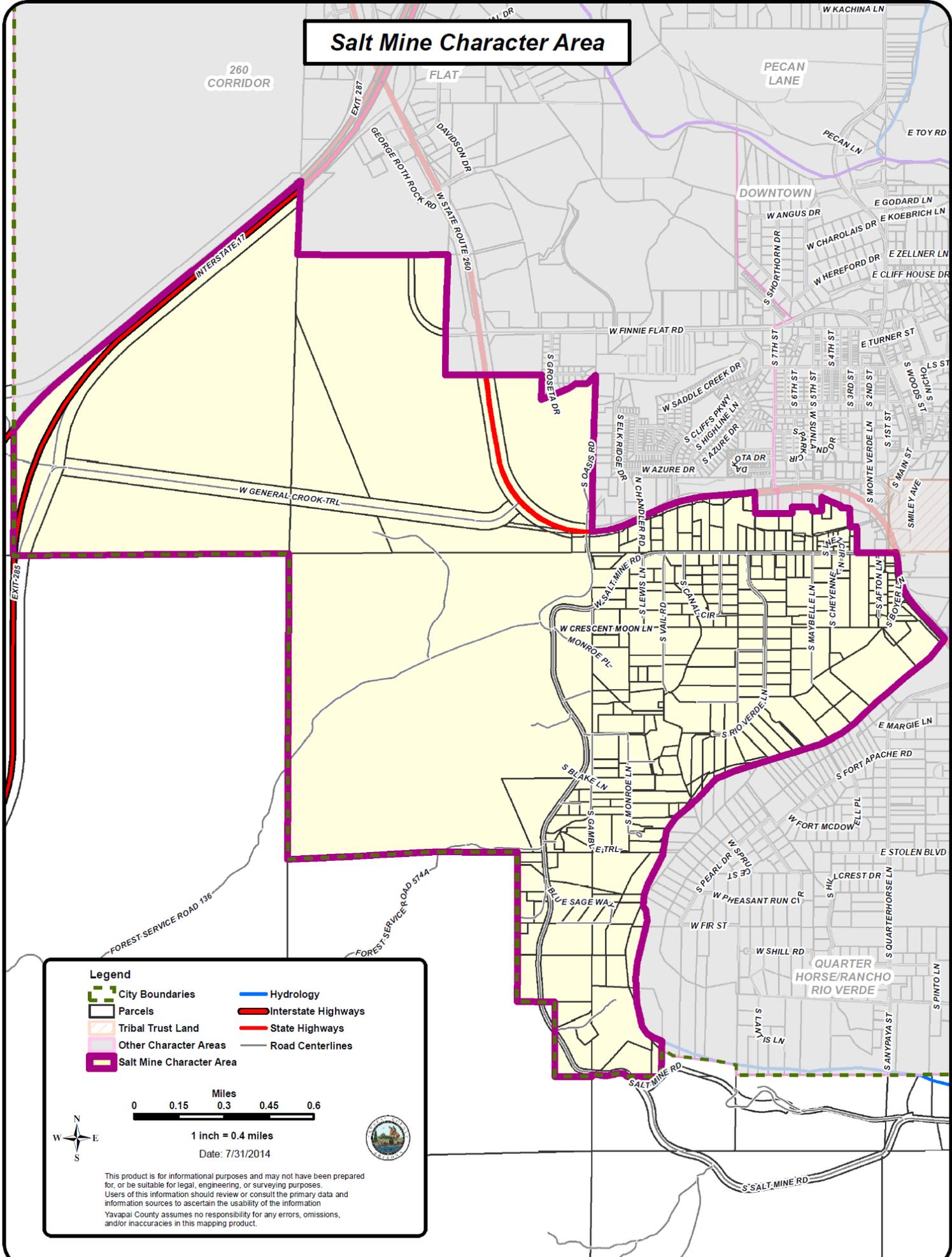
Introduction for Salt Mine Character Area:

Seen from Interstate 17 as the highway passes down Copper Canyon, the Salt Mine area is for many their first view of Camp Verde. Named for a deposit of salt laid down millions of years ago by a receding freshwater lake, and eventually mined by the prehistoric and historic occupants of the area. The Verde Salt Mine provided employment for many residents during the Great Depression until closing in 1934. Today it is a protected sacred site for Native American people and a curiosity to historians and amateur geologists alike. The Salt Mine character area comprises a distinctive view shed of open space and riparian greenbelt within the Town of Camp Verde.

Camp Verde's long agricultural history is seen here because it was among the closest tillable land in the military reservation. One of the first locations in the Verde Valley settled by Anglos, this neighborhood dates to the late 1860's. It is across the Verde River from the Quarterhorse/Rancho Rio Verde area, and combined they comprise much of the town's historic farm and ranch lands. Serviced by the Verde Ditch, which dates back to 1868, the area still supports pecan groves, cattle and horse pastures, and roadside farm stands. The residential neighborhoods are a mix of small farms, ranchettes, and custom homes on varying size lots. Open spacing allows residents to enjoy the rural lifestyle with gardens, crops, and livestock.

The Verde River winds along the east border of the Salt Mine character area, providing the boating experience found with Quarterhorse/Rancho Rio Verde. Copper Canyon, usually an intermittent creek, yields periodic flows into the Verde that can be high due to rain storms. U.S. Forest Service/National Forest Lands are on the west side of this character area offering diverse opportunities for recreation in the Black Hills and Verde River.

Salt Mine Character Area



Legend

- City Boundaries
- Parcels
- Tribal Trust Land
- Other Character Areas
- Salt Mine Character Area
- Hydrology
- Interstate Highways
- State Highways
- Road Centerlines

Miles
0 0.15 0.3 0.45 0.6

1 inch = 0.4 miles

Date: 7/31/2014



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TABLE 3.13 - Land Use; Salt Mine Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately 3.82 square miles in size.</p> <p>The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches the east side of current parcel 404-28-033C, then see attached insert. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River which is 1.92 miles. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.</p> <p>A significant portion 43.72 % of this character area is comprised of U.S Forest Service Land. In addition, there is also a significant portion of State Land which is approximately 15.18 %.</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Afton Estates • Maybelle Estates • Rio Verde Ranchos • Security Acres Amended • Sunny Terrace <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 <ul style="list-style-type: none"> - Oasis Road - Salt Mine Road - Rio Verde Lane <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and General Crook Trail <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead • General Crook Trail • John Thompson Trail • Lucky Canyon Trail • Ryal Springs Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • At the junction of General Crook Trail and State Route 260 • At the junction of I-17 and General Crook Trail • Consider utilization of Town owned property at the corner of Oasis Rd. and State Route 260 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • Copper Canyon • Faulkner Wash • West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road <p><i>* Various private residences along Boyer St. and Salt Mine Rd.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Salt Mine Character Area:

A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicate with the U.S. Forest Service and Arizona State Lands about the community's desire to maintain scenic view sheds and open space.

B. Goal: Maintain the rural, residential and agricultural character of the area.

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Encourage development below hilltops to protect the aesthetics and ridgeline silhouette.
- B. 6. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 7. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 8. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities, and reduce the loss of prime agricultural lands and important open space areas.

C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁸

Implementation Strategy:

- A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- A. 3. Encourage recreation that is compatible with the natural and cultural environment.

⁸ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

D. Goal: Create inviting gateway entrances.

Implementation Strategy:

- D. 1 Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.
- D. 2 Promote improvements for safe and efficient traffic flow.
- D. 3 Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- At the intersection of General Crook Trail and State Route 260.
- At the intersection of Interstate 17 and General Crook Trail.

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Clear Creek Character Area



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Introduction for Clear Creek Character Area:

The Clear Creek character area is the southeastern gateway for the Town of Camp Verde. It has two distinguishing elements; the Verde Lakes planned neighborhood along Clear Creek, and the White Hills Cliffs that overlook the area from the north. Straddling the lower reaches of West Clear Creek, a perennial stream, the Verde Lakes neighborhood is a high density residential area. A singular distinguishing feature of this character area is a large pond with houses around the perimeter and a community park.

In addition to the high density residential area are also some homes on larger, pasture acreage, along with a commercial vineyard, and a small amount of commercial businesses that mostly lend themselves to the surrounding residential areas. Another unique feature to this character area is a gypsum mine that is located on U.S. Forest Service/National Forest lands in the hills across State Route 260 from the Verde Lakes residences.

The White Hills neighborhood was commonly known as the “garden reservation” after it became part of the Fort Verde Military Reservation in 1887. Citizens and soldiers farmed the area along the creek for several years, providing needed food for the fort. The Pioneer and Wingfield ditches constructed in the late 1800’s still serve properties in the area today.

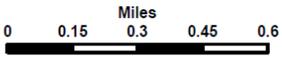
The White Hills formation, the defining feature of the upland landscape to the east, were formed from sediments laid down by a freshwater lake that existed between 10 and 2 million years ago. The Clear Creek area is surrounded mostly by U.S. Forest Service/National Forest Lands, which offer abundant opportunities for recreation. The roads to popular recreation places including Beaver Creek, Bull Pen, Clear Creek, and Fossil Creek are accessed from this location. Nearby these population recreation sites are prominent archeological sites -- Clear Creek Site on the White Hills Cliffs to the North and the Wingfield Mesa Site to the South.

West Clear Creek collects water from several drainages of the Mogollon Rim and can be a quiet trickle or a roaring rush. It is a critical tributary of the Verde River.

Clear Creek Character Area

Legend

-  City Boundaries
-  Parcels
-  Tribal Trust Land
-  Other Character Areas
-  Clear Creek Character Area
-  Hydrology
-  Interstate Highways
-  State Highways
-  Road Centerlines



1 inch = 0.43 miles

Date: 8/13/2014



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

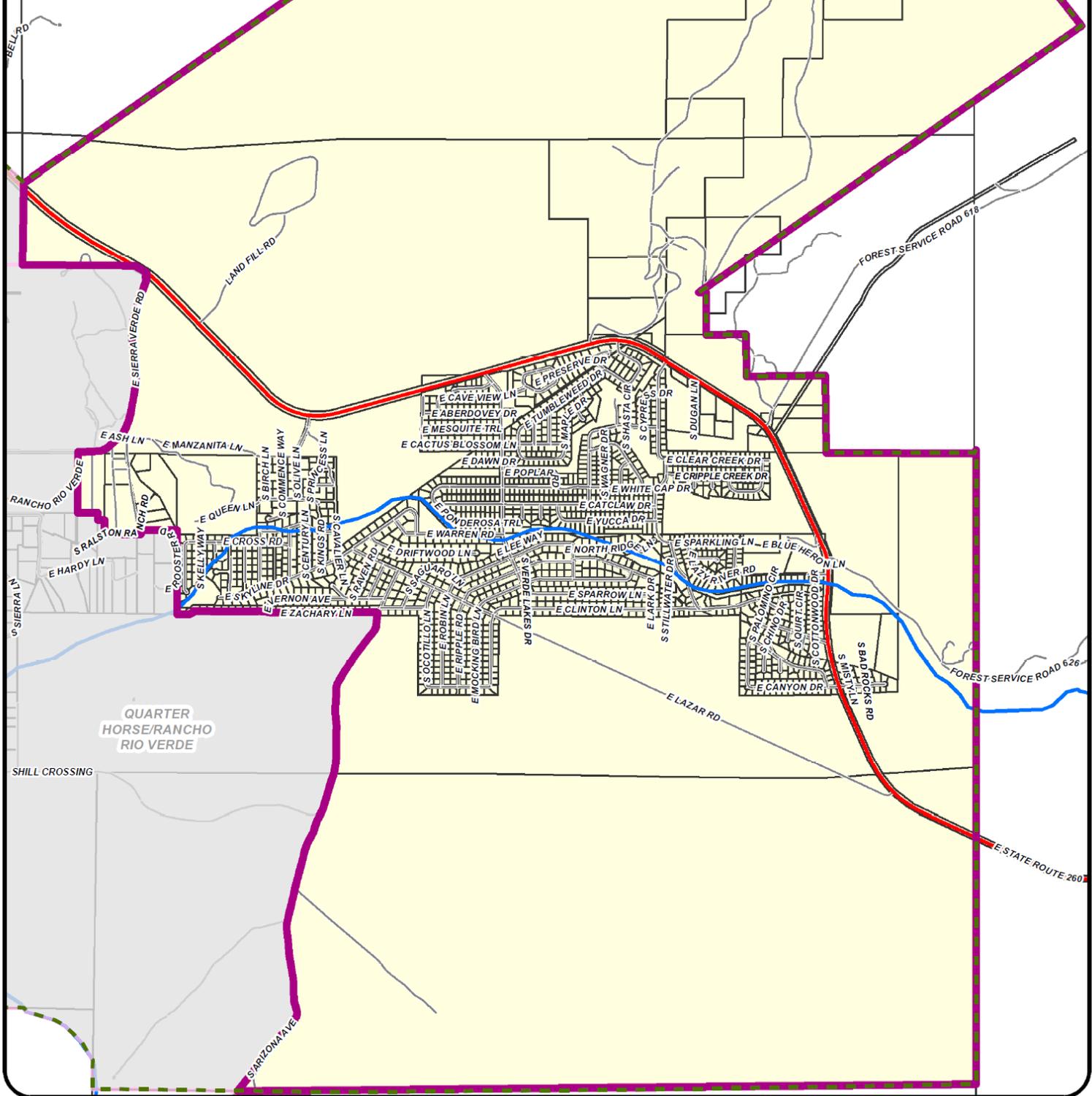


TABLE 3.14 - Land Use; Clear Creek Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately 9.18 square miles in size.</p> <p>The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.</p> <p>The majority 74.62 % of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains 2.95 miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Cave View Estates • Clear Creek West • Clear Creek West Unit 2 • Preserve At Clear Creek • Verde Lakes Estates • Verde Lakes Units 2-5 • Verde Paradise • White Hills Mobile Home Park <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Home Occupations • Mining • Retail Sales • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 <ul style="list-style-type: none"> - Aspen Way - Big Valley Drive - Canyon Drive - Forest Service Road 618/Bull Pen Road - Forest Service Road 626 - Olive Lane - Sierra Verde Road - Verde Lakes Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • State Route 260 and Aspen Way • State Route 260 and Big Valley Drive • State Route 260 and Forest Service Road 618/Bull Pen Road • State Route 260 and Canyon Drive • State Route 260 and Olive Lane • State Route 260 and Verde Lakes Drive • State Route 260 and Sierra Verde Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Bull Pen Loop Trailhead • General Crook Trail <p>Gateway Entrance:</p> <ul style="list-style-type: none"> • State Route 260 at the Town Boundary coming west from Payson, AZ 	<p>Community Services:</p> <ul style="list-style-type: none"> • Transfer Station <p>General:</p> <ul style="list-style-type: none"> • Wickiup Creek <p>Historic Sites:</p> <ul style="list-style-type: none"> • Clear Creek Ruins • Wingfield Mesa <p><i>* Various private residences along Verde Lakes Drive and State Route 260.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Clear Creek Campground <p>Water Resources:</p> <ul style="list-style-type: none"> • West Clear Creek <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Pioneer Ditch • Wingfield Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • RS on the north side of the intersection of State Route 260 and Big Valley Drive • C1 at Clear Creek RV Park on State Route 260. • C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • C2 on the south side of the intersection of State Route 260 and Big Valley Drive. • C2 on the east side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources which includes Salt River Pima-Maricopa Indian Gypsum Mine • Open Space • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • RS on the North side of the intersection of State Route 260 and Big Valley Drive. • RS/C1 at Clear Creek RV Park on State Route 260. • RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive. • RS/C1/C2 on the East side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Clear Creek Character Area:

- A. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.**

Implementation Strategy:

- A. 1. Encourage the preservation of dedicated open space areas in their natural state.
- A. 2. Preserve scenic view sheds.
- A. 3. In the event of development, maintain setbacks and height guidelines.
- A. 4. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- A. 5. Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

- B. Goal: Maintain the rural, residential and agricultural character of the area.**

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁹**

Implementation Strategy:

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- C. 3. Encourage recreation that is compatible with the natural and cultural environment.

⁹ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

D. Goal: Create inviting gateway entrances.

Implementation Strategy:

- D. 1 Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environments.
- D. 2 Promote improvements for safe and efficient traffic flow.
- D. 3 Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrances:

- State Route 260 at the Town boundary coming West from Payson.

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Additional Maps



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**State Route 260 Annexation Map
Camp Verde, Arizona
Adopted by the Town Council on March 2, 2005
Per Ordinance 2005-A301**

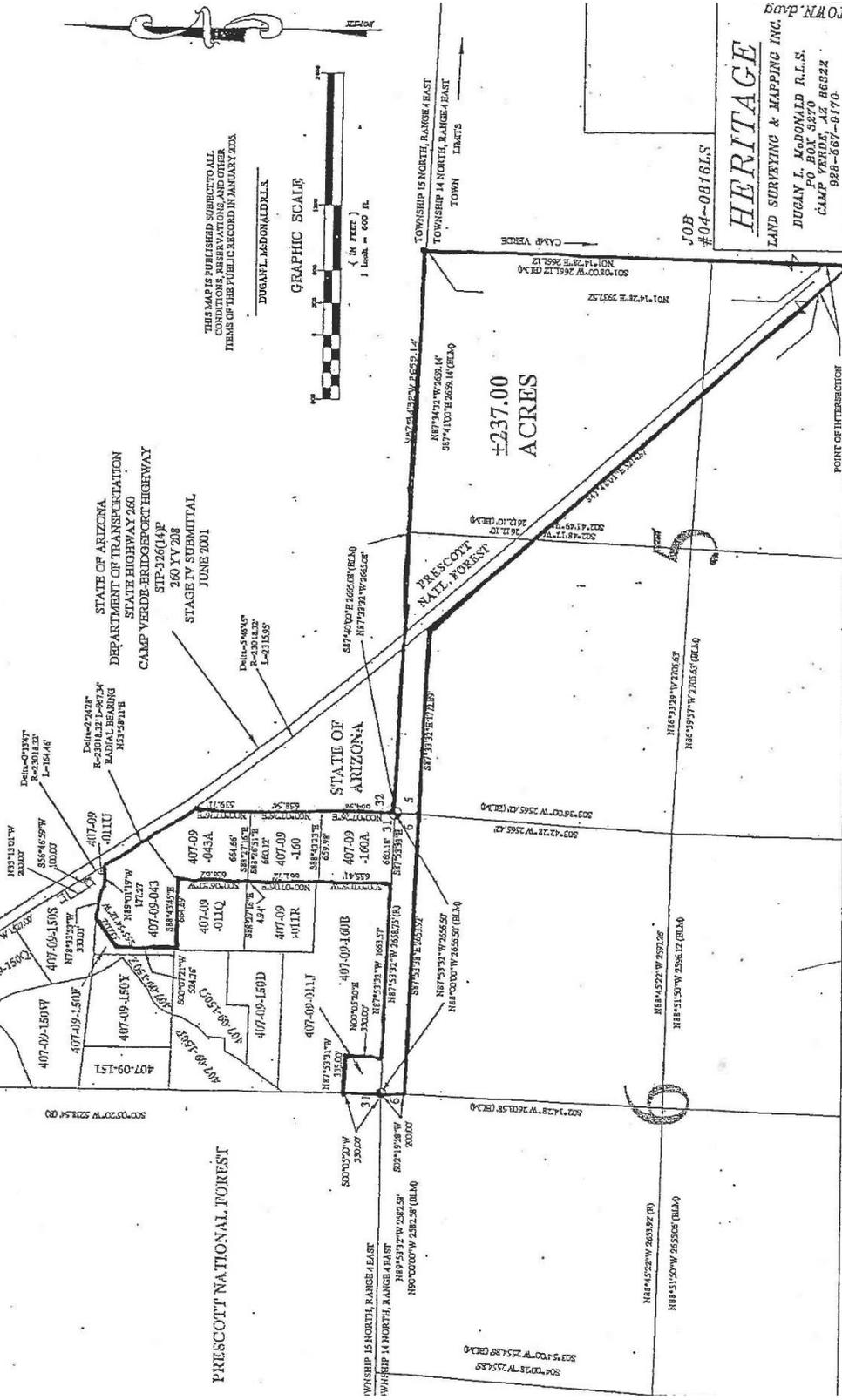
EXHIBIT DRAWING

A PORTION OF THE EAST 1/2 OF SECTION 31,
TOWNSHIP 15 NORTH, RANGE 4 EAST & THE NORTHEAST 1/4 OF
SECTION 6 & THE NORTHWEST 1/4 & THE NORTHWEST 1/4 OF
SECTION 5, TOWNSHIP 14 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

30 | 29
31 | 32

SECTION 31
SECTION 32
SECTION 5
SECTION 6

- (R) INDICATES RECORD DIMENSION FOUND IN BOOK 71 OF LAND SURVEYS PAGE 61 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (B) INDICATES RECORD DIMENSION FOUND IN BOOK 71 OF LAND SURVEYS PAGE 62 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (BL) INDICATES RECORD DIMENSION FOUND IN BOOK 71 OF LAND SURVEYS PAGE 63 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA



THIS MAP IS PUBLISHED SUBJECT TO ALL
CONDITIONS, RESERVATIONS, AND OTHER
ITEMS OF THE PUBLIC RECORD IN JANUARY 2004

DUGAN L. MADONALD, R.L.S.
GRAPHIC SCALE
1 inch = 400 ft.

JOB #04-0816LS
HERITAGE
LAND SURVEYING & MAPPING INC.
DUGAN L. MADONALD, R.L.S.
P.O. BOX 927
CAMP VERDE, AZ 86322
928-367-0170

TOWNSHIP 14 NORTH, RANGE 4 EAST

POINT OF INTERSECTION

PRESCOTT NATIONAL FOREST

TOWNSHIP 15 NORTH, RANGE 4 EAST
TOWNSHIP 14 NORTH, RANGE 4 EAST
TOWN LIMITS

CAMP VERDE

PRESCOTT NATL. FOREST

STATE OF ARIZONA

STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY 260
CAMP VERDE BRIDGE PROJECT HIGHWAY
STR-326(04)F
260 LY 208
STAGRETY SUBMITTAL
JUNE 2001

DATE=2/2/01
R=2301321-1-87124
RADIAL BEARING
B5559511B

DATE=5/6/05
R=2301321-1-87124
RADIAL BEARING
L=311555

**Entertainment District Boundary Map
Camp Verde, Arizona
Adopted by the Town Council on November 7, 2012
per Resolution 2012-874**



Legend

 Entertainment District

2007 Flood Control Imagery

0 170 340 510 680
Feet

1 inch = 549.4 feet

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Chapter 4

Economic Development



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Vision Statement:

The Town of Camp Verde encourages and supports business growth and retention to give residents the ability to live, work and shop in the community. We strive to preserve our rich cultural history, agrarian heritage, and natural resources while fostering a resilient economy.

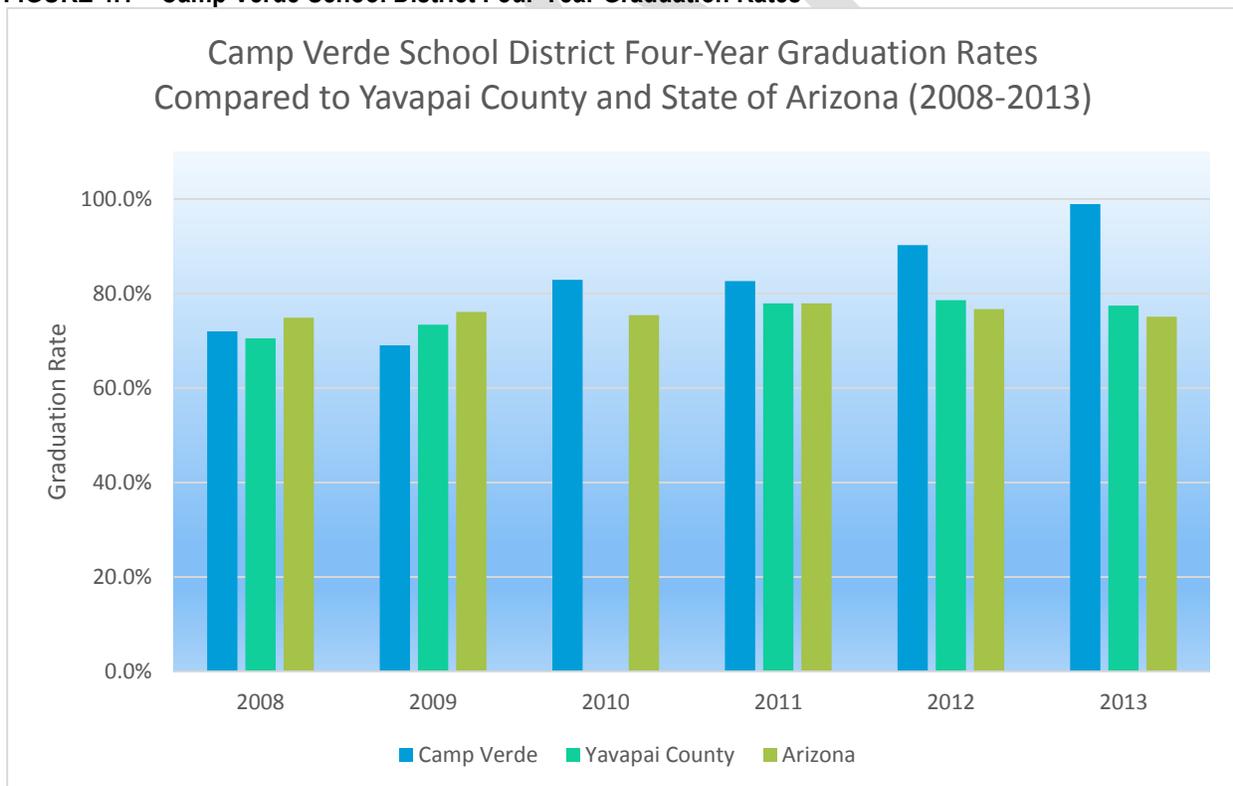
Introduction:

The Town of Camp Verde includes an Economic Development element in its general plan because of its relationship to other elements in the plan and its importance to the community. The economy and a community's economic development policies are critical factors that influence the quality of life for all citizens.

Economic development typically focuses on business growth through retention, expansion, and attraction. Expanding the tax base is directly related to the overall quality of life of the area, the services provided, and ensuring that the local economy is sustainable over time.

Educational attainment is a key indicator to the overall health of the community. Graduation rates in Camp Verde are high at 99% compared to a state average of 96.5%. The graduation rate for the Camp Verde School District shows a steady increase in rates beginning in 2011. Camp Verde's four year graduation rate excel compared to Yavapai County and the State of Arizona results over the past six years. See Figure 4.1 below:

FIGURE 4.1 – Camp Verde School District Four-Year Graduation Rates



Please Note: Figures in this table have been provided by the Camp Verde Focused Future II - Community and Economic Development Strategic Plan, November 2015.

The chart below compares social characteristics from Yavapai County, the State of Arizona and the nation.

TABLE 4.2 – U.S. Census Bureau 2013 Demographic Comparisons

U.S. Census Bureau 2013 Demographic Comparisons				
Social Characteristic	Camp Verde	Yavapai County	Arizona	United States
High School Graduates/Equivalency, 25 Years Of Age Or Older	85.4%	88.9%	85.4%	85.6%
Bachelor's Degree or Higher, 25 Years Of Age Or Older	13.5%	22.8%	26.7%	28.9%
Home Ownership Rate (2010)	76.4%	70.8%	66.0%	65.1%
Persons Per Household	2.52	2.34	2.68	2.60
Median Household Income	\$38,871	\$42,987	\$49,774	\$53,046
Persons Below Poverty	24.5%	15.8%	17.9%	15.4%
Persons Under 19 Years Old	20.6%	20.7%	27.9%	26.6%
Persons 20 – 64 Years Old	58.4%	54.0%	57.7%	60.0%
Persons 65 Years Old and Over	21.0%	25.3%	14.4%	13.4%

Please Note: Figures in this table have been provided by the U.S. Census Bureau. Please visit <http://www.census.gov> for additional information.

In late 2014, citizens, landowners, agencies, policy makers, and other stakeholders were brought together to develop the Camp Verde Focus Future II - Community and Economic Development Strategic Plan. The plan and its policy framework, which will serve as a stand-alone community and economic development plan once approved by Town Council, was used in 2015 to provide direction and information within this element.

Goals & Implementation Strategies:

- A. Goal: Create an environment that encourages business growth, retention, revitalization and employment opportunities.**

Implementation Strategy:

- A. 1. Encourage a variety of businesses that offer diverse employment opportunities to locate within the Town's limits.
- A. 2. Encourage businesses to locate within the Town's limits to offer the opportunity to purchase a wide variety of merchandise and services locally.
- A. 3. Utilize the Town's geographically central location within the State, and proximity to the major interchange of Interstate 17 and State Route 260, to encourage businesses such as but not limited to: regional retail, manufacturing and distribution centers, to locate within the Town.
- A. 4. Pursue grants, studies, and regional economic development proposals that will provide a direct benefit to the community.
- A. 5. Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce, including vocational programs.
- A. 6. Work with local businesses and development interests to identify processes that can be streamlined and optimized.
- A. 7. Recruit complementary businesses to support the needs of existing businesses.

- B. Goal: Maintain and develop an attractive economic environment.**

Implementation Strategy:

- B. 1. Retain and embrace the Town's history and rural character.
- B. 2. Support quality education as a community.
- B. 3. Encourage activities and job opportunities for all residents.
- B. 4. Develop recreational amenities within the community.
- B. 5. Encourage acquisition or cooperative use of Federal, State and privately owned lands to meet the community's desire for public lands and open space.
- B. 6. Promote, as a community, the many tourism opportunities in and around Camp Verde.
- B. 7. Support continued enforcement of town ordinances to ensure public health, safety and welfare.
- B. 8. Encourage townspeople to actively participate in town government, town commissions and committees, business organizations, service clubs, school boards, parent-teacher organizations, and other groups to ensure community values and a high quality of life.
- B. 9. Promote cooperation between the Town, Yavapai-Apache Nation, business organizations, local businesses, schools and residents to work together on projects to enhance the economic environment.

C Goal: Establish Camp Verde as a destination thereby increasing visitor and retail traffic.

Implementation Strategy:

- C. 1. Encourage the continuation of a consistent branding, marketing and self-promotion program for Camp Verde.
- C. 2. Encourage improvement of promotional and informational signage along key corridors and gateways.
- C. 3. Continue to develop the existing multi-use trail network with stakeholders.
- C. 4. Participate in the implementation of the Verde River Recreation Master Plan.
- C. 5. Continue to implement historic preservation initiatives.
- C. 6. Continue to participate with Fort Verde State Historic Park to increase visitation and tourism.

D Goal: Plan for adequate infrastructure to support and grow business, tourism and development.

Implementation Strategy:

- D. 1 Encourage development in areas where water, sewer and electric are existing or anticipated.
- D. 2 Encourage utilities and related infrastructure to support future commercial and industrial growth as appropriate.
- D. 3 Encourage efforts to improve the overall aesthetics of the community.



Chapter 5
Growth Area



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Vision Statement:

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

Introduction:

Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area element. Commercial development must obtain equitable balance with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services.

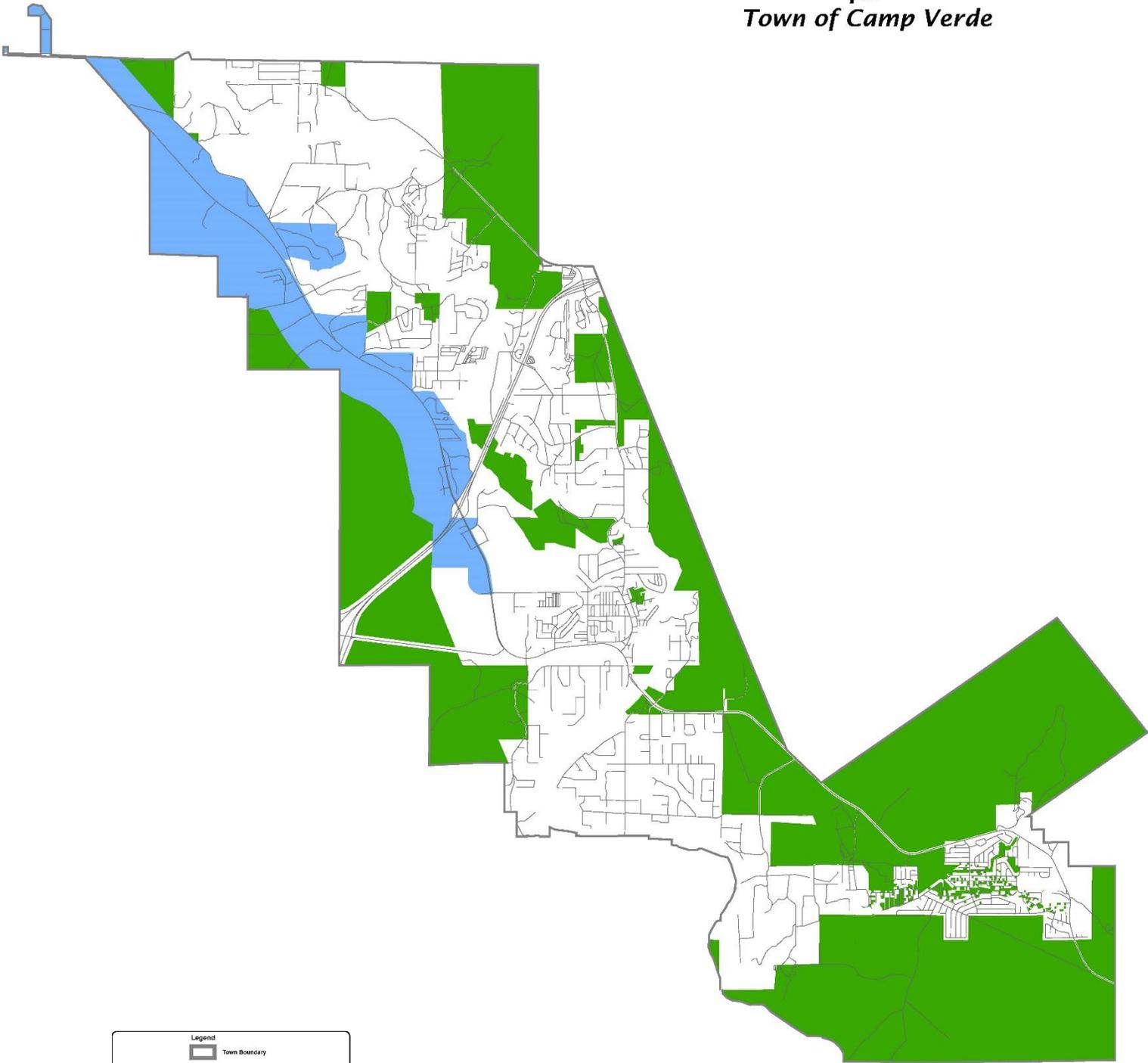
Potential Growth Areas:

This plan identifies areas suitable for planned multi-modal transportation and utility infrastructure expansion included but not limited to water and sewer. According to Arizona State Statute 9-461.05:

2. A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:
 - (a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
 - (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
 - (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

The Town of Camp Verde's Growth Area, located northwest of Interstate 17 along State Route 260 to the Town's northwest boundary is suitable for a variety of future uses including Agricultural (AG), Residential Services (RS) Commercial (C1/C2/C3), Industrial (PM/M1/M2), Mixed Use, Mixed Use Commercial/Industrial, Planned Unit Development (PUD), Natural Resources, Open Space, and Public Facilities development, and links the Town of Camp Verde to the upper Verde Valley. Please refer to the 260 West character area found in Chapter 3 – Land Use & Character Areas for additional information. This Growth Area is also located southeast of Interstate 17, on the south side of State Route 260, and continues southeast to Finnie Flat Road. This portion of the Growth Area is suitable for future Residential Services (RS), Commercial (C1/C2), Mixed Use, Open Space, Planned Unit Development (PUD) and Public Facilities. Please refer to the Finnie Flat character area located in Chapter 3 – Land Use & Character Areas for additional information.

Growth Area and Open Space for Town of Camp Verde



Legend

- Town Boundary
- Road Centerlines
- Growth Area
- Open Space

0 0.25 0.5 0.75 1
Miles
1 inch = 0.36 miles
Date: 10/20/15

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Goals & Implementation Strategies:

- A. Goal:** Encourage balanced commercial development that is convenient to residential areas, visitor travel patterns and main roads, and is compatible with cost-effective construction of infrastructure.

Implementation Strategy:

- A. 1. Direct commercial development to areas currently located on major collector roads where water, sewer and electric are existing & anticipated.
- A. 2. Encourage infill on existing commercial and industrial zoned property.

- B. Goal:** Encourage scenic buffers and safe access from State Route 260 to areas designated for development.

Implementation Strategy:

- B. 1. Ensure that development in growth areas is compatible with the Circulation & Transportation element guidelines and coordinate with the Arizona Department of Transportation (ADOT) access plans if applicable.
- B. 2. Coordinate any development with trails guidelines from the Circulation & Transportation element such as providing multi-modal paths within road easements linking neighborhoods and commercial areas.
- B. 3. Encourage securing grants, improvement districts and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.
- B. 4. Coordinate with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.

- C. Goal:** Growth will be located in a manner that protects natural areas, scenic view-scapes and is compatible with surrounding land uses.

Implementation Strategy:

- C. 1. Encourage protection of natural drainage, vegetation and wildlife corridors and riparian areas.
- C. 2. Encourage the creation of open space trails, appropriate for commercial and residential developments.
- C. 3. Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.

Growth Area Implementation Guidelines:

Parcels within the designated growth area have a reasonable expectation to be rezoned subject to practical requirements to meet the intended development of the Growth Area element of the general plan. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

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Chapter 6

Cost of Development



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Vision Statement:

Development will be conveniently located to, and compatible with existing infrastructure in order to protect taxpayers and existing businesses from having to assume financial responsibility for additional infrastructure required for new development. The Town's government will equitably assess and manage the fiscal and capital impacts resulting from new development to maintain and improve the existing level of services and infrastructure.

State Requirements:

The Cost of Development element of the Town of Camp Verde's 2016 General Plan is mandated by Arizona Revised Statutes 9-461.5, which stipulates that communities larger than 2,500 inhabitants must include a Cost of Development element. According to ARS §9-461.5:

4. A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:
 - (a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
 - (b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

Goals & Implementation Strategies:

A. Goal: Explore fair and reasonable revenue sources to provide for the costs of mitigating the impacts of growth.

Implementation Strategy:

- A. 1. Review fee schedules annually to ensure equitable costs and to maintain current level of service standards for new development.
- A. 2. Ensure that policies and ordinances are designed to require new developments to fund costs associated with these developments.
- A. 3. Identify fees and other revenues and funding mechanisms that may be used to pay for the expansion of operations, other costs of growth, and new facilities generated by new development.
- A. 4. Ensure owners and developers are responsible for the cost of construction and provide maintenance of infrastructure serving their development.

B. Goal: Strive for a stable revenue stream to maintain and improve existing community services and amenities.

Implementation Strategy:

- B. 1. Encourage commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
- B. 2. Utilize the 260 West, Finnie Flat, and Downtown character areas, as well as the major Interstate 17/State Route 260 interchange as commercial activity centers to attract shoppers and visitors from other communities into the Town of Camp Verde.
- B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
- B. 4. Research and acquire federal and state funding in the form of grants.

C. Goal: Regularly review the needs and costs of services provided by the town.

Implementation Strategy:

- C. 1. Use the Capital Improvements Plan to prioritize services, and expenses.
- C. 2. Require the Capital Improvements Plan to be reviewed and updated on an annual basis.
- C. 3. Develop guidelines to clearly establish the level of services provided by the Town and review regularly in relation to the current budget.

Implementation Challenges:

The planning area is served by a spectrum of public and private services. A proper understanding of the cost of development will require cooperation with public entities offering services, and a more thorough understanding of private costs associated with the provision of services in the planning area. At this time the authority for services and infrastructure decisions does not reside entirely with the Town government. The General Plan is intended to establish an important basis for further cooperation between all agencies.



Chapter 7

Housing



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Vision Statement:

Camp Verde 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 Revised Statute to include a housing element in its general plan. However, the preservation and development of adequate housing in Camp Verde is a significant consideration 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 taken from the 2005 General Plan which reflects the commitment of the community to address existing conditions and meet goals:

“The Town of Camp Verde will strive to maintain and foster an environment where a variety of safe 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 the Town of 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.

TABLE 7.1 - 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

Please Note: Figures in this table have been provided by the U.S. Census Bureau. Please visit <http://www.census.gov> for additional information.

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 Multiple Listing Service (MLS) listings for single-family dwellings in Camp Verde was 200. Of these, eighty (80) listings (40%) were foreclosures, leaving an average of 120 single-family listings not in foreclosure.

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.

TABLE 7.2 - 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%	1981
20 – 24 Years	5.3%	608
25 – 54 Years	33.0%	3762
55 – 59 Years	7.6%	866
60 – 74 Years	22.7%	2586
75 & Over Years	9.0%	1038

Please Note: Figures in this table have been provided by Economic Modeling Specialists International (EMSI). Please visit <http://www.economicmodeling.com> for additional information.

Camp Verde's 2015 housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. 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. 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 Town of Camp Verde provides sewer services to approximately 950 homes and businesses while the remaining units utilize septic systems. Private water companies service approximately 2,444 units, while remaining units are served by private wells.

The table below, provided by Yavapai County's Assessors Office, notes the 2014 available housing in Camp Verde, segregated by housing classification.

TABLE 7.3 – Residential Structure Type By Residential Property Grouping

Residential Structure Type	Count	Approximate Unit Count	Percent	Cumulative Percent	Comments
Site Built	2,186	-	50.9%	50.9%	Includes single family residences. May include guest houses, guest quarters or other similar site built buildings.
Factory Built/Modular*	24	-	.6%	51.5%	
Condo Less Than 3 Stories	21	-	.5%	52.0%	Includes townhouses, row houses, patio, and cluster homes. May include carports, garages or other buildings.
Duplex One Story	11	-	.3%	52.4%	
Duplex Two Story	1	-	.0%	52.4%	
Triplex One Story	1	-	.0%	52.4%	
Multiple - Residential	32 32	182	.7%	53.1%	Includes multiple duplex or triplex buildings, apartment buildings, fourplex buildings or greater, or any combination of the above.
Mobile Home**	2,006	-	46.8%	99.9%	Includes mobile homes produced before June 15, 1976, and manufactured homes produced after June 15, 1976.
Recreational Vehicle Parks	7	700	.1%	100.00%	A property with four or more travel trailer or recreational vehicle spaces.
Total	4,289	882	100.0%		

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

Disclaimer: Maps and parcel information is believed to be accurate but is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data. For additional information please visit <http://gis.yavapai.us>.

***Factory Built Buildings:** A factory-built building, also referred to as a modular building, is a residential or nonresidential building which is either wholly or in substantial part manufactured at an off-site location, however it does not include a manufactured home, recreational vehicle, or mobile home. Factory built buildings are distinguished from manufactured housing by the building code specifications to which the building is built. Manufactured housing is built to the HUD Code. Factory built buildings are built to International Building Code.

**Arizona property valuation statutes define a "mobile home" as a structure that is transportable in one or more sections including the plumbing, heating, air conditioning, and electrical systems that are contained in the structure and that, when erected on site, is either of the following: 1. Greater than eight feet in body width, thirty-two feet or more in body length and built on a permanent chassis; 2. Regardless of the size, used as a single-family dwelling or for commercial purposes with or without a permanent foundation.

Mobile Home: A structure built prior to June 15, 1976, on a permanent chassis, transportable in one or more sections, and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. This category does not include recreational vehicles or factory-built buildings.

Manufactured Home: A structure built on or after June 15, 1976, that is eight or more feet wide and forty or more feet long, has a permanent chassis, is transportable in one or more sections, is equipped with complete plumbing, heating, and electrical systems from the factory, and is designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. Manufactured housing is built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, and Title VI of the Housing and Community Development Act of 1974. Federal regulations control both the design and construction of all manufactured housing.

In 2014, the average number of Multiple Listing Service (MLS) listings for single-family dwellings in Camp Verde was 110. Of these, only four listings were in foreclosure. During the first six months of 2015, seventy five (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.

Camp Verde has a number of rental opportunities some of which are available for income qualified families.

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.

Goals & Implementation Strategies:

A. Goal: Encourage a variety of housing types and densities to provide opportunities that are compatible within their respective character area.

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.



Chapter 8

Circulation, Trails & Transportation



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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 be 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:

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).

Trails Map:

An attraction for the Town is its extensive trails system. 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.

Goals & Implementation Strategies:

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

Implementation Strategies – Roads:

- A. 1. 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.
- A. 2. Encourage road proposals that protect view sheds.
- A. 3. Encourage streetscape guidelines to separate non-motorized paths from roadways.
- A. 4. Promote the identification of historically significant ranch roads as part of the Town's circulation system.
- A. 5. Improve natural drainage alongside roadways when improvement projects are undertaken.
- A. 6. 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:

- A. 7. Encourage cooperation to retain and establish low maintenance trails with public and private entities.
- A. 8. Adopt standards within town ordinances, including recommendations to ensure inclusion of trails within new development.
- A. 9. 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.

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

Implementation Strategies - Roads:

- B. 1. 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.
- B. 2. Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, with road widening and resurfacing projects.

Implementation Strategies – Trails:

- B. 3. Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, during road widening and resurfacing projects.
- B. 4. Create an updated Trails Map to provide current information about recreation opportunities.
- B. 5. Encourage easements from the U.S. Forest Service, County, State and property owners to

- enhance trail systems.
- B. 6. Identify and develop walkways and trails that link neighborhoods and open space to preserve a “sense of community”.

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

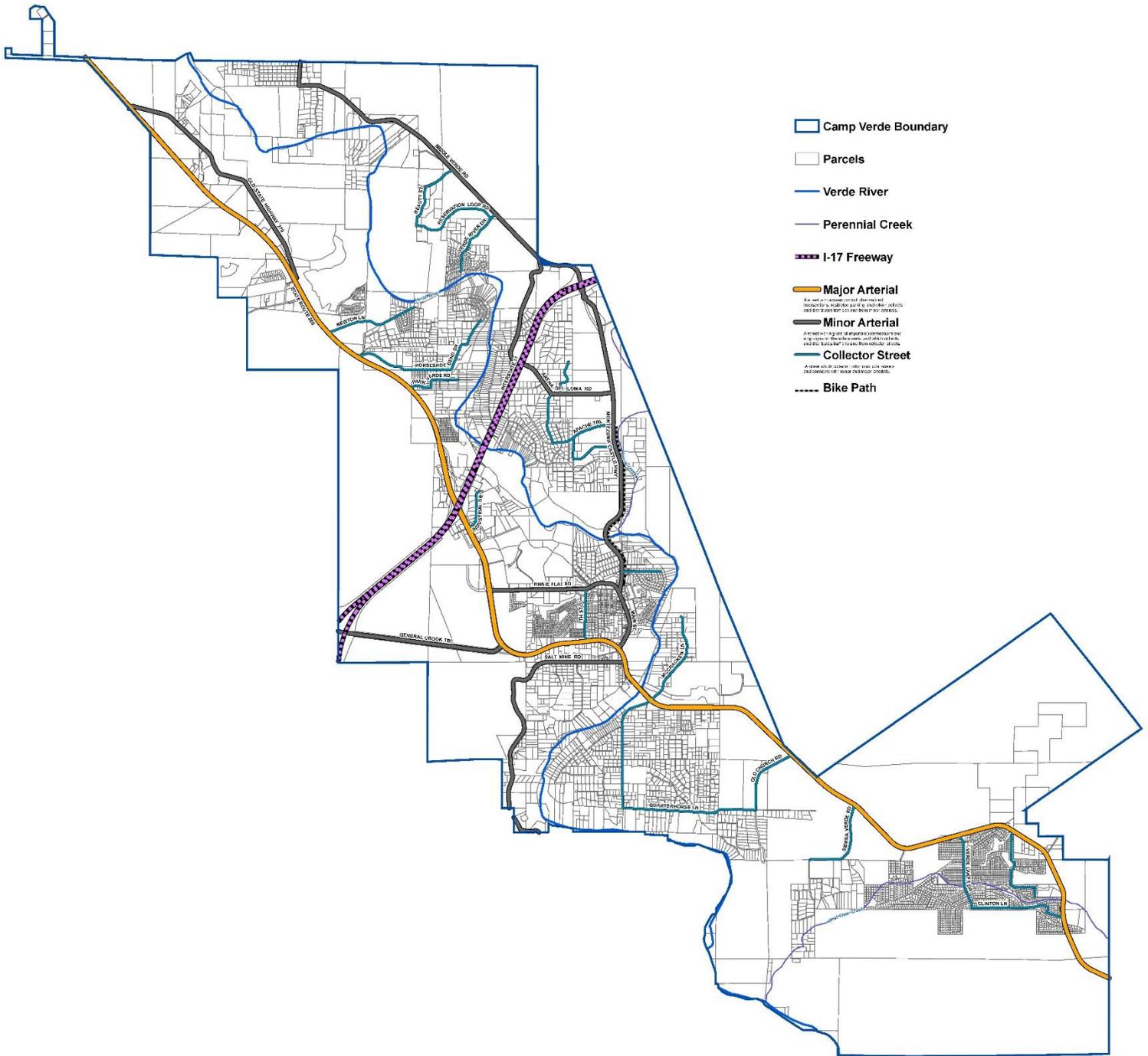
Implementation Strategies:

- C. 1. Coordinate with the Arizona Department of Transportation (ADOT), property owners and others to provide comprehensive transportation/access plan adjacent to State Route 260.
- C. 2. Promote adequate access to commercial and mixed use within growth areas.

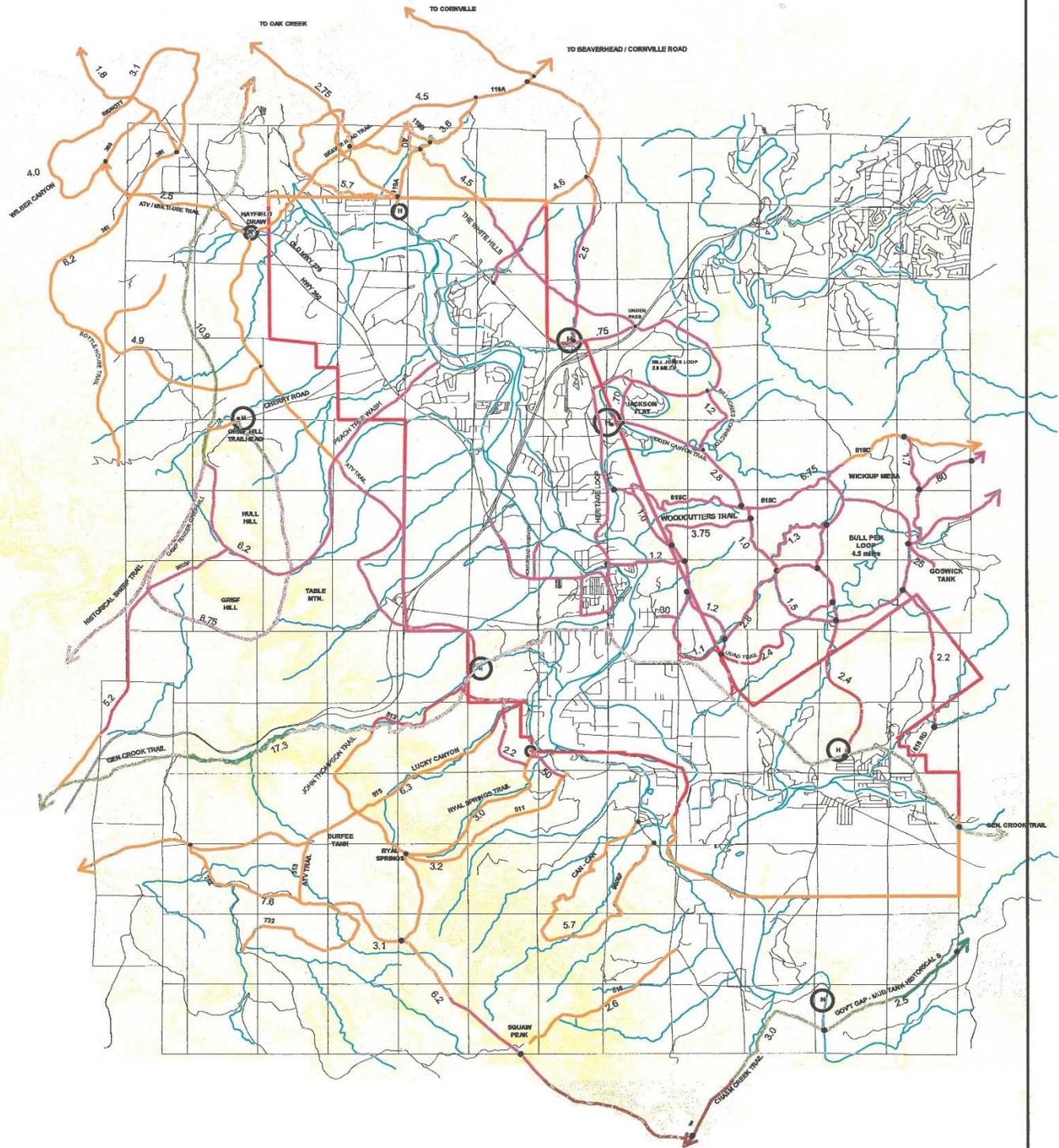
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- Camp Verde Boundary
- Parcels
- Verde River
- Perennial Creek
- I-17 Freeway
- Major Arterial
A road with a minimum of four lanes, with a median or multiple lanes in each direction, and a minimum of 60 feet right-of-way.
- Minor Arterial
A road with a minimum of four lanes, with a median or multiple lanes in each direction, and a minimum of 40 feet right-of-way.
- Collector Street
A road with a minimum of two lanes, with a median or multiple lanes in each direction, and a minimum of 30 feet right-of-way.
- Bike Path

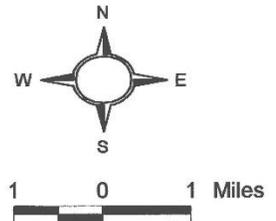


TRAIL HEAD	(H)
HISTORIC TRAIL	—
DEDICATED TRAIL	—
NON-DEDICATED TRAIL	—
HYDROLOGY	—
CONTOURS	—
STREETS	—

Camp Verde Trails Map

Generated for the Town of Camp Verde 2005 General Plan
Ratified and Adopted March 8, 2005

General Disclaimer:
The Town of Camp Verde shall assume no liability for the information contained on this map. This map is being provided in the General Plan to give the public an overall sense of the multitude of trails available in and around the Town of Camp Verde.
This map is strictly for informational purposes only, and should not be used in place of official trails/recreational maps printed by the U.S. Forest Service or other legal authorities. Please refer to the U.S. Forest Service, specifically the Coconino and Prescott National Forests for additional information regarding the area's trails, and recreational guidelines.





Chapter 9

Open Space & Recreation



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Vision Statement:

Open space within Camp Verde will protect sensitive natural areas and scenic vistas and provide a variety of recreational opportunities. Open space will be considered in future development as a means to preserve the community's rural character by providing buffers between different types of land uses and by working with developers to designate portions of new development as natural areas.

State Requirements:

The Open Space element of the Town of Camp Verde's 2016 General Plan is mandated by Arizona Revised Statutes 9-461.05, which stipulates that communities larger than 2,500 inhabitants include an Open Space element. Arizona Revised Statutes 9-461.05 also states:

1. An open space element that includes:
 - (a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
 - (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
 - (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

Definitions:

Open Space is defined by Arizona Revised Statutes 37-311 as "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land." Open space is described as:

Developed: Areas that may include turfed-parks, schools, golf courses, horse staging areas, trails, picnicking areas and bike paths and pathways.

Natural Environment: Includes forestland, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development including steep slope and flood plain areas.

Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment.

Agricultural Land: Lands that are used or can be used principally for raising crops, fruits, grains and similar farm products. For purposes of the general plan, Ranch land is also included in this category.

Inventory:

The list below meets Arizona Revised Statute 9-461.05 by citing an inventory of open space areas, recreational resources and designations of access points to open space areas and resources within and bordering the Town that are available for public access and/or use at the adoption of this general plan. This list may not be all-inclusive.

Bordering the Town of Camp Verde

Black Hills
Jackson Flat
Squaw Peak
White Hills
Wild & Scenic Verde River
Wingfield Mesa

Campground

Clear Creek Campground & Staging Area

Cemeteries

Clear Creek Cemetery & Church
Middle Verde Cemetery
Squaw Peak Cemetery

Misc. Open Space Locations

Clear Creek Floodway in Verde Lakes
Forest Service Airstrip & Surrounding Area
National Forest Service Prehistoric Salt Mine

Parks

Arturo Circle Neighborhood Park
Butler Park
Fort Verde State Park, Parade Ground,
& Picnic Area
Heritage Pool
Heritage Skate Park
Future Homestead Park
Future I-17/Parsons Park
Rocking River Ranch (State Park)
White Bridge River Front Park
Future Town of Camp Verde Community Park
Black Bridge River Front Park/Rezzonico Park

Pathways

Pecan Lane Pathway
Quarterhorse Pathway
Salt Mine Road Pathway

Playgrounds

Town Complex Soccer Field & Playground
Verde Lakes Property Owners Playground

Trail Heads

Copper Canyon Multi-Purpose Trailhead
(General Crook Trail)
Grief Hill Trailhead on Cherry Road
Trail 119A by Overlook Acres

River Access

Beasley Flat
Black Bridge
Bullpen
Clear Creek
Gap Creek
White Bridge

TABLE 9.1 – Forecasted Need - Camp Verde Recreation Inventory and Evaluation*

ACTIVITY	GOAL/POPULATION *	STANDARD**	INVENTORY	(DEFICIENCY) OR SURPLUS
Amphitheater	1/ 25,000	0	0	0
Basketball – Outdoor	1/ 2,500	4	2	(2)
Basketball – Indoor	1/ 10,000	1	1	0
Baseball – Lighted	1/ 5,000	2	1	(1)
	1/ 10,000	1	1	0
Softball – Lighted	1/ 2,500	4	1	(3)
Practice Fields	1/ 5,000	2	2	0
BMX	1/ 25,000	0	0	0
Equestrian Arena	1/Community	1	0	(1)
Football	1/ 3,000	3	1	(2)
Hiking/Walking/Biking Trails	1/ 2,500	4	200 + miles	200 + miles
Horseback Riding	1/ 1,000	11	200 + miles	200 + miles
Hiking/Walking/Biking Trail Head ***	1/ 2,500	4	3	(1)
Horseback Riding Trail Head ***	1/ 1,000	11	2	(9)
Multi-Use Recreation Facility	1/ 10,000	1	1	0
Picnicking – Tables/ Shelters	1/ 500	22	30	8
	1/ 2,000	5	5	0
Playground	1/ 2,500	5	4	(1)
River Access Points (Designated)	1/ 2,000	5	4	(1)
Skateboard park	1/ 25,000	0	1	1
Soccer	1/ 3,000	8	2	(6)
Swimming	1/ 25,000	1	1	0
Tennis	1/ 5,000	2	1	(1)
¼ mile track	1/ 7,500	1	0	(1)
Volleyball	1/ 5,000	2	1	(1)

NOTE: These figures do not include Private Facilities, Yavapai-Apache Nation, Camp Verde Unified School District or Home Owner Associations facilities.

* Goal/Population recommended by the Camp Verde Parks & Recreation Commission in 2005 in conjunction with the Arizona Department of Commerce. Example: 1/2500 is 1 per 2500 residents.

** Based on 2010 Census population of 10,873.

*** Some trailheads are outside Town Limits but accessed by roads originating in Town limits. A larger network of designated & undesignated trails access by non-designated/unimproved trailheads is available for motorized and non-motorized.

Goals & Implementation Strategies:

- A. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.¹⁰**

Implementation Strategy:

- A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- A. 3. Encourage recreation that is compatible with the natural and cultural environment.
- A. 4. Work with the governmental agencies, and public/private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.
- A. 5. Purchase from willing sellers, high priority lands needed for riverside parks and trails when possible.
- A. 6. Collaborate with Arizona State Parks and their goal of developing recreational facilities and the Rockin' River Ranch as a recreation destination.

- B. Goal: Advance the development of the Town owned Community Park.**

Implementation Strategy:

- B. 1. Update the design of the proposed park.
- B. 2. Obtain public and private funding for park development.

- C. Goal: Work cooperatively with the local school system, governmental agencies and public/private organizations to develop and conduct educational programs that explain the value of riparian areas.**

Implementation Strategy:

- C. 1. Encourage the Town Parks and Recreation staff to work with schools, governmental agencies and public/private organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.
- C. 2. Encourage the Town to work with governmental agencies and public/private organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.

¹⁰ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

- D. Goal: Institute a comprehensive open space plan that designates areas for permanent retention as desired preservation space and recreation opportunities. (See Exhibit A, Proposed Topics for the Camp Verde Open Space Plan.)**

Implementation Strategy:

- D. 1. Work cooperatively with Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation and Public Land Managers to prepare and implement a Town of Camp Verde Open Space Plan that protects critical open space and offers recreational opportunities.
- D. 2. Encourage community standards that promote voluntary preservation of the historical and natural environment and open space character of the Town.
- D. 3. Coordinate with other entities, such as U.S. Forest Service, Arizona State Parks, National Park Service, Yavapai County, Yavapai-Apache Nation, developers, to provide open space, trail system interconnectivity, and shared cost of maintenance.
- D. 4. Encourage new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramadas, picnic tables, children's playgrounds, horseshoes, volleyball areas, etc., in medium to high-density residential zones. Encourage property owner's associations to maintain existing or create new neighborhood/pocket parks.

- E. Goal: Preserve the valuable natural resources including hillsides, and riparian areas and other open space to protect their aesthetic and habitat amenities to enhance the rural character of the area.**

Implementation Strategy:

- E. 1. Encourage the preservation of dedicated open space areas in their natural state.
- E. 2. Preserve scenic view sheds.
- E. 3. Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.
- E. 4. Consistently communicate with the U.S. Forest Service and other stakeholders about the community's desire to maintain scenic view sheds and open space.
- E. 5. Develop partnerships with volunteer organizations and other groups that would assist in management activities and preservation of U.S. Forest Service/National Forest lands.
- E. 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. Goal: Promote the maintenance of wildlife corridors to allow for their natural migration and feeding practices that will help maintain healthy and diversified species.**

Implementation Strategy:

- F. 1. Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.

- F. 2. Develop policies to reduce barriers within town boundaries to maintain wildlife migration patterns.
- F. 3. Coordinate with governmental agencies, and public/private agencies or organizations to evaluate and maintain habitat for endangered species.

G. Goal: Designate historic routes within the Town's boundaries.

Implementation Strategy:

- G. 1. Utilize the Trails Committee's work on designating historic routes.
- G. 2. Work with property owners and public land managers to create and maintain trails/routes.
- G. 3. Designate a corridor system of recreation, trails and educational features related to historical uses and people.

H. Goal: Encourage agricultural use to increase open space.

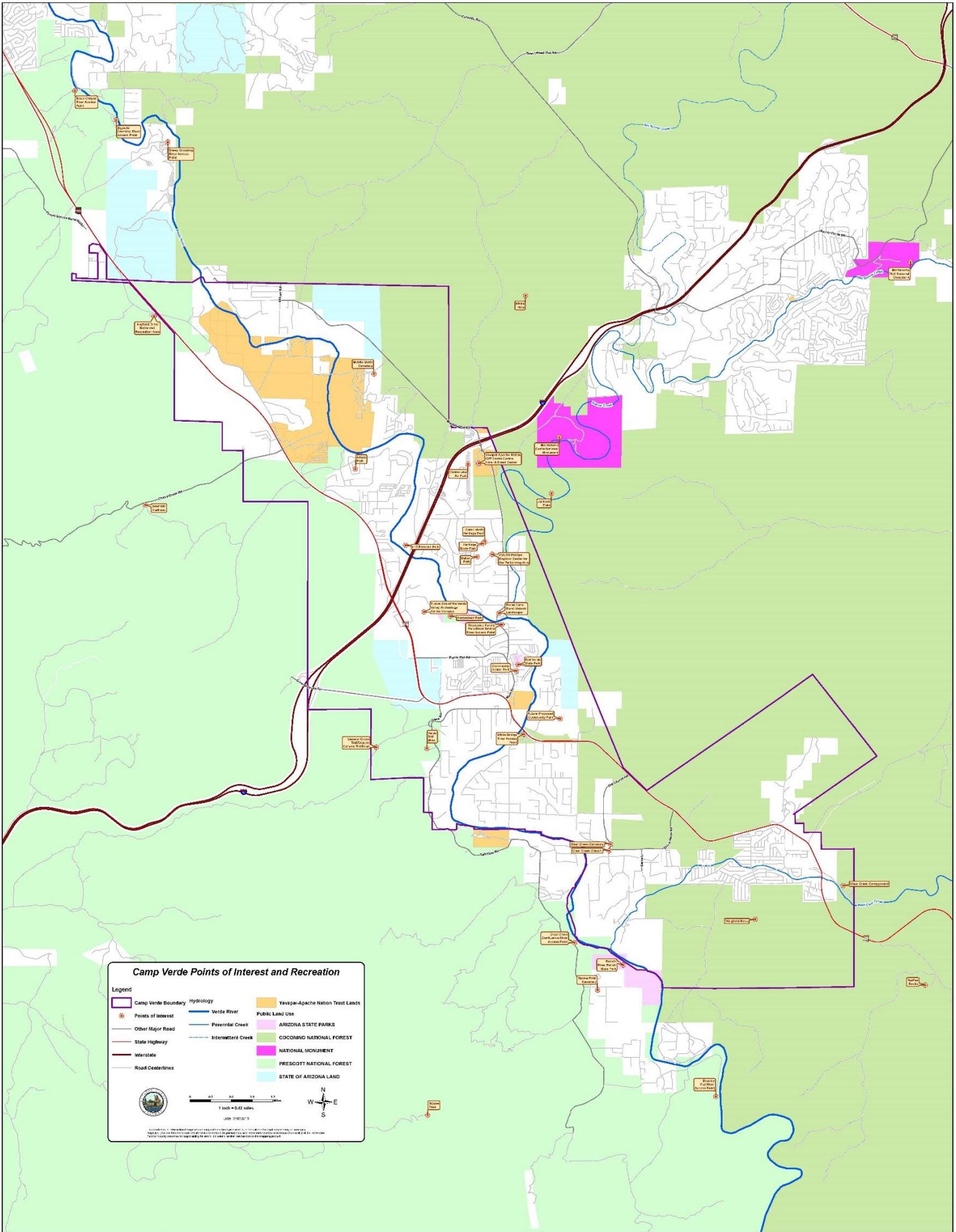
Implementation Strategy:

- H. 1. Offer incentives to developers or property owners, who designate a portion of their property for agricultural use.
- H. 2. Encourage agricultural landowners to participate in federal and state programs that are designed to protect the land as open space.

Exhibit A. Proposed Topics for the Camp Verde Open Space Plan

The following are possible topics that can be included in a comprehensive Open Space Plan for the Town of Camp Verde.

- 1. Inventory Town open space, riparian, and trail features in a format that can be easily updated for the plan.
- 2. Recommend that new developments have trails and trail heads within its property and along borders for interconnectivity.
- 3. Identify and designate public accessibility for trails.
- 4. Designate rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation.
- 5. Promote recreational uses along the Verde River and other natural watercourses close to existing neighborhoods, by using voluntary conservation easements, acquisition of development rights, grants and other funding sources.
- 6. Collaborate with land management agencies to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.
- 7. Coordinate with surrounding agencies to encourage development of large joint-use regional parks. Regional parks would provide a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails for the community, while providing access to historic/proposed trail systems.
- 8. Work closely with appropriate agencies and organizations to protect, enhance and provide access to historic and trail systems.
- 9. Explore fair and reasonable revenue sources to fund open space acquisition/ preservation and explore additional organizations for funding and partnership opportunities.



Camp Verde Points of Interest and Recreation

Legend

Camp Verde Boundary	Verde River	Yavapai-Apache Nation Trust Lands
Points of Interest	Phoenix Creek	Public Land Use
Other Major Road	Interim Creek	ARIZONA STATE PARKS
State Highway		COCONINO NATIONAL FOREST
Interstate		NATIONAL MONUMENT
Road Centerlines		PRESOTT NATIONAL FOREST
		STATE OF ARIZONA LAND

Camp Verde, AZ. 2010. All rights reserved. This map is a general overview and does not constitute a warranty of accuracy. For more information, please contact the City of Camp Verde at 928.233.2222.



Chapter 10

Environmental Planning



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Vision Statement:

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

Purpose:

According to Arizona State Statute §9-461.05, the Environmental Planning Element will include:

3. An environmental planning element that contains analyses, policies and strategies 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.

Goals & Implementation Strategies:

A. Goal: Maintain a high level of air quality.

Implementation Strategy:

- A. 1. Encourage alternative modes of transportation to be implemented as the Town grows.
- A. 2. Encourage low polluting heating systems as the standard for new construction.
- A. 3. Encourage the use of Environmental Protection Agency (EPA) approved systems for wood and pellet stoves and gas fireplaces.
- A. 4. Continue support for open burning regulations, dust abatement and air quality education.
- A. 5. 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 locating development in areas where water and sewer utilities exist, are planned or can be established.
- B. 2. 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. 3. Strive to implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.
- B. 4. Continue to expand sanitary sewer to areas of current or future growth.
- B. 5. Pursue 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 dark skies.

D. Goal: Minimize noise pollution.

Implementation Strategy:

- D. 1 Work with existing and proposed commercial and industrial operations to comply with the current noise ordinance.
- D. 2 Require the use of noise mitigation techniques in areas of high vehicular traffic.

E. Goal: Encourage community pride and enhance the aesthetic appearance of the town.

Implementation Strategy:

- E. 1. Encourage and promote public education and involvement concerning litter, illegal dumping and improper outside storage.
- E. 2. Promote free dump days by notifying of dates and times they will occur.

F. Goal: Conserve the natural environment within and adjacent to the town's boundaries.

Implementation Strategy:

- F. 1. Encourage the preservation of dedicated open space areas in their natural state.
- F. 2. 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 U.S. Forest Service and other stakeholders about the communities' desire to maintain scenic view sheds and open space.
- F. 5. Develop partnerships that would assist in preservation of U.S. Forest Service/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. 7. Promote cluster types of development for all new high-density developments with the use of Planned Unit Development (PUD) to provide an open space plan.
- F. 8. Use public forums to determine what areas of the Town should be preserved as natural open space.
- F. 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. Promote recycling through drop off sites and educational programs.
- G. 2. Promote conservation of water use through the use of treated effluent, gray water systems when appropriate and educational programs.
- G. 3. Encourage energy conservation in transportation, housing and commercial sites through educational programs.

H. Goal: Coordinate with regional planning efforts to protect natural resources.

Implementation Strategy:

- H. 1. Participate in regional air quality, water quality, dark skies, and open space efforts.
- H. 2. Coordinate with the regional planning efforts to manage ground, surface, and treated effluent water resources.

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Chapter 11

Water Resources



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Vision Statement:

Camp Verde will be a community that places a high value on a safe and sustainable water supply for future growth and the natural environment, while protecting the water quality and needs of the existing community through practicing wise water management and water conservation.

Purpose:

The purpose of the Water Resources Element is to strengthen the ability of Camp Verde to address growth related issues by considering water demand together with land use, growth areas and infrastructure. This element addresses:

- a. The currently known available surface water, groundwater and effluent supplies,
- b. The future demand for water and the supply available to serve that demand, and
- c. Whether additional supplies of water need to be obtained to meet future demand.

Introduction:

The Town of Camp Verde and its residents have long recognized the importance of their local water resources, particularly the Verde River, to the economic health and character of their community now and in the future. Sufficient, clean water for current and new residents, continued production from irrigated agriculture, and the river itself, which supports a growing recreational economy, are critical to the Town's prosperity.

Camp Verde is located in the Verde Valley sub-basin of the Verde River Groundwater Basin. The Town straddles eighteen (18) miles of the Verde River and two major perennial tributaries, Beaver Creek and Clear Creek, join the river within the town limits. In addition, Oak Creek, another major tributary, joins the Verde two miles north of the Town limits, supporting River flow within the Town. These watercourses support a rich riparian area and provide recreational opportunities for residents and visitors.

The flow of the Verde River and its tributary streams is affected by surface water diversions for agriculture and large landscaped areas, and by groundwater pumping for public, domestic and industrial uses. These two water supplies are vitally important to the Town and are interconnected: groundwater discharge from the aquifer to the river and streams, via springs and seeps, supports year-round flow. Conversely surface water, flowing in watercourses, may infiltrate into the aquifer. When wells pump groundwater, they first withdraw groundwater stored in the aquifer, but overtime may intercept groundwater that would otherwise flow to the watercourse, resulting in less flow. Stream flow depletion maps developed by the U.S. Geological Survey in 2010¹¹ show that most of the shallow wells within Camp Verde are located in an area where, after 50 years of continuous pumping, a well would capture 90-100% of groundwater flow at the well site which would otherwise flow to the Verde River and its tributaries. In addition, where surface water diversions severely reduce flows, the health of riparian areas and wildlife is affected and recreational use is restricted. The close connection between surface and groundwater makes conservation and efficiency improvements by all water users particularly important to the health of the river and streams and the Town's other unique water resources.

¹¹ **United States Geological Survey, 2010. Simulated Effects of Groundwater Pumping and Artificial Recharge on Surface-Water Resources and Riparian Vegetation in the Verde Valley Sub-Basin, Central Arizona. Scientific Investigation Report 2010-5147.**

The Town of Camp Verde does not own nor operate a municipal water system. Instead, the community is served by private water companies, regulated by the Arizona Corporation Commission. This situation presents challenges to managing the Town’s water resources. In addition, some Camp Verde residents use domestic wells to meet all or part of their demand and may receive Verde River water from ditch systems which deliver critically important irrigation water. Another water resource management challenge is the variety of land ownership or management within the town limits, including lands outside of the Town’s legal jurisdiction, such as the U.S. Forest Service and the Yavapai-Apache Nation Lands.

As Camp Verde grows, there is the potential for additional demand on the Town’s water resources. However, a number of communities in Arizona have grown without an increase in, and even reduced, overall demand. This is generally due to more efficient use of water by current users as well as a high level of efficiency achieved in new development built with water conservation and reuse features. The Town of Camp Verde is moving in this direction.

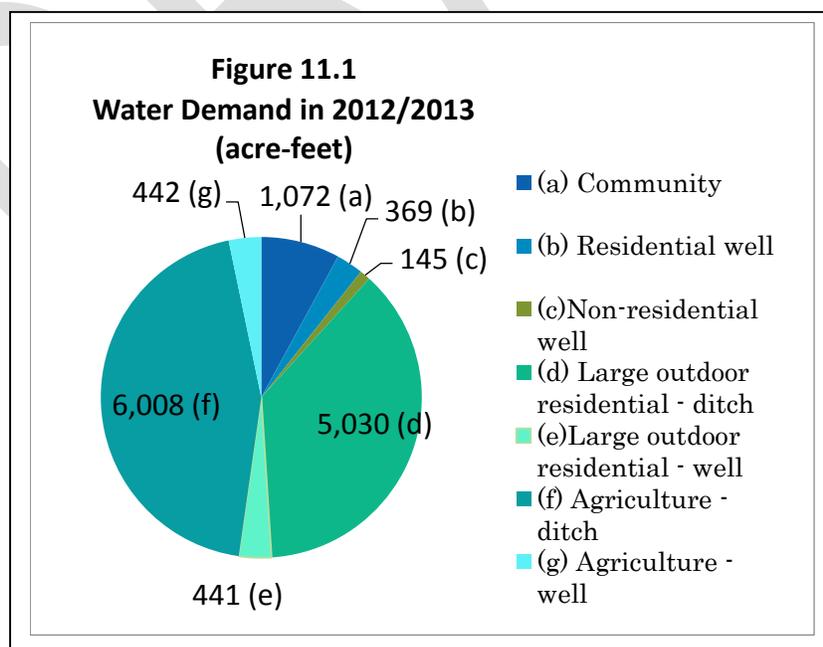
Existing and Future Supplies and Demand:

Western Resource Advocates developed a report, “Water Demand and Conservation Assessment for the Town of Camp Verde” that was supported by Town Council in July of 2014. The following water supply and demand data is extracted from that report unless cited otherwise.

Current water supplies consist primarily of surface water and groundwater. The Town acquired the Camp Verde Sanitary District in 2013 and plans to use treated effluent as a future water supply for non-potable use.

As shown in Figure 11.1, water demand is supplied by groundwater served by ten (10) community water systems, residential wells, and non-residential wells. In addition, large outdoor residential and agricultural demand is supplied by surface water delivered by ditch systems and by groundwater pumped from wells.

FIGURE 11.1 – Water Demand In 2012/2013 (Acre-Feet):



Note: an acre-foot = 325,851 gallons, enough water to fill an acre to a depth of one foot.

Table 11.2 lists actual and projected population and water demand. The Town's current population is about 11,000 and is projected to grow to around 14,000 by 2035. The low potable water demand estimate in Table 11.2 projects an increase by of about 350 acre-feet during that time period, assuming water is efficiently used by current and new development and barring a large population, commercial or industrial increase. Under the low estimate, agricultural and large outdoor residential irrigation demand would decrease if efficiency is improved, or acreage declines. This would result in a projected total water demand decrease from 13,509 acre-feet currently, to 12,135 acre-feet in 2035. Alternatively, if irrigation demand remains status quo at 11,921 acre-feet a year (the moderate estimate in Table 11.2), an increase in total water demand, to 13,961 acre-feet in 2035, will likely result.

TABLE 11.2 – Camp Verde Actual And Projected Population And Water Demand:

	2013 ACTUAL	2025 PROJECTED	2035 PROJECTED
Population	10,945	12,789	14,012
Potable water demand (water company & private wells) (acre-feet)	1,488		
Low Estimate	---	1,709	1,842
Moderate Estimate	---	1,720	1,864
Agriculture and large outdoor residential water demand (acre-feet)	11,921		
Low Estimate	---	11,027	10,133
Moderate Estimate	---	11,921	11,921
Industrial demand (acre-feet)	>100		
Low Estimate	---	160	160
Moderate Estimate	---	168	176
Total water demand (acre-feet)	13,509		
Low Estimate	---	12,896	12,135
Moderate Estimate	---	13,809	13,961

Notes:

- Population estimates and projections from Arizona Department of Administration-Employment and Population Statistics, 2015.
- 2013 demands from *Water Demand and Conservation Assessment for the Town of Camp Verde*, Western Resource Advocates, April 2014. Demands are based on water provider records, private well use estimates, agricultural and large outdoor residential acreage, crops and irrigation method, and an inventory of industrial users.
- Potable "low estimate" demand projections assume an annual 1% total per capita reduction based on western states per capita trends. "Moderate estimate" includes a 5% non-residential demand increase.
- Agriculture and large outdoor residential use includes surface and ground water and is the amount withdrawn or diverted. "Low estimate" projection assumes 33% reduction in agricultural acreage and demand from 2006 to 2050 (about 0.75%/year) from Central Yavapai Highlands Water Resource Management Study. "Moderate estimate" assumes no change.
- Industrial "low estimate" projections assume one additional sand and gravel facility and demand consistent with existing facilities. "Moderate estimate" assumes an additional 5% demand increase.

Regional and local water supplies are impacted by demand and also by ongoing drought conditions that have persisted for fifteen (15) years. Planning for a diverse water portfolio that includes current supplies and development of additional supplies and conservation will result in a more drought resilient future.

Types of Water Supplies in Camp Verde:

Surface Water:

Surface water is delivered by ditch systems for residential and agricultural irrigation and accounts for 82% (11,038 acre-feet) of the total water use within the Town, as shown in Figure 11.1. Ditch systems include the seventeen (17) mile long Verde Ditch and the smaller O.K., Eureka, and Diamond S ditches as well as several others. Residential irrigation includes watering of orchards, gardens, pasture, turf, and trees.

The ditch systems are owned and operated as either an association of shareholders or as a corporation that delivers water to members. Use of surface water is pursuant to an Arizona water rights system that is still undergoing adjudication but gives priority to the most senior users. The ditch companies have existed for over 100 years and this long history of use and associated water right claims or court decree (Verde Ditch), provide a high use priority. They also represent a potential significant water source available to the town through negotiation with willing right holders and ditch companies. In addition, Camp Verde has four surface water claims totaling almost sixty eight (68) acre-feet.

The Verde River is part of the Arizona Department of Environmental Quality's Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program. Several sections of the Verde River in Camp Verde have exceeded aquatic and wildlife use standards for turbidity/suspended sediment concentration.¹²

A 2013 U. S. Geological Survey report found that groundwater pumping between 1910 and 2005 had decreased Verde River baseflow (which provides perennial flow to rivers) by about 10,000 acre-feet/year at the Camp Verde gage downstream of Camp Verde, and that an additional 5,400 to 8,600 acre-feet/year decrease could occur by 2110¹³. While this is a long time in the future, near term regional demand reduction, increased efficiency and reuse efforts are needed to address the potential for reduced surface water flow.

Groundwater:

Groundwater is the water supply used by water systems and private well owners for drinking water in Camp Verde. It serves households, commercial, industrial and some irrigation uses. Most wells tend to be shallow and located in the floodplain alluvium, which flanks the river and has a relatively close connection to its flow. However, the largest water provider, Camp Verde Water System, has located its two main production wells outside the floodplain alluvium to the extreme northwest part of the town - an area with less direct impact on the river. Water-level change measurements in selected wells in Camp Verde show both declines and water level rises. The amount of groundwater stored in Camp Verde area aquifers has not been extensively studied. A hydrologic report prepared for the Camp Verde Water System by Herbert H. Schumann & Associates (2007)¹⁴ provided a rough estimate of 25,600 acre-feet of recoverable groundwater per square mile to a depth of 1,000 feet.

A number of wells measured in Camp Verde have exceeded drinking water standards, primarily for arsenic. All community water systems are regulated under the Safe Drinking Water Act and treat water supplies to meet drinking water standards.

¹² Arizona Department of Water Resources, *Arizona Water Atlas, Volume 5, Section 5.5.7, August, 2009.*

¹³ United States Geological Survey, 2013. *Effects of Past and Future Groundwater Development on the Hydrologic System of Verde Valley, AZ*

¹⁴ Herbert H. Schumann & Associates, *Hydrologic Report and Application for Designation of Adequate Water Supply, Camp Verde Water System, Inc., submitted to Arizona Department of Water Resources, November 14, 2007.*

As shown in Table 11.2, of the 1,072 acre-feet of groundwater pumped by the ten (10) water providers in Camp Verde (some of which have multiple separate systems), almost half is pumped by the Camp Verde Water System. The three Verde Lakes Water Corporation systems and the Yavapai-Apache Nation system are the next largest, accounting for 21% and 16% of pumping, respectively. The remaining seven systems are responsible for about 15% of the total water provider groundwater pumping.

TABLE 11.3 -Camp Verde Water Provider Data (C, 2012):

SYSTEM	PUMPAGE (ACRE- FEET PER YEAR)	DELIVERIES (ACRE- FEET PER YEAR)	CONNECTIONS		GALLONS PER PERSON PER DAY (GPPD)	
			Residential	Commercial	Residential	Total
Camp Verde Water System	513	441	1,329	184	68	126
Verde Lakes Water Corp.	222	175	879	0	83	105
Yavapai-Apache Nation	177 ^a	177	251	12	NA	293 ^b
Other Systems ^c	160	143	359	38	147	167
Total Camp Verde	1,072	936	2,818	234	82 ^d	138 ^d

Notes:

- Data in Table does not include large outdoor residential use supplied by ditch systems.
- ^a Pumpage data was not available. For calculation purposes pumpage is assumed equal to deliveries.
- ^b Yavapai-Apache Nation's high per capita rate reflects a large non-residential demand (casino and hotel) in proportion to the Nation's population.
- ^c "Other systems" often lack separate pumpage and delivery data. As a result per capita estimates are less accurate than those for the larger systems.
- ^d Total Camp Verde per capita rates are prorated.

Although not required by State regulations, Camp Verde Water System has demonstrated water adequacy for its entire service area to the Arizona Department of Water Resources (ADWR), becoming a "Designated Water Provider" in 2008. This means that it has proven to ADWR that it has at least 100 years of water to serve current, committed and projected demand in its service area. In its designation, the System projected an annual demand of 622.2 acre-feet in 2017, at which time its designation status will be automatically reviewed. This designation helps to address water availability uncertainties for new development within some parts, but not all of Camp Verde. Outside of the State's active management areas, developers of new subdivisions are required to either: obtain a Water Adequacy Report that demonstrates there is sufficient water of adequate quality for 100 years; receive water from a designated water provider; or disclose an "inadequate" determination to the initial property buyer. The ability to sell lots without demonstrating an adequate water supply is a water management issue for communities. To address this the Town would need to adopt a mandatory water adequacy ordinance, authorized by legislation adopted in 2007, that would apply to all new subdivisions within its Town limits.

Treated Effluent:

Expansion of the Camp Verde Wastewater Treatment Plant (WWTP), completed in 2010, increased treatment capacity to 650,000 gallons per day (gpd) and included upgrading the treatment level to a secondary standard as well as effluent discharge to evaporation ponds. The Town accepted possession of the WWTP and delivery system in 2013 from the Camp Verde Sanitary District, which will allow it to manage the resource to meet management objectives. Upgrades to the plant are still underway to bring it to a tertiary treatment level that would expand reuse opportunities including such as those for turf irrigation and other non-potable uses. The Town currently has 1,200 sewer customers and treats about 280,000 gpd or about

314 acre-feet per year at the plant. Eight (8) tribal sewer systems on tribal lands treat another 200 acre-feet of effluent annually.

Additional Supplies:

While current water supplies are likely sufficient to meet future demand, they are not sustainable in the long-term. In order to replace supplies that are slowly being depleted (such as groundwater) and to maintain and improve the health of local river systems, additional supply development should consider the following:

Storm Water Capture:

Low impact development (LID), or Green Infrastructure design is an appropriate strategy for managing storm water, reducing potable water demand and augmenting groundwater supplies. These concepts, that include detention and infiltration of storm water and passive plant irrigation, can be incorporated into landscape, transportation and infrastructure plans. In addition, LID design has additional potential benefits of slowing traffic, improving pedestrian use and safety, and enhancing streetscapes.

Rainwater Harvesting:

Harvesting rainwater for landscape watering and other non-potable purposes allows homeowners and businesses to conserve potable water supplies. The volume of rainwater available for harvesting may be a limiting factor at certain times of year, but well-designed and managed systems can reduce potable demand and groundwater pumping. Larger-scale rainwater harvesting projects in commercial and institutional settings may also combine other sources of water such as cooling condensate and storm water.

Treated Effluent Reuse:

Upgrades and expansion of the Camp Verde WWTP will make it possible to reuse treated effluent. Current plans are for irrigation of a new 118-acre town park near the WWTP with A+ quality effluent once the necessary reuse permits are issued, and additional reuse opportunities are possible. The current WWTP capacity is capable of being doubled to 1.3 million gpd. As the volume of wastewater generally increases as population grows, it is an important future water supply. Consequently, development of this resource and extension of sewer hookups can offset some of the impact of future demand as well as provide direct aquifer and river benefits if recharged.

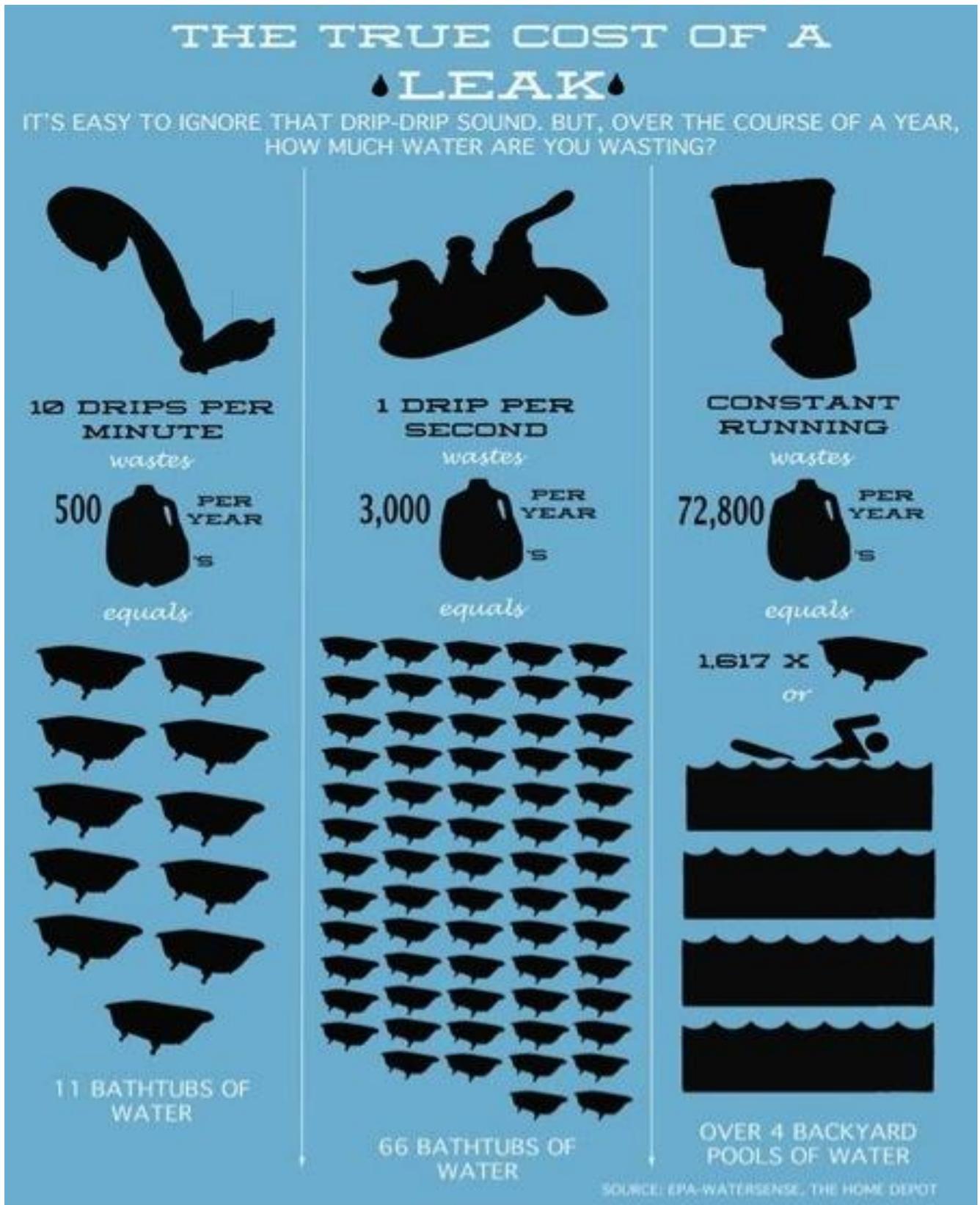
Conservation:

Conservation practices that reduce demand can save significant water resources and offset the need to develop new water supplies. Keeping water “in place” through conservation rather than pumping or diverting it can help meet future demand. Developing a “culture of conservation” that recognizes the value of using water as efficiently as possible in a desert should be a fundamental community standard. Water use rates in Camp Verde are relatively low but replacing old plumbing fixtures, fixing leaks and irrigating efficiently will stretch existing water supplies. Improving large scale landscape and agricultural irrigation efficiency has the potential to keep significantly more water in the River. In addition, water resources are conserved when new development is designed to use water as efficiently as possible by installing state of the art plumbing fixtures, capturing and reusing rainwater, storm water and gray water for irrigation, infiltrating storm water and treated effluent to the aquifer, and limiting high water use features such as unnecessary turf.

FIGURE 11.4 – Gallons Saved In A Typical Household By:



FIGURE 11.5 – The True Cost Of A Leak:



Goals & Implementation Strategies:

A Goal: Preserve and enhance the Town's unique water resources including the Verde River, creeks, associated riparian areas, groundwater, and irrigation ditches.

Implementation Strategy:

- A. 1. Develop a water portfolio for the Town that includes additional sustainable water supplies including storm water, rainwater and effluent.
- A. 2. Require new residential subdivisions and commercial developments to provide centralized water service whenever feasible.
- A. 3. Acquire existing water companies when financially feasible.
- A. 4. Inform the ditch companies of all development projects to enable them to review impacts on the ditch system.
- A. 5. Pursue adoption of a Camp Verde Water Adequacy Ordinance.
- A. 6. Facilitate partnerships with ditch associations and others to support agricultural efficiency improvements.
- A. 7. Investigate construction of recharge basins in locations where infiltration is most effective for improving river flows.
- A. 8. Continue to add to the Surface Water Rights portfolio the Town now has.

B Goal: Maintain a high level of water quality.

Implementation Strategy:

- B. 1. Direct high-density development to areas where water and sewer utilities exist, are planned or can be established.
- B. 2. Create a drainage system to regulate water runoff to washes, retention basins, ditches and rivers.
- B. 3. 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.

C Goal: Encourage and promote water conservation and the reuse of water.

Implementation Strategy:

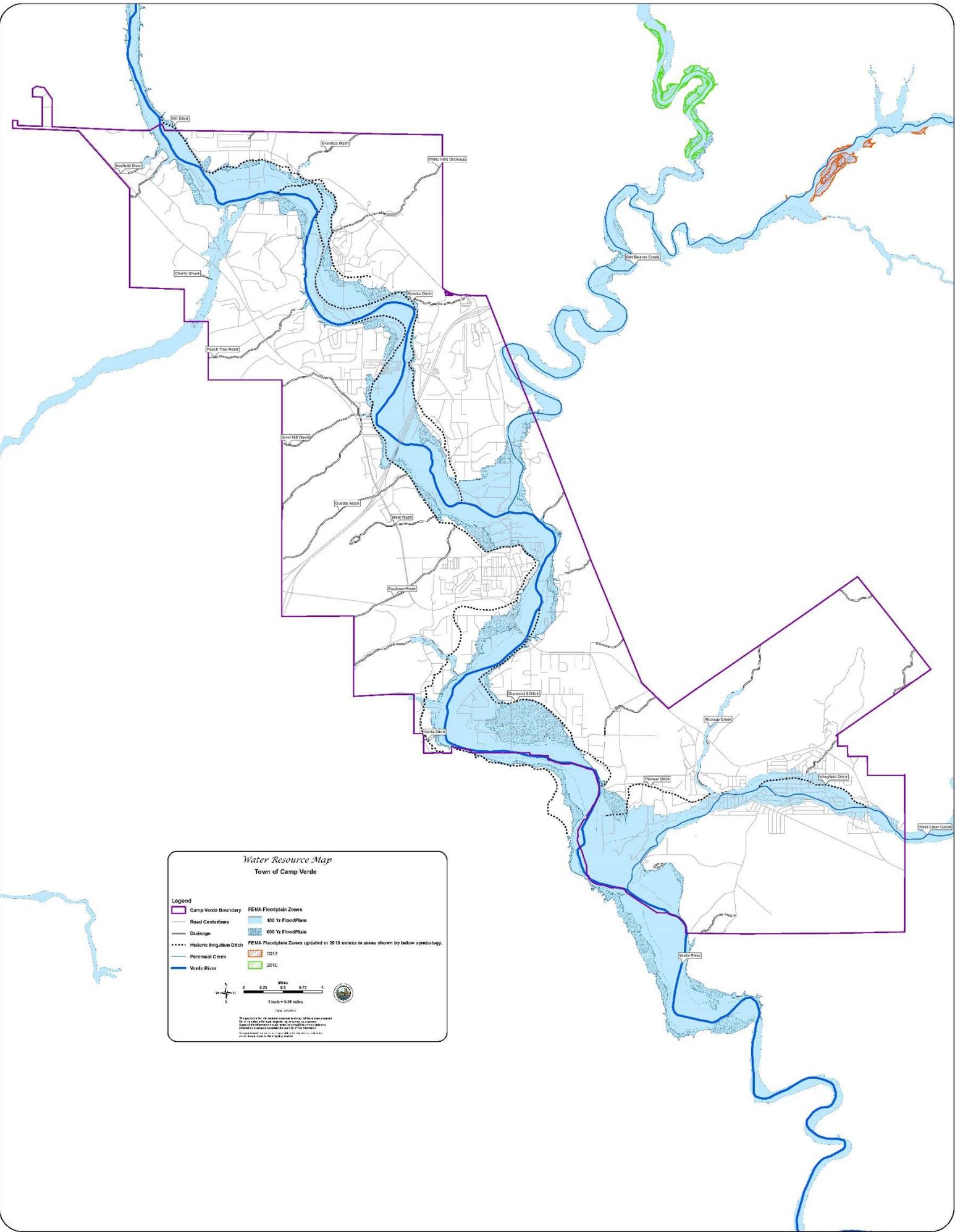
- C. 1. Develop a community-wide water conservation plan, including an awareness plan, and implement Town sponsored educational programs and events promoting water conservation.
- C. 2. Encourage xeriscaping practices in public areas, rights-of-way and in new commercial and residential development, including high water use plant limitations.
- C. 3. Encourage water efficient irrigation in new and existing development landscaping.

- C. 4. Investigate adopting an Environmental Protection Agency (EPA) Water Sense program for high-efficiency plumbing ordinance for new development.
- C. 5. Encourage new residential and commercial development to incorporate LID design, including storm water capture features.
- C. 6. Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.
- C. 7. Evaluate the implementation of conservation programs for all residential and commercial water users such as rebates and incentive programs.
- C. 8. Evaluate the implementation of an ordinance to reduce water waste.
- C. 9. Encourage the recharge of reclaimed water.
- C. 10. Create programs 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.
- C. 11. Encourage the private use of gray water in new and existing developments through education.

D Goal: Participate in regional cooperative efforts to address water management issues.

Implementation Strategy:

- D. 1 Participate in regional water management studies.
- D. 2 Participate in regional water users associations.
- D. 3 Work with neighboring legislative bodies, private water providers and well owners in water management studies to understand and manage the Verde Valley's water needs.



Water Resource Map
Town of Camp Verde

Legend

Camp Verde Boundary	FEMA Floodplain Zones	
Road Centerlines	100 Yr Floodplain	
Drainage	500 Yr Floodplain	
Historic Irrigation Ditch	FEMA Floodplain Zones updated in 2015 unless in areas shown by below symbology.	
Perennial Creek	2013	
Verde River	2010	

0 0.25 0.5 0.75 1 Miles
 1 inch = 0.38 miles

This is not a professional engineering drawing. It is a map for informational purposes only. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

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Appendix



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Appendix A – Arizona Revised Statutes §9-461.05

*Note: This Appendix is current as of December 2015 and should be used as a reference only.
Please visit <http://www.azleg.gov> for the most up to date version of this statute.*

Arizona Revised Statutes §9-461.05

General plans; authority; scope:

A. Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality. The planning agency shall coordinate the production of its general plan with the creation of the state land department conceptual land use plans under title 37, chapter 2, article 5.1 and shall cooperate with the state land department regarding integrating the conceptual state land use plans into the municipality's general land use plan. The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.

B. The general plan shall be so prepared that all or individual elements of it may be adopted by the governing body and that it may be made applicable to all or part of the territory of the municipality.

C. The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following elements:

1. A land use element that:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

(f) For cities and towns with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations. On or before December 31, 2005, if a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport or ancillary military facility pursuant to section 28-8481, subsection J.

(g) Includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses, except that this subdivision shall

not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to title 45, chapter 3.1.

2. A circulation element consisting 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 of the plan.

D. For cities and towns having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census and for cities and towns having a population of ten thousand or more persons according to the most recent United States decennial census, the general plan shall include, and for other cities and towns the general plan may include:

1. An open space element that includes:

(a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.

(b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

2. A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

3. An environmental planning element that contains analyses, policies and strategies 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.

4. A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

(a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.

(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

5. A water resources element that addresses:

(a) The known legally and physically available surface water, groundwater and effluent supplies.

(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.

(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

E. The general plan shall include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons the following elements or any part or phase of the following elements:

1. A conservation element for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation element may also cover:

(a) The reclamation of land.

(b) Flood control.

(c) Prevention and control of the pollution of streams and other waters.

(d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(e) Prevention, control and correction of the erosion of soils, beaches and shores.

(f) Protection of watersheds.

2. A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:

(a) Natural reservations.

(b) Parks.

(c) Parkways and scenic drives.

(d) Beaches.

(e) Playgrounds and playfields.

(f) Open space.

(g) Bicycle routes.

(h) Other recreation areas.

3. The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:

(a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities.

(b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.

4. A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.
5. A public buildings element showing locations of civic and community centers, public schools, libraries, police and fire stations and other public buildings.
6. A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.
7. A conservation, rehabilitation and redevelopment element consisting of plans and programs for:
 - (a) The elimination of slums and blighted areas.
 - (b) Community redevelopment, including housing sites, business and industrial sites and public building sites.
 - (c) Other purposes authorized by law.
8. A safety element for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures and geologic hazard mapping in areas of known geologic hazards.
9. A bicycling element consisting of proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.
10. An energy element that includes:
 - (a) A component that identifies policies that encourage and provide incentives for efficient use of energy.
 - (b) An assessment that identifies policies and practices that provide for greater uses of renewable energy sources.
11. A neighborhood preservation and revitalization element, including:
 - (a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.
 - (b) A component that identifies city programs that provide for the safety and security of neighborhoods.

F. The water resources element of the general plan does not require:

1. New independent hydrogeologic studies.
2. The city or town to be a water service provider.

G. The land use element of a general plan of a city with a population of more than one million persons shall include protections from encroaching development for any shooting range that is owned by this state and that is located within or adjacent to the exterior municipal boundaries on or before January 1, 2004. The general plan shall establish land use categories within at least one-half mile from the exterior boundaries of the shooting range that are consistent with the continued existence of the shooting range and that exclude incompatible uses such as residences, schools, hotels, motels, hospitals or churches except that land zoned to permit these incompatible uses on August 25, 2004 are exempt from this exclusion. For the purposes of this subsection, "shooting range" means a permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Shooting range does not include:

1. Any area for the exclusive use of archery or air guns.

2. An enclosed indoor facility that is designed to offer a totally controlled shooting environment and that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.
3. A national guard facility located in a city or town with a population of more than one million persons.
4. A facility that was not owned by this state before January 1, 2002.

H. The policies and strategies to be developed under these elements shall be designed to have community-wide applicability and this section does not authorize the imposition of dedications, exactions, fees or other requirements that are not otherwise authorized by law.

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Appendix B – Arizona Revised Statutes §9-461.06

*Note: This Appendix is current as of December 2015 and should be used as a reference only.
Please visit <http://www.azleg.gov> for the most up to date version of this statute.*

Arizona Revised Statutes §9-461.06

Adoption and amendment of general plan; expiration and readoption:

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.

6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.

7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.

2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the notice from the attorney

general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census, and any city or town

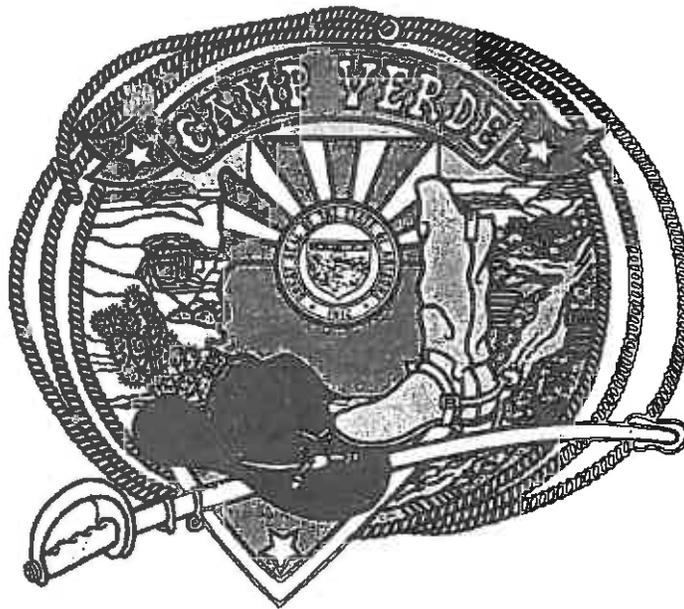
having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this chapter before May 1, 2000 and the designation does not impose additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

O. A person, after having participated in the public hearing pursuant to subsection H of this section, may file a petition for special action in superior court to review the governing body's decision that does not comply with the mandatory requirement prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g) within thirty days after the governing body has rendered its decision. The court may affirm, reverse or remand to the governing body, in whole or in part, the decision reviewed for further action that is necessary to comply with the mandatory requirements prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g).

**TOWN OF CAMP VERDE
2004**

**GENERAL PLAN
RATIFIED BY VOTERS
MARCH 8, 2005**



**PLANNING OUR FUTURE;
PROTECTING OUR PAST**

PREFACE

Camp Verde's original General Plan represented 10 years of work and was adopted by the Town Council on September 23, 1998. In late 1998, the Growing Smarter Legislation became effective. The following 2004 General Plan meets the Growing Smarter and Growing Smarter Plus Legislation.

In the spring of 2000, Arizona State University students from the College of Architecture & Environmental Design, Planning & Landscape Architecture Senior Planning Studio prepared a preliminary study of the Growing Smarter Elements and a draft Public Participation Plan for the Town.

Town Staff conducted 23 public workshops from May 2001 through July 2002. Approximately 300 people attended those workshops and provided input. The Town's Parks and Recreation Commission and Trails Committee provided input for the draft. The Town Council and Planning Commission conducted 10 joint work sessions devoted to amending the General Plan.

The Planning Commission conducted a public hearing for the 2003 General Plan on November 6, 2003. The Town Council conducted a public hearing and adopted the 2003 Plan with changes on November 19, 2003. Voters rejected that plan in March 2004.

Staff conducted additional public open houses and made modifications to the plan. The Planning Commission conducted a public hearing for the 2004 General Plan on October 14, 2004. The Council conducted a public hearing for the 2004 General Plan on October 27, 2004 and on December 1, 2004. The Council adopted the 2004 plan on December 1, 2004. Voters ratified the 2004 General Plan on March 8, 2005 59% to 41%.

The General Plan is the primary tool and blueprint for guiding the Town's future growth and development. It integrates the expressed ideas and desires of the Town's residents, businesses, and elected officials into a strategy for managing the Town's future.

For Camp Verde, seven (7) elements are required for the General Plan. These elements provide the framework and policies necessary to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are:

- Land Use
- Growth Area
- Environmental Planning
- Cost of Development
- Circulation
- Open Space
- Water Resources

Camp Verde's General Plan also includes elements for:

- History and Culture
- Housing
- Economic Development

ACKNOWLEDGMENTS

Amending the General Plan to bring it into compliance with State Statutes was a cooperative effort, which included community members, volunteers, elected and appointed officials and Town staff.

Camp Verde Town Council current members:

Mitch Dickinson, Mayor
John Reddell, Vice Mayor
Jackie Baker
Tony Gioia
Bob Kovacovich
Howard Parrish
Chet Teague

Planning Commission current members:

Robert Foreman, Chairman
Ron Smith, Vice Chairman
Jim W. Bullard
Matt Morris
Rob Witt
Bob Womack
George Young

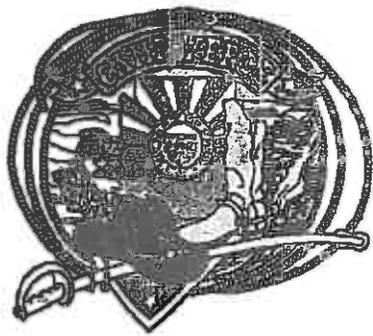
Town Staff:

Bill Lee, Town Manager
Will Wright, Community Development Director
Wendy Escoffier, General Plan Administrator
Nancy Buckel, Cartographer & Sr. Planner
Debbie Barber, Town Clerk
Dane Bullard, Finance Director
Gerard Laurito, Library Director
Lyndall McElhaney, Magistrate
David Smith, Town Marshal

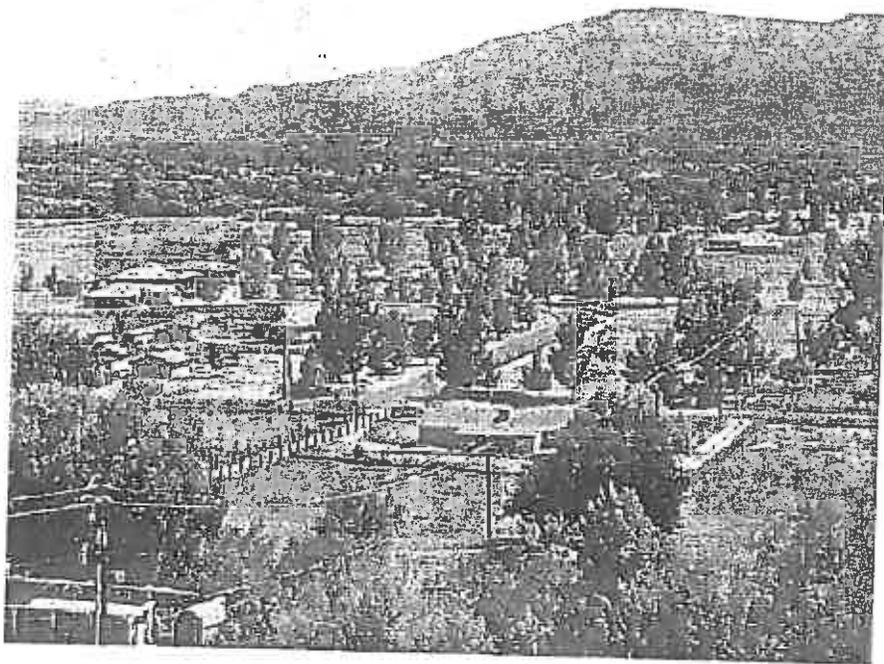
Contributors:

Arizona Department of Commerce
Arizona State Land Department
Arizona State University,
College of Architecture & Environmental Design,
Planning & Landscape Architecture,
Senior Planning Studio PUP 462, Spring 2000
Camp Verde Chamber of Commerce Board – January 8, 2002
Camp Verde Fire Department – December 20, 2001
Camp Verde Girl Scout troop 77 – January 25, 2002
Camp Verde Kiwanis Club – December 13, 2001
Camp Verde Parks and Recreation Commission – January 8, 2002
Camp Verde School District – February 12, 2002
Camp Verde Senior Citizens – January 9, 2002
Camp Verde Trails Committee – January 8, 2002
Jordan Meadows Home Owners Association – April 20, 2002
Montezuma Heights Water & Airport Company, Inc. – January 19, 2002
United States Forest Service
Verde Lakes Property Owners Association – November 15, 2001
Verde Valley Realtors – September 28, 2001
Verde View Senior Apartments – November 14, 2001
Willows Mobile Home Park – December 7, 2001

A special acknowledgement to the Arizona Department of Commerce and the State Department Fund-Growing Smarter Planning Grant Program for a grant providing funds which enabled the Town of Camp Verde to conduct surveys and workshops and produce the general plan.



INTRODUCTION



CHAPTER 1

INTRODUCTION

When describing their town, Camp Verdeans use terms like western, rural, friendly, and historic. The community's biggest assets are listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for shopping opportunities, and maintaining the western/rural character of the town and its visual attractiveness. More employment opportunities and reasonably priced housing are also recognized, as needs to be fulfilled.

While Camp Verdeans look to the future, they have expressed concerns for water quality and quantity, an increase in traffic, and a lack of medium priced homes. At the same time, residents list job opportunities, neighborhood upkeep, and preservation of ample open space as the community's greatest needs.

VISION STATEMENT

Camp Verde will maintain its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing. Natural resources such as water and open space will be a priority for concern. Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town.

HISTORY OF STUDY AREA

Located in Yavapai County near the geographical center of Arizona, Camp Verde is the oldest community in the Verde Valley. The Camp Verde area was utilized and inhabited by Native Americans long before Euro-Americans arrived, probably from 8000 B.C. to A.D. 1. It was about A.D. 700 that agriculture appeared. Large, level fields near pueblos were used to cultivate corn, beans, squash, and cotton by irrigation. Native Americans used salt, mined from the area, for medicinal purposes and as a trade commodity.

Over 800 years later, Euro-Americans first entered this area. A period of exploration followed. In 1865, the Army established Camp Lincoln, a military encampment, to protect the farms overlooking Clear Creek. The historic life of Camp Verde (the name was changed in 1868) had begun. In 1879, Camp Verde was renamed Fort Verde to denote permanence.

In the 1950s, when the historic salt mine closed, the next generation of Camp Verdeans sought employment in the construction industry. During the mid to late 1950s, construction of Interstate 17 was in full swing. Because of Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents commute to the metro Phoenix area, Prescott, and Flagstaff for jobs in various construction trades and professional services.

Population demographics have also changed in Camp Verde. According to the 2000 Census figures, at 41 percent, of the population is between the ages of 20 and 55 years. That is an increase from the 1990 Census of 38.4 percent. Between 1990 and 2000, the fastest growing segment of the community was the population between five and 19 years of age, from 6.8 percent in 1990 to 20.7 percent in 2000. The population over 62 years of age has experienced a slight decrease from 26 percent of the population in 1990 to 23.5 percent of the population in 2000.

CHAPTER 1 **INTRODUCTION**

TOPOGRAPHY AND CURRENT LIFESTYLE

At an elevation of 3,160 feet, Camp Verde is classified as Lower Sonoran Desert. The climate is arid and characterized by hot summers and mild winters. Yearly temperatures average a minimum of 42 degrees F and a maximum of 80 degrees F. Precipitation averages approximately 13 inches per year. Of that precipitation, just over 2 inches is in snowfall.

If its water supply were limited only to precipitation, then the desert aspect would be more apparent. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns: It is a desert community having a permanent river. The river supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment.

The Town and study area consist of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the Town limits, the land is public, mostly administered by the U.S. Forest Service as permitted rangeland. Residents and visitors alike pursue recreational activities such as walking, backpacking, camping, horseback riding, bird watching, picnicking, fishing and hunting, riding All Terrain Vehicles, and off-road motorcycling on the National Forest lands.

The settled land has historically been worked in some type of agricultural use, with water from several historic irrigation ditches or from private wells. Today, many residents actively pursue agricultural activities on their individual lots, made possible by the historic irrigation ditches.

Camp Verde has experienced a population growth of 3,824 residents from 1980 to just below 10,000 residents in 2000, yet has maintained its rural culture and atmosphere. It is the perception of openness created by large tracts of National Forest and State Trust lands that bring new residents to the area. When questioned about the Town's future, residents list maintaining that rural atmosphere and having a visually attractive community as important. Citizens cite upkeep of neighborhoods as a way to have an attractive community.

Increased traffic and maintaining safety is a concern to the citizenry. Townspeople of all ages who walk with their dogs, bike, and ride their horses have expressed a desire to continue to be able to enjoy multi-modal transportation routes between neighborhoods and from neighborhoods to recreational areas. A local Girl Scout Troop listed the ability to ride horses from neighborhood to neighborhood as a priority.

Since incorporation in 1986, the Town has slowly begun to arrive at an understanding of the nature of its needs and desires. During this time, the influx of population has escalated, increasing the need for services and infrastructure. Comments from hundreds of citizens reveal concern for protecting the rural lifestyle yet indicate a desire for sustainable jobs and a diverse mix of growth that will provide economic stability while preserving the perception of openness.

STATE REQUIREMENTS

A general plan serves as the primary tool and blueprint for guiding the Town's future growth and development. It integrates the ideas and desires of the Town's residents,

CHAPTER 1
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businesses, and elected officials into a strategy for managing the Town's future. Arizona Statute requires that every municipality have a General Plan and each county have a Comprehensive Plan.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandates what elements are to be included in the General Plan. For communities the size of Camp Verde, seven (7) elements are required for the General Plan. These elements will provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: land use, circulation, growth area, environmental planning, cost of development, open space and water resources.

The other change with the Growing Smarter and Growing Smarter Plus Legislation is that voters must now ratify the General Plan. Once approved by voters, the General Plan becomes a tool by which townspeople, policy makers and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities and circulation.

DEFINITIONS

The following definitions should be used when interpreting the General Plan:

Encourage/

Promote/Suggest: When used in the context of an implementation strategy, these terms reflect the community's preference for actions that involve voluntary solutions, but do not rule out regulatory solutions.

Ensure/Require/

Implement/

Establish:

When used in the context of an implementation strategy, these terms reflect the community's preference for regulatory solutions.

Goal:

Statements describing a desired condition to be planned for and achieved.

Implementation

Strategy:

A means for bringing goals into reality.

Research/

Develop/Adopt:

Process by which ordinances/regulations become effective.

Vision:

A statement of values describing the Town's desired image into the future.

ORGANIZATION OF THE GENERAL PLAN DOCUMENT

The General Plan document is organized to include the various elements that are required by Arizona Revised Statutes through the Growing Smarter and Growing Smarter Plus Legislation and three other elements. Each element has a chapter devoted to it. They are: History and Culture, Land Use, Economic Development, Growth Area, Cost of Development, Housing, Transportation and Circulation, Open Space and Recreation, Environmental Planning, and Water Resources. Each element of the general plan provides a vision and a series of goals describing the desires of the townspeople. The implementation

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INTRODUCTION

strategies will guide policy makers and private sector entities in reaching tangible decisions.

GENERAL PLAN AMENDMENTS

Arizona Statutes governing municipalities state that a community's general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute outlines how amendments can be made to the general plan.

State Law Requirements for Changing Land Use and Zoning Designations.

State Law Requirement	Major Amendment	Minor Amendment	Zoning Change
Public Notice in Newspaper	Yes	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes	Yes
Property is Posted	Yes	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes	Yes
Council Public Hearing	Yes	Yes	Yes
2/3 Council Vote Required	Yes	No	No
Simple Majority Council Vote	No	Yes	Yes
Town Council Resolution Needed	Yes	Yes	Yes
Scheduled Once A Year for All	Yes	No	No
Scheduled Throughout the Year	No	Yes	Yes
Subject to Referendum	Yes	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

Because Major amendments are considered once a year during the month of September, applications for major amendments should be submitted no later than May 31st. Fees for general plan amendments shall be set by council resolution.

MAJOR AMENDMENTS

ARS defines major amendment as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element." The Community Development Director will use this checklist to determine if a

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INTRODUCTION**

Land Use Map change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria:

CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: A change in the functional classification of existing or planned public roadways. The relocation or displacement of existing or planned public roadways.	X
Proposed development uses more than 15 acre-feet* of potable water** per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size	X
Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

** Potable water – water that is safe for human consumption and many other uses such as washing and cooking.

*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall **not** be considered a major amendment.
- Request for Land Use Map changes for parcels located within designated growth areas shall **not** be considered a major amendment.
- Density transfers within a designated growth area shall **not** be considered a major amendment.

The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde – from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.

PUBLIC PARTICIPATION GUIDELINES

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. Camp Verde believes that early public

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involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in Town decision making, particularly as it relates to land use and development issues.

Camp Verde wants both developers and citizens to have an adequate opportunity at the beginning of the process to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can result in enhanced quality of development and uses throughout Camp Verde.

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;
2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, it is intended to encourage applicants to be good neighbors and to allow for informed decision-making.

CITIZEN PARTICIPATION RESULTS

A series of open houses and presentations were conducted from May 2001 through July 2002 to gather public input for the general plan amendment process. During that time, 23 presentations were given.

Listed below are the main concerns voiced by members of the public who attended the 2001 and 2002 presentations and provided input:

Top Assets/characteristics for the Future

- #1 – More business
- #2 – Job opportunities
- #3 – Affordable housing
- #4 Tie - Verde River access
- Parks/Ball Fields

Three Biggest Future Concerns

- #1 – Water quality/quantity
- #2 – Increase in traffic
- #3 – Lack of medium priced homes

Top Five Attributes Want Camp Verde Recognized for in 2020

- #1 – Western/rural character
- #2 – Shopping Opportunities
- #3 – Friendliness
- #4 – Visually attractive

Three Greatest Needs

- #1 – Job opportunities
- #2 – Neighborhood upkeep
- #3 – Preserving open space

Three Strongest Assets

- #1 – Western/rural lifestyle
- #2 – Verde /River
- #3 – Open space/scenery

Top Qualities to Preserve

- #1– Western/rural Character
- #2 – Small-town
- #3 – Friendliness
- #4 – Historic

CHAPTER 1
INTRODUCTION

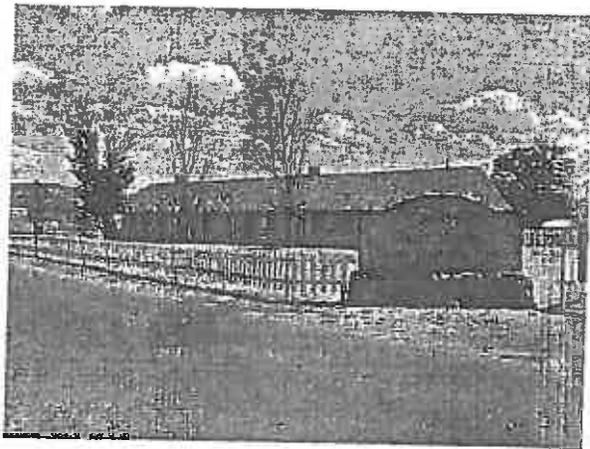
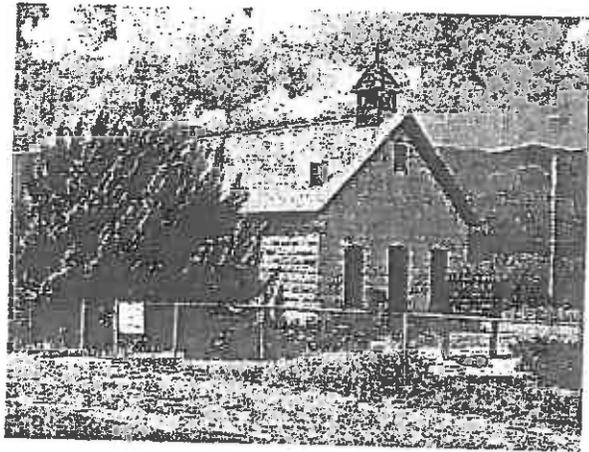
#5 Tie – Employment opportunities
_ Affordable Housing

#5 – Maintained roads

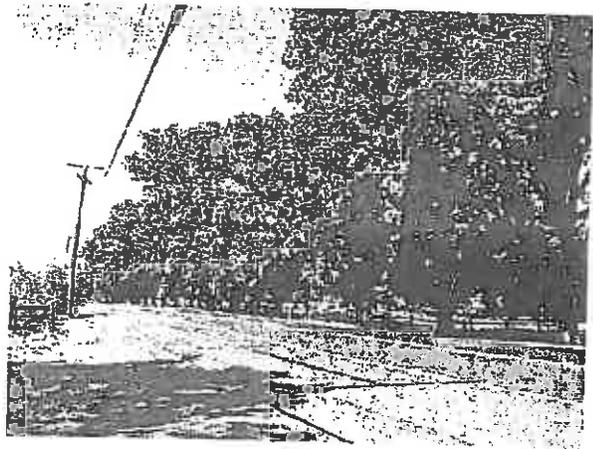
After the 2003 Camp Verde General Plan was rejected by voters in May 2004, staff conducted five public meetings to determine why voters rejected the plan. During those meetings, citizens expressed concern for preserving the rural character of the community by maintaining large lot land uses. Most agreed that the central portion of the Town along Finnie Flat Road should be marked as high density because of the availability of water and sewer. Most also, agreed that Hwy. 260 between I-17 and the Town's northwest border should be marked as the existing and future commercial corridor for the Town. A majority of those expressing their opinion agreed that National Forest Lands within that corridor and fronting Hwy. 260 should be designated as commercial or mixed use, with the remainder of the National Forest in that area designated as National Forest or Open Space.

All citizens attending the open houses agreed that the views east of I-17 along General Crook Trail should be protected and preserved.

The Camp Verde Fire Department hosted staff for a general plan question and answer session on July 14, 2004. At that time, firefighters were unanimous in their concern for a vibrant economy for the Town. Firefighters expressed that the Hwy. 260 corridor and the I-17 corridor between General Crook Trail and Hwy. 260 should be designated for commercial land use.



HISTORY & CULTURE



CHAPTER 2
HISTORY & CULTURE

VISION STATEMENT:

Camp Verde will continue to value and celebrate its history and culture.

INTRODUCTION:

Remnants of Camp Verde's unique history and culture are scattered throughout the community. Historic Fort Verde State Park is one of only a handful of territorial forts remaining in the Southwestern United States and is a magnet for tourists and visitors. The historic Salt Mine, operated until the 1950s, is a source of interest to both amateur and academic geologists. Also, nearby Montezuma Castle National Monument and Montezuma Well, which tell the history of ancient pueblo life, annually attract some one million tourists to the Camp Verde area.

The History and Culture Element sets forth guidelines that will enable the community to celebrate and enhance the Town's "sense of place" for the benefit of present and future generations while managing new growth.

**A. GOAL: PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF
CAMP VERDE**

Implementation Strategy:

- A. 1. Encourage a survey of historic sites, places, buildings and transportation routes.
- A. 2. Continue to support and promote a museum complex, including the Hance House and Fort Verde, in the historical Fort Verde Town site, which features the broad history of Camp Verde and its pioneer families.
- A. 3. Enhance the Town's "sense of place" by preserving and promoting local history.
- A. 4. Ensure provisions for safe pedestrian, equestrian, and bicycle crossings of Main Street and other heavily traveled routes.
- A. 5. Encourage historic buildings, residences, and locations to be identified with markers crafted from river stone, limestone, or other local materials and metal plaques describing the history of the sites.
- A. 6. Remove intrusive modern elements, such as aboveground power and utility poles in the original Town site and in other areas of historic and scenic significance.
- A. 7. Identify and develop walkways and trails, which link neighborhoods and preserve a "sense of community" and the ability to interact with neighbors.

**B. GOAL: PRESERVE, ENHANCE AND PROMOTE CAMP VERDE'S HISTORIC
TOWNSITE.**

Implementation Strategy:

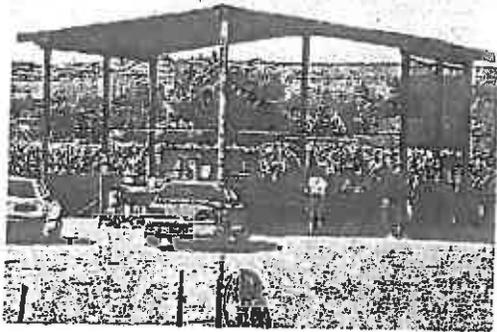
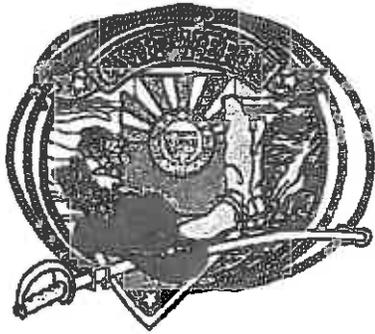
- B. 1. Through the Downtown Redevelopment Project, develop and implement historic preservation through complementary zoning ordinances for the original town-site.
- B. 2. Investigate and adopt suitable methods for paving and/or resurfacing of roads and parking lots to maintain an aesthetic rural, non-urban character.

CHAPTER 2
HISTORY & CULTURE

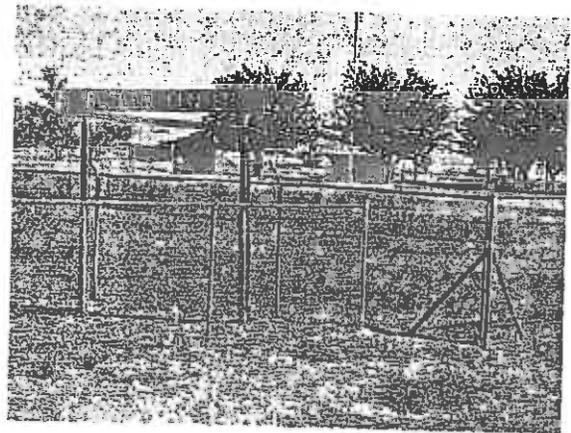
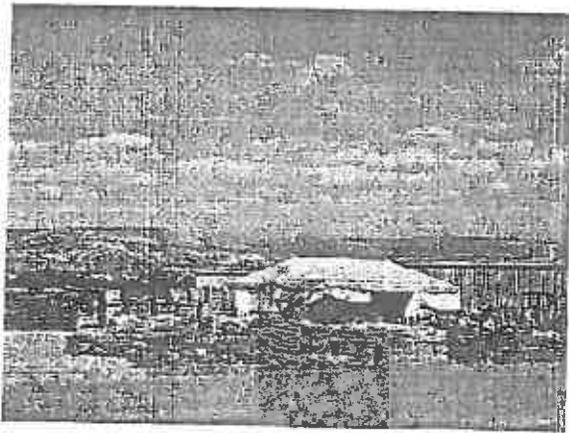
- B. 3. Encourage restoration and reuse of buildings in the Historic Town site to assist with the promotion of tourism and other business related to the Town's historic and cultural resources.
 - B. 4. Encourage growth management techniques to preserve the areas adjacent to Fort Verde State Park.
 - B. 5. Develop cooperative programs with local citizens, schools, Camp Verde Historical Society, Fort Verde State Park, Camp Verde Chamber of Commerce, U.S. Forest Service and other appropriate government and non-profit organizations with the goal promoting local events and celebrations.
- C. GOAL: DOCUMENT AND PRESERVE CULTURALLY-RELATED PRACTICES, EVENTS AND CELEBRATIONS WHICH REFLECT THE HISTORY OF CAMP VERDE AND ITS CITIZENS.**

Implementation Strategy:

- C. 1. Establish a variety of programs to ensure maximum documentation and preservation of practices, events and celebrations.
- C. 2. Develop cooperative programs with local citizens, schools, Camp Verde Historical Society, Fort Verde State Park, Camp Verde Chamber of Commerce, U.S. Forest Service and other appropriate government and non-profit organizations with the goal of documenting and promoting local events and celebrations.



LAND USE



CHAPTER 3
LAND USE

VISION STATEMENT

Camp Verde will remain a community with a rural character. Land use within the Town and study area will be patterned in such a manner as to create a sustainable community while respecting the rural setting.

INTRODUCTION

The physical characteristics in the geographic study area of the general plan largely determine land use. To remain sustainable, Camp Verde must be responsible with the use of its land, air and water resources.

The Land Use Element honors current uses with the vision expressed by the community. Within the incorporated town boundary of Camp Verde there are approximately 27,669 acres of which the National Forest Service administers approximately 41%. Retaining some lands as open space and public recreational use serves the community vision of preserving the panoramic views of the mountains.

Town of Camp Verde Land Ownership

LAND OWNERSHIP	APPROX. TOTAL ACRES*	PERCENTAGE OF TOTAL
Forest Service	11,249	40.6%
Private	13,529	49%
Public Facilities	121	.4%
State Trust Land	994	3.6%
Yavapai-Apache Nation Reservation	1,776	6.4%
Approx. Total Acres	27,669**	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive
Land Use & Transportation Study Final Report prepared by BRW.

The scenic beauty of the Verde Valley is unparalleled. Camp Verde also boasts more than 18 miles of the Verde River within its town limits. Its lush riparian areas serve not only the eye but also the various migrating fowl and indigenous wildlife who have established their habitats there. Tourists come year round to Camp Verde not only because of this great beauty and nostalgia, but also because of the Fort Verde Historic State Park and nearby Montezuma Castle National Monument; which in itself brings over a million visitors every year.

The topography of the Town consists of river valleys, hills and mesas that create steep sloped areas, (ten percent plus slope), of approximately 4,400 acres within the incorporated Town boundaries. These areas, including the Black Hills, White Hills and Wingfield Mesa, are therefore recommended to remain as public lands to avoid negative environmental impacts.

The panoramic view of Wingfield Mesa and beyond from the valley floor holds beauty enough to justify it as a preserved area. With the added concerns of soils, transportation, water and numerous archeological sites, Wingfield Mesa is not suitable for development.

Another magnificent view is the entry into the Verde Valley descending from the top of the pass on Interstate 17, and the southern entrance into town along General Crook Trail. Coming down the slope of General Crook Trail, looking upon the lush green of the Verde Valley and grazing livestock gives one an impression of the area.

CHAPTER 3
LAND USE

Much of this land is National Forest Land and State Trust Land. A new four-lane road will allow motorists to travel from Interstate 17, through the State Trust Land, to commercially zoned property at Highway 260. The increase in traffic flow would make this property suitable for higher intensity uses.

The most significant issues expressed by residents during general plan public participation meetings are the lack of job and shopping opportunities and a lack of reasonably priced housing. Historically, the largest land use for the Town has been low density residential with residential agricultural in the form of family gardens and orchards, lending to the Town's rural atmosphere. Most residents now accept higher density residential use in the Interstate 17 and Highway 260 area. Commercial is accepted by most residents along Interstate 17 and along Highway 260 west of Interstate 17.

Proposed Land Use – Town of Camp Verde

<u>LAND USE</u>	<u>APPROX.</u> <u>TOTAL</u> <u>ACRES*</u>	<u>PERCENTAGE</u> <u>OF TOTAL</u>
Open Space	1,721	6%
Public Lands	9,046	33%
Agriculture	1,472	5%
Rural Residential	5,557	20%
Low Density Residential	1,659	6%
Medium Density Residential	891	3%
High Density Residential	498	2%
Public Facilities	288	1%
Commercial Use	2,179	8 %
Mixed Use	203	.7%
Mixed Use – Commercial/Industrial	495	2%
Industrial Use	246	.8%
Natural Resources	389	1.5%
Yavapai-Apache Nation	1,660	6%
Roadways	1,365	5%
Approx. Total Acres	27669**	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW.

While residents have expressed the need and desire for additional commercial activity and some higher density residential land designations, quality of life issues are also important. Residents expressed the desire to preserve and enhance Verde River access, assure neighborhoods are visually attractive and neat in appearance, and maintain the rural character of the Town as important for the community's future. The success of the Land Use Element will depend on the ability of the Town to maintain a balance between meeting the material needs of the community while preserving the natural qualities that make Camp Verde unique.

CHAPTER 3 **LAND USE**

STATE REQUIREMENTS

The Land Use Element of the General Plan is mandated by Arizona Revised Statutes, which stipulates that each municipality include a land use element in its General Plan. State law further states that the land use element will:

- a. Designate the proposed general distribution and location and extent of such uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.
- b. Include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- c. Identify specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- d. Include consideration of air quality and access to incident solar energy for all general categories of land uses.
- e. Include policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

Proposed Land Use Designations

To assist in guiding growth and development consistent with the community's vision, it is important to maintain a variety of land uses. Following is a description, including target densities and the intent of the different land use districts designated on the Camp Verde Land Use Map.

The following land use categories should be used when interpreting the Land Use Map.

Open Space – This designation incorporates the types of uses defined for the Open Space Designation in the AZ Growing Smarter and Growing Smarter Plus Legislation to include: undeveloped nature preserves, natural buffer zones, sensitive riparian areas, trail corridors, agriculture use of five acres or more, limited use outdoor recreation sites, multiple use recreation sites such as community parks, playgrounds and fairgrounds. Per Arizona Revised Statutes, a land use of one dwelling per acre will be allowed on properties the land owner has not granted written permission allowing the Open Space designation.

National Forest – This designation is for National Forest Land accessible to the public for active or passive recreational uses. The Town Council will actively work with the USFS to remain informed of which public lands will be subject to exchange in the future.

Agricultural Use – This designation is for lands that are used or can be used principally for raising crops, fruits, grains, livestock, and similar farm products. This land use designation will build on Camp Verde's past and present as a farming and ranching community. It includes property five acres or more in size. Per Arizona Statutes, property designated as agricultural use will be allowed a minimum use of one dwelling per acre unless the property owner has given written permission for the agricultural use land designation.

CHAPTER 3 **LAND USE**

Rural Residential – This designation requires a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.

Low Density Residential - This designation requires a minimum of one acre, allows for one single-family residence. Livestock allowed on lots of 1/2- acre or more in size.

Medium Density Residential –This designation requires a minimum of 1/4-acre lots, allows for single-family residence.

High Density Residential – This designation requires both sewer and water system service, is for single or multi-family use with a maximum of 11 dwellings per acre. Requires a Planned Unit Development (PUD) or as part of a Town approved project.

Public Facilities – This designation may include public, semi-public, or quasi-public uses including government offices, police/fire stations and substations, schools, libraries, community centers, fairgrounds, wastewater treatment plants, etc. and can be located in any zoning district.

Commercial – This designation will encompass neighborhood commercial areas and areas that provide retail and services to meet the needs of the entire community.

Mixed Use – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is limited to a minimum of two-acres per dwelling. Density and intensity of development in this designation will depend on available infrastructure including utilities and roadways.

Mixed Use Commercial/Industrial – This designation recognizes areas for future growth and allows a mixture of uses similar to regional commercial and services, indoor manufacturing, business parks, warehousing and distribution centers, outdoor equestrian and recreation facilities, public uses and open space. Residential development is prohibited.

Industrial – This designation allows for manufacturing and processing, wholesaling, warehousing, distribution activities, indoor/outdoor storage operations. Residential use is not permitted.

Natural Resources – This designation allows for the removing and processing of natural materials, conducted in a manner that reflects the vision of the community.

Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation's Council and Economic Development Authority will determine the future land use of this property.

In addition to the above listed land use designations, the community recognizes three Special Planning Districts: Historic Town Site, Hwy. 260 Annexation, and Spur Land & Cattle Co. (Hauser Farm).

CHAPTER 3
LAND USE

Historic Town Site - This recognizes the economic as well as social importance of the area surrounding Main Street, including Historic Fort Verde State Park. Additional Land Use information for this designation is found in the portion of this element that addresses revitalization and in the History & Culture Element.

Hwy. 260 Annexation – This is a commercial and manufacturing area at the Town’s northwest boundary. In addition to existing commercial and manufacturing uses, the Camp Verde Water Company has a well and water storage tanks in the annexation area. The Town has filed a petition with Yavapai County stating the Town’s intent to annex this property. The proposed annexation area includes approximately 400 acres. Approximately 222 acres belongs to private individuals and the remaining 178 acres is National Forest. It is proposed to keep the National Forest property in the annexation area as Open Space.

Spur Land & Cattle Co. – This recognizes the area on Montezuma Castle Highway occupied by Hauser and Hauser Farms. The Spur Land & Cattle Company has expressed a desire to work with the Town and other entities to conserve areas of this property that are environmentally sensitive and historically important to the character of the Town.

A. GOAL: PRESERVE AND RETAIN THE RURAL ATMOSPHERE AND CHARACTER OF THE TOWN BY PROMOTING COMPATIBLE LAND USES.

Implementation Strategy:

- A. 1. Work in cooperation with all government entities to implement the General Plan as adopted by the Town of Camp Verde.
- A. 2. Encourage compatible land use in areas adjacent to public lands and existing uses.
- A. 3. Update and consistently apply the Town's development regulations.
- A. 4. Identify and develop walkways and trails, which link neighborhoods and preserve a “sense of community” and the ability to interact with neighbors.
- A. 5. Encourage neighborhood grass roots cooperative agricultural land use such as community gardens.
- A. 6. Review animal privilege ordinances to ensure compatibility with the Camp Verde lifestyle.

B. GOAL: PRESERVE, DEVELOP AND ENHANCE THE RURAL CHARACTER OF COMMERCIAL, AND NON-RESIDENTIAL, BUILDINGS AND SITES.

Implementation Strategy:

- B. 1. Future commercial expansion will be encouraged in designated growth areas.
- B. 2. Update and consistently apply the Town’s development regulations (Section 108 Nuisance and Hazards, Section 109 Zoning Districts).
- B. 3. Develop guidelines for Town staff for review of new commercial development proposals.
- B. 4. Use criteria for commercial development plans to incorporate techniques, whereby the rural nature of Camp Verde shall not be compromised.

CHAPTER 3
LAND USE

C. GOAL: CONSERVE NATURAL RESOURCES THROUGH COMMITMENT TO RESPONSIBLE DEVELOPMENT THAT IS SENSITIVE TO ALL NATURAL RESOURCES AND COMMUNITY NEEDS.

Implementation Strategy:

- C. 1. Encourage the use of solar, wind and other renewable resources.
- C. 2. Encourage the use of alternative building materials and energy efficient designs.
- C. 3. Enforce the use of non-polluting EPA approved heating systems in new construction.
- C. 4. Follow County Flood Control guidelines for development within the floodplain to ensure the safety of townspeople, and to avoid the economic loss caused by floods.
- C. 5. Review commercial projects for adequate open space, waste disposal methods and possible impact on surface or ground water, or soil.

REVITALIZATION

Revitalization of Camp Verde's historic downtown is a major concern not only to maintain the viability of this area, but also to give residents and visitors a sense of place. It is therefore important to implement effective long-range planning that ensures the economic success of this area and to avoid incompatible land uses by ensuring adjacent development is compatible and sensitive to the needs of the Main Street area, including the adjacent Fort Verde State Historic Park.

In the case of the Historic Town site, it is important to develop a sound economic market that supports quality residential and employment opportunities while maintaining the historic integrity of the area and providing a town center residents and visitors can identify with.

IMPLEMENTATION GUIDELINES

It is important to note that the target densities are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan designates an area as High Density Residential, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.

The Land Use Element does not reflect the intended zoning of individual parcels, but rather generalized desired future land use. The boundaries between use and density designations noted on the map are not precisely fixed.

AMENDMENTS TO THE LAND USE MAP

Arizona Statutes governing municipalities state that a community's general plan must be updated every 10 years and readopted by the Town Council and ratified by voters. State law does allow amendments to the general plan prior to the 10-year re-adoption date. Arizona Revised Statute gives requirements for how amendments can be made to the general plan.

CHAPTER 3
LAND USE

State Law Requirements for Amending the Land Use Map

State Law Requirement	Major Amendment	Minor Amendment
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners w/in 300'	Yes	Yes
Property is Posted	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes
Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

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Major Amendments

ARS defines major amendment as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element."

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.
- Request for Land Use Map changes for parcels located within designated growth areas shall not be considered a major amendment.

CHAPTER 3
LAND USE

- Density transfers within a designated growth area shall not be considered a major amendment.

The Community Development Director will use this checklist to determine if a Land Use Map change is a major or minor amendment. A Major Amendment is any proposal that meets **any** one of these criteria:

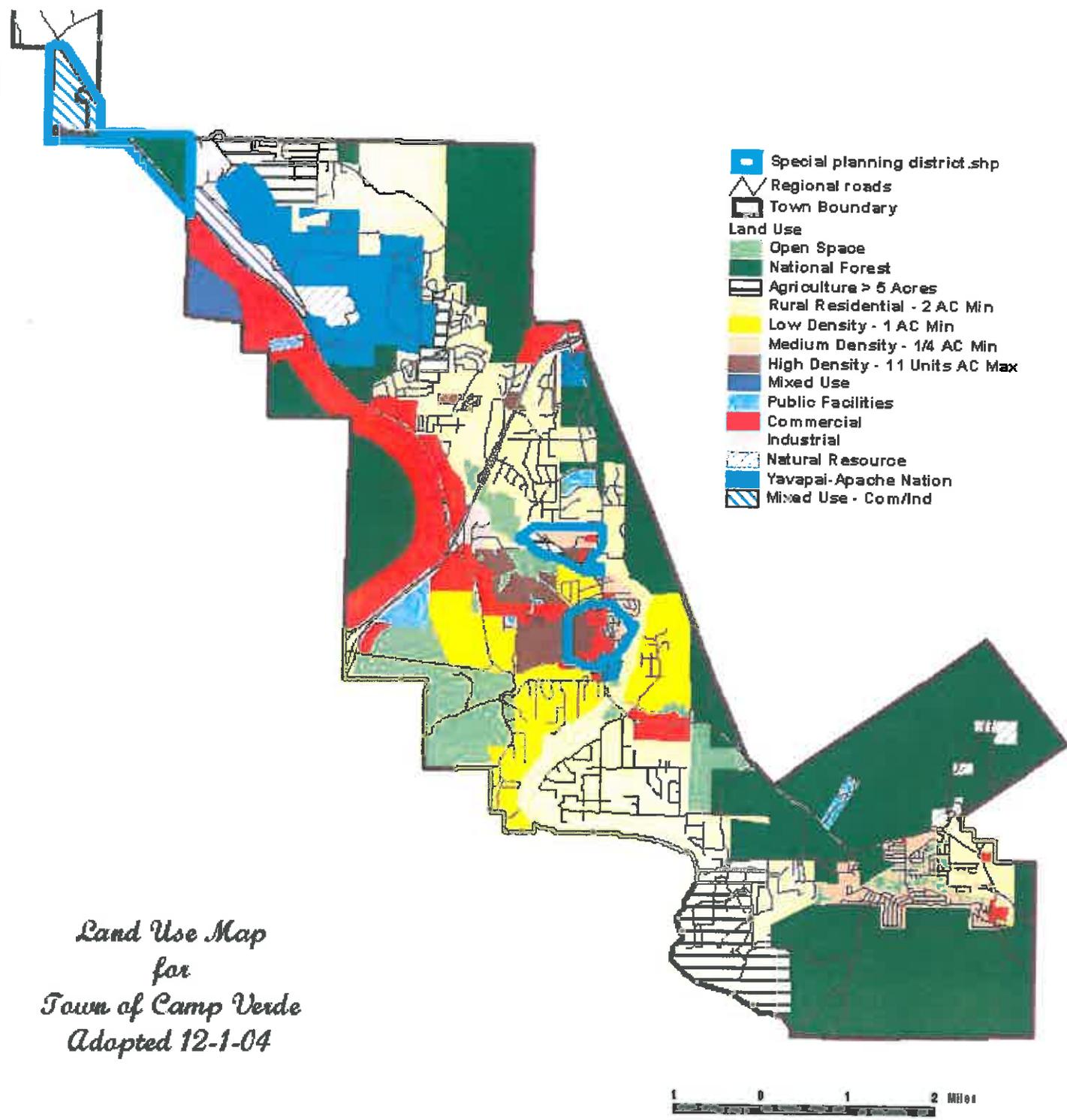
CRITERIA	MAJOR AMENDMENT
Significant change to the Circulation Element such as but not limited to: <ul style="list-style-type: none"> • A change in the functional classification of existing or planned public roadways. • The relocation or displacement of existing or planned public roadways. 	X
Proposed development uses more than 15 acre-feet* of potable** water per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size	X
Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

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** Potable water – water that is safe for human consumption and many other uses such as washing and cooking.

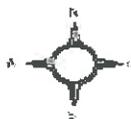
*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

The benchmark of 15 acre-feet of potable water per year represents approximately 1.2% of the 2001-projected potable water use for Camp Verde – from *Water Use Projections, Verde Valley, Arizona* prepared in cooperation with the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation. Actual build-out for 15 acre-feet of water, based on single-family residential unit population of 2.47 people and multi-family residential unit population of 2.74 people is approximately 48 single-family residential units or approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use and can be figured using an assured water supply demand calculator such as provided by the Arizona Department of Water Resources.



*Land Use Map
for
Town of Camp Verde
Adopted 12-1-04*

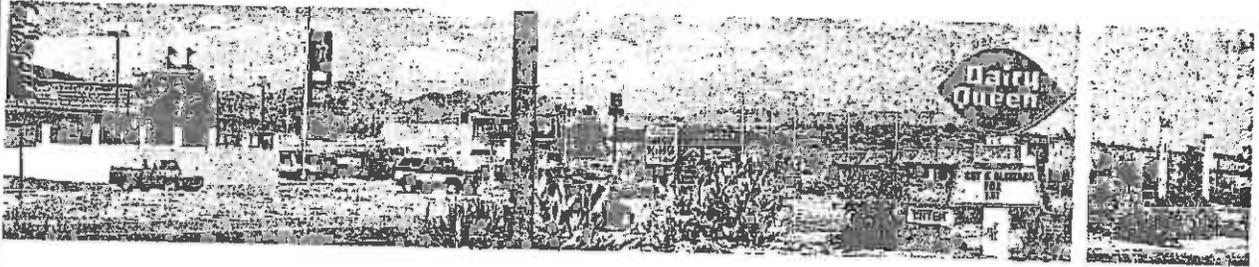
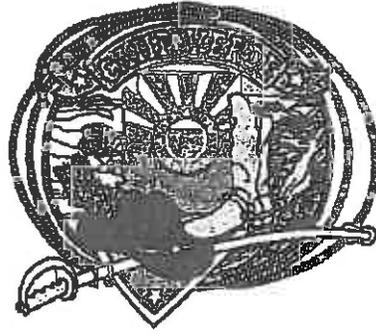
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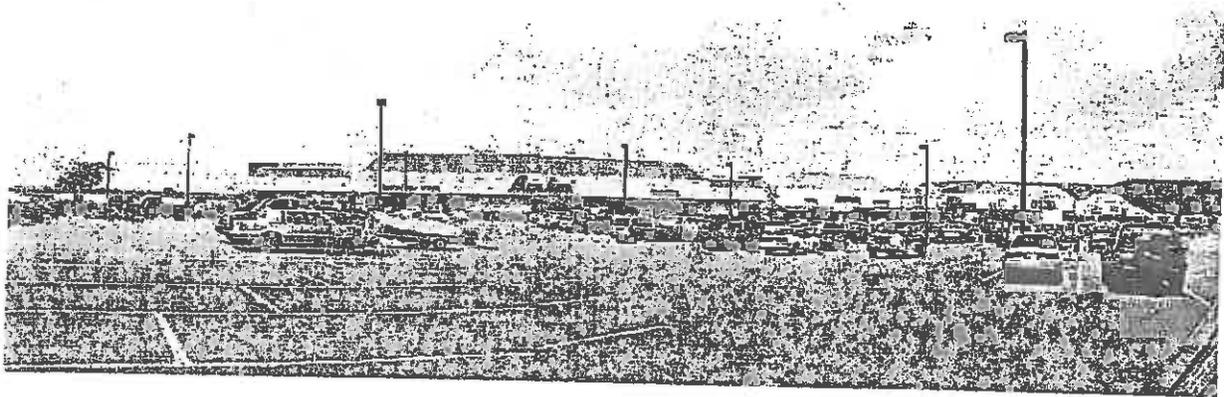
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Funding for amending Camp Verde's General Plan was provided in part by the Dept. of Commerce Growing Smarter Planning Grant

Community Dev Dept
Nancy Buckel
11-06-04



ECONOMIC DEVELOPMENT



CHAPTER 4
ECONOMIC DEVELOPMENT

VISION STATEMENT:

Camp Verde will encourage business growth and retention to give residents the ability to live, work and shop in the community. Camp Verde should continue to grow at a rate of about three percent per year, putting the Town's population close to 12,300 by the year 2010.

INTRODUCTION:

Camp Verde is not required by Arizona Statute to have an Economic Development Element in its General Plan. However, its relationship to other elements in the plan and its importance to the community outside the framework of the General Plan are significant. The economy and a community's economic development policies are critical factors that influence the quality of life for both government and local citizens.

The economy and economic development policies are an important source of jobs, personal income, and tax revenues and perform vital roles in the health of any local economy. During public workshops, citizens expressed a desire for higher paying jobs, a variety of shopping opportunities, available health and medical care and affordable housing. The Economic Development Element will be crucial for providing the quality of life residents desire.

Demographic information provided from the 2000 United States Census indicates that a greater percentage of Yavapai County residents 25 years of age and older have a high school diploma or equivalency compared to state and country averages.

The median household income in Yavapai County is less than the state and country averages. Even with a lower median household income, the percent of residents below poverty is less in Yavapai County when compared to the state and national figures. However, Camp Verde, with a poverty rate of 14%, has a slightly higher poverty rate than the county, state and nation.

The charts below compare social characteristics from Yavapai County, the State of Arizona and the nation.

1999 Poverty Comparisons

Location	% Population in Poverty*
United States	12.4%
Arizona	13.9%
Yavapai County	11.9%
Camp Verde	14%

*Figures provided by U.S. Census 2000.

CHAPTER 4
ECONOMIC DEVELOPMENT

U.S. Census Bureau 2000 Demographic Comparisons

Social Characteristic	Camp Verde	Yavapai County	AZ	USA
High School Graduates/Equivalency, 25 yrs+	79.6%	84.7%	81%	80.4%
Bachelor's Degree or Higher, 25 yrs +	12%	21.1%	23.5%	24.4%
Mean Travel Time to Work, Workers 16+	28 min.	22.5 min.	24.9 min.	25.5 min
Home Ownership Rate	80%	73.4%	68%	66.2%
Persons per Household	2.5	2.33	2.64	2.59
Median Household Income - 1999	\$31,868	\$34,901	\$40,558	\$41,994
Persons Below Poverty - 1999	14%	11.9%	13.9%	12.4%
Retail Sales per Capita - 1997	N/A	\$8,335	\$9,657	\$9,190
Persons Under 5 Years Old	6.1%	5.2%	7.5%	6.8%
Persons Under 18 Years Old	24%	21.1%	26.6%	25.7%
Persons 65 Years Old and Over	20.5%	22%	13%	12.4%
Grandparents As Caregivers				
Grandparents Living w/1 or More Own Grandchildren Under 18 Years	232	2,701	114,990	5,771,671
Grandparent Responsible for Grandchildren	116 (50%)	1,405 (52%)	52,210 (45.4%)	2,426,730 (42%)

In 1996, the Town Council accepted an economic development document sponsored by Arizona Public Service through the Focused Future Program. The Council never approved the document as an action plan for the Town. Citizen representatives formed the action team that researched and prepared the Focus Future Strategic Planning for Community Growth and Sustainability Study. At the time, the State of Arizona went through a planning process similar to Focused Future, which culminated in the development of an Arizona Strategic Plan for Economic Development (ASPED).

The 1998 General Plan listed the nine clusters identified in ASPED as primary business focus areas to encourage relocating to Camp Verde. Those focus areas are tourism and experience; food, fiber, and natural products; transportation/distribution; hi-tech industry; bio-industry; minerals and mining; environmental technologies; software; and optics. Since the Focused Future Strategic Plan was completed, the Town's population has increased by approximately 24 percent from 7,999 in 1997 to an estimated 9,940 in 2002.

In the seven years since the Council accepted the Focused Future development plan an enlarged medical center, two discount stores, and three convenience gas stations have located to Camp Verde. The Town has progressed to the next phase of the Focused Future plan by beginning the Focused Future 2 planning project.

CHAPTER 4
ECONOMIC DEVELOPMENT

Within the Town's boundaries but on the Yavapai-Apache Nation, a Casino, outdoor pavilion, bowling alley and two restaurants have been located. While the Town does not receive sales tax revenues from these activities, they do provide gainful employment to residents. In addition, the Yavapai-Apache Nation's businesses serve as a destination to bring tourists to the area.

A. GOAL: CREATE AN ENVIRONMENT THAT ENCOURAGES BUSINESS GROWTH, REVITALIZATION AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

- A. 1. Encourage businesses that require skilled and professional labor to locate within the Town limits.
- A. 2. Encourage businesses that offer a retail base to locate within the Town limits to offer residents the opportunity to purchase a wide variety of merchandise locally.
- A. 3. Utilize the Town's location at the crossroads of Interstate 17 and State Highway 260 and use both highways to encourage regional retail and distribution centers.
- A. 4. Pursue and evaluate grants, studies, and regional economic development proposals that will provide a direct benefit to the community.
- A. 5. Encourage flexibility of small businesses to adapt to changing technological conditions, through training programs, perhaps linking their businesses through telecommunications to larger companies or markets.
- A. 6. Encourage coordination with Town, Chamber of Commerce and local schools to provide a skilled workforce.

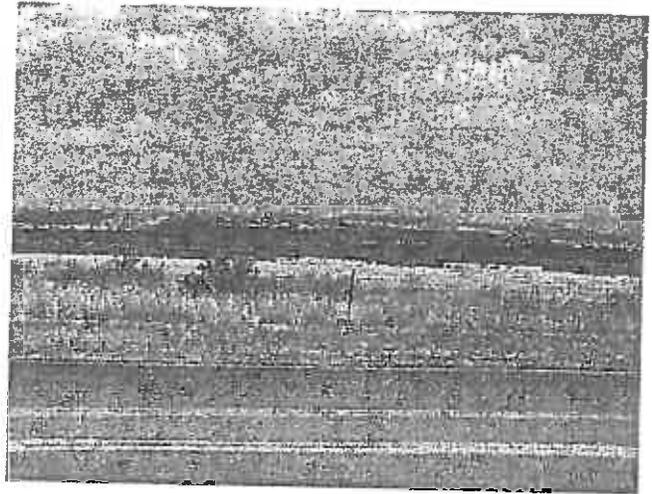
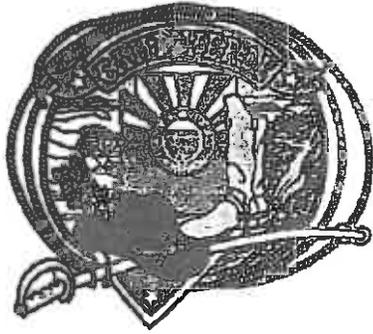
B. GOAL: MAINTAIN COMMUNITY VALUES AND PROVIDE A HIGH QUALITY OF LIFE FOR RESIDENTS.

Implementation Strategy:

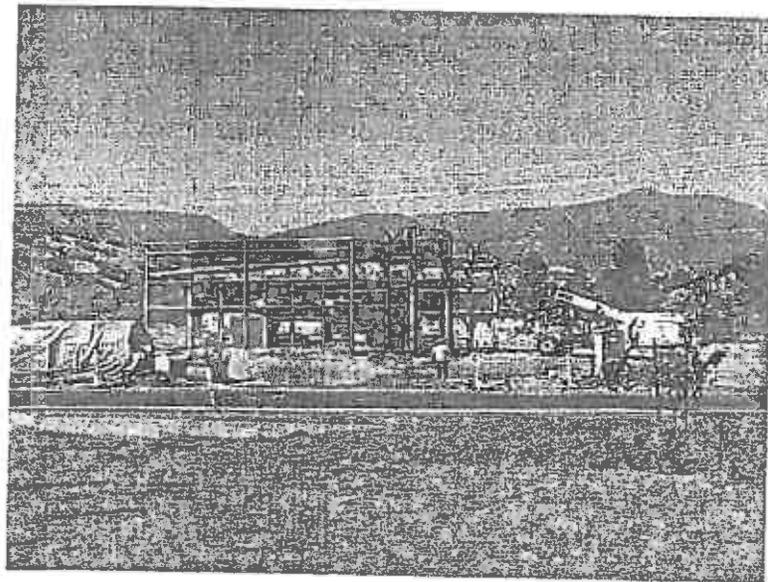
- B. 1. Retain the community's character and history by the redevelopment of the Town site.
- B. 2. Commit, as a community, to quality education.
- B. 3. Encourage activities and job opportunities for all residents.
- B. 4. Develop recreational amenities within the community.
- B. 5. Acquire Federal, State and Floodplain lands to meet the community's need for public lands and open space.
- B. 6. Capitalize, as a community, on the many tourism opportunities in and around Camp Verde.
- B. 7. Actively enforce litter laws by coordinating with other agencies and private landowners to enforce illegal-dumping laws.
- B. 8. Encourage townspeople to actively participate in town government, town commissions and committees, Chamber of Commerce committees, service clubs, school boards, parent-teacher organizations, and other groups to ensure that programs being implemented keep with community values.
- B. 9. Celebrate the Town's history and rural character.

CHAPTER 4
ECONOMIC DEVELOPMENT

- B. 10. Promote cooperation between the Town, Chamber of Commerce, local businesses and residents to work together on projects, which create a better understanding of the community such as a local trails system, community brochure, and active recreation programs and facilities that promote regional and statewide tournaments and other activities.



GROWTH AREA



CHAPTER 5 **GROWTH AREA**

VISION STATEMENT

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure, and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

STATE REQUIREMENTS

The Growth Area element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statute, which stipulates that communities larger than 2,500 inhabitants include a Growth Area Element. Arizona law further states that the Growth Area Element specifically identify those areas that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses.

According to Arizona statutes, the Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

POTENTIAL GROWTH AREAS

As required by State Statute, this plan identifies areas suitable for planned multi-modal transportation and infrastructure expansion. The suitability is based on access and planned access to water and sewer services or the ability to provide water and sewer services.

During several public meetings to discuss the proposed General Plan amendments, citizens have agreed that the "260 Corridor" west of the Interstate 17 and Highway 260 interchange to the Town's north border is suitable for future development. This corridor links Camp Verde to Cottonwood. Water service is available to this area from the Camp Verde Water Corporation. Sewer service from the Camp Verde Sanitary District is not yet available to this area.

As a means of expanding the Town's economic base, the Town Council has directed staff to pursue extending the Town's northwest border toward Cottonwood by annexation. Private property included in the proposed annexation is designated as a growth area.

The corridor east of Interstate 17 along Highway 260 and Finnie Flat Road is also marked as a growth area. Currently a handful of hotels, fast food restaurants, and other businesses are located in this area. The Camp Verde Sanitary District is working to extend sewer service to this area and beyond Interstate 17 along Highway 260.

CHAPTER 5
GROWTH AREA

A portion of National Forest Land next to I-17 on the west, between the I-17 and General Crook interchange and the I-17 and Hwy. 260 interchange is also marked as a potential growth area. The growth area should follow the natural contours of the land in the area at a depth of approximately 1,320 feet. Residents have expressed a desire to preserve the foothills west of I-17 and the view east of I-17 along General Crook Trail. The community does recognize the potential for commercial development adjacent to I-17 on the west, the proposed relocation of the interchange, and a site for future public facilities.

The Forest Service Administration site located at Hwy. 260 and McCracken, east of the White Bridge, is also included in the growth area for its location near the Camp Verde Sanitary District sewer treatment plant. In addition, Hwy. 260 at this location was recently widened to four lanes and the Forest Service has expressed a desire to sell the property.

The specific growth areas are designated on the accompanying Growth Area Map.

A. GOAL: PROMOTE BALANCED COMMERCIAL DEVELOPMENT THAT IS CONVENIENT TO RESIDENTIAL AREAS, VISITOR TRAVEL PATTERNS AND MAIN ROADS, AND IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE.

Implementation Strategy:

- A. 1 Direct commercial development to areas currently located on major collector roads and served by water, sewer, and electric.
- A. 2 Support infill on existing commercial and industrial zoned property.
- A. 3 Encourage growth in areas where utilities currently exist, are planned or can be included in service areas.

B. GOAL: CREATE SCENIC BUFFERS AND SAFE ACCESS FROM HWY. 260 IN AREAS DESIGNATED FOR DEVELOPMENT.

Implementation Strategy:

- B. 1 Develop a comprehensive circulation and access plan for property bordering Hwy. 260 that would include ADOT approved access points.
- B. 2 Develop comprehensive landscape and open space guidelines for development bordering Hwy. 260.
- B. 3 Develop and implement trails guidelines to connect development within the designated growth areas to National Forest Land and other recreational areas.
- B. 4 Require Council approval of comprehensive development plans before existing land within the growth areas can be developed.

C. GOAL: RETAIN, EXPAND AND REVITALIZE EXISTING COMMERCIAL AREAS ALONG MAIN STREET FROM GENERAL CROOK TRAIL TO ARNOLD STREET.

Implementation Strategy:

- C. 1 Investigate grant and foundation sources for funding to make the area pedestrian friendly.
- C. 2 Institute design guidelines for all commercial development. Commission recommends deleting this strategy.

CHAPTER 5
GROWTH AREA

- C. 3 Continue to promote tourism activities such as Fort Verde Days, Southwestern Days, the Corn Festival, Pioneer Days, and the Pecan and Wine Festival along with other events that complement the Town's rich agricultural heritage and culture.

D. GOAL: ENCOURAGE A VARIETY OF RESIDENTIAL DEVELOPMENT THAT IS CONVENIENTLY LOCATED TO SERVICES, IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE, IS AFFORDABLE FOR CITIZENS, AND IS VISUALLY ATTRACTIVE.

Implementation Strategy:

- D. 1. Direct high-density residential development to areas where water and sewer utilities are available, planned or can be extended conveniently and economically.
- D. 2. Negotiate development agreements with property owners who extend existing infrastructure to their development location.
- D. 3. Require new residential development in densities of 35,000 square feet and less to be hooked up to sewer service or provide alternate means of sewage disposal other than individual septic systems.
- D. 4. Encourage developers to work with lending institutions and the Town to offer programs for first-time homebuyers and provide reasonably priced housing opportunities.

E. GOAL: GROWTH WILL BE COMPATIBLE WITH THE LOCATION OF COST-EFFECTIVE AND ADEQUATE INFRASTRUCTURE.

Implementation Strategy:

- E. 1. Secure grants and other funding sources to pay for needed infrastructure maintenance, improvements, and expansion.
- E. 2. Require bike/pedestrian paths within road easements linking neighborhoods and commercial areas.
- E. 3. Require developers to provide financial assurance that all curbs, gutters, pathways, fire hydrants, and streets are installed to Town specifications.
- E. 4. Encourage property adjacent and contiguous to the Sanitary District to annex into the District.

F. GOAL: GROWTH WILL BE LOCATED IN A PATTERN THAT PROTECTS NATURAL AREAS, SCENIC VISTAS, AND IS COMPATIBLE WITH SURROUNDING LAND USES.

Implementation Strategy:

- F. 1. Develop and implement slope, ridge, natural drainage, vegetation, and wildlife corridor protection guidelines.
- F. 2. Maintain and implement building height guidelines.
- F. 3. Develop and implement open space/trails guidelines for commercial and residential development.
- F. 4. Develop and implement open space buffer guidelines for all development.

CHAPTER 5
GROWTH AREA

G. GOAL: COORDINATE PLANNING EFFORTS WITH NEIGHBORING MUNICIPALITIES AND GOVERNMENTS

Implementation Strategy:

- G. 1. Develop intergovernmental agreements to fund infrastructure expansion and improvements such as roads, water, and sewage disposal for adjacent growth areas.
- G. 2. Work with neighboring jurisdictions to conserve significant natural resources and natural areas.
- G. 3. Work with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.
- G. 4. Coordinate with Yavapai County to assure that all lot splits comply with the Town's zoning requirements for lot size.

H. GOAL: PROVIDE AN OPPORTUNITY FOR AFFORDABLE HOUSING WHILE RETAINING OPEN SPACE BY REQUIRING DEVELOPMENT AGREEMENTS AFTER PUBLIC LANDS ARE TRADED AND REZONING IS REQUESTED

Implementation Strategy:

- H. 1. Establish development agreements to provide for open space buffers and trails and affordable housing on public land that is acquired if rezoning is requested.

IMPLEMENTATION GUIDELINES

Parcels within the designated growth areas have a reasonable expectation to be rezoned subject to practical requirements to meet the intent of the Growth Area Element of the General Plan. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

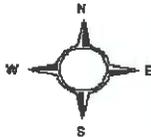
Comments from the public indicate that Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area. Commercial development must keep pace with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services.

At the same time, residents have expressed that the Town is lacking in housing that is reasonably priced. There is a need for reasonably priced apartments as well as single-family homes.

*Growth and Open Space
for
Town of Camp Verde
Adopted 12-1-04*

-  Regional Roads
-  Town Boundary
-  Growth Area
-  Open Space

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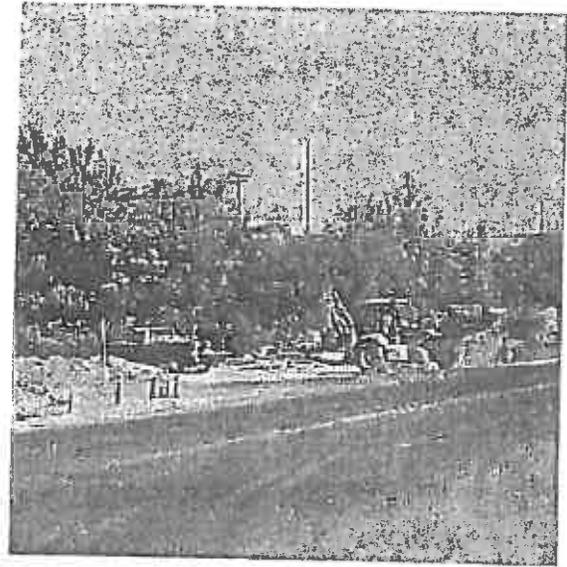
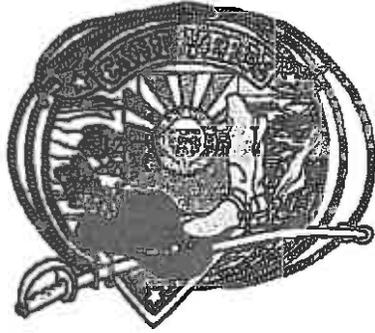


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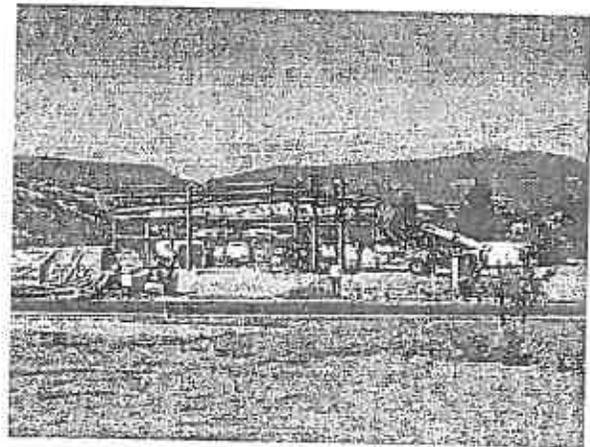
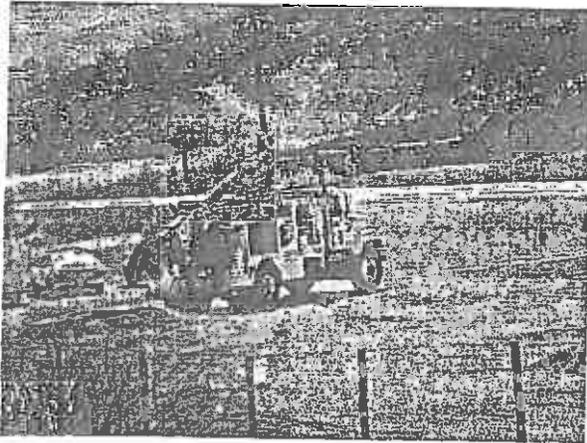
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Community Dev Dept
Nancy Buckel
11-04-04



COST OF DEVELOPMENT



CHAPTER 6

COST OF DEVELOPMENT

VISION STATEMENT

Development will be conveniently located to and compatible with existing infrastructure in order to protect taxpayers and existing businesses from having to assume financial responsibility for additional infrastructure required for new development. The Town government will equitably assess and manage the fiscal and capital impacts resulting from new development to maintain and improve the existing level of services and infrastructure.

STATE REQUIREMENTS

The Cost of Development 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 a Cost of Development Element.

According to ARS, the Cost of Development Element will identify policies and strategies that the Town will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. The Cost of Development Element must include the following components:

- a. A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
- b. A component that identifies policies to ensure that any mechanisms that are adopted by the Town under this element result in beneficial use to the development bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

FUNDING MECHANISMS

As per Arizona statute, the following methods are available for the Town to finance infrastructure. These methods are mentioned only as a requirement of state law.

- General Obligation Bonds
- Revenue Bonds
- Municipal Property Corporations
- Certificates of Participation
- Transaction Privilege (Sales) Tax
- Property Tax
- Special Industry Tax
- Excise Tax
- Development (Impact) Fees
- User Fees
- Dedication
- Exactions
- Capital Improvements Programming
- Concurrency Requirements
- Development Agreements and Development Rights Plans
- Trusts
- Endowments
- Grants

CHAPTER 6
COST OF DEVELOPMENT

- A. GOAL: ASSESS FAIR AND REASONABLE REVENUE SOURCES TO PROVIDE FOR THE COSTS OF MITIGATING THE IMPACTS OF GROWTH.**

Implementation Strategy:

- A. 1. Review fee guidelines annually to ensure equitable costs and to maintain current level of service standards for new development.
- A. 2. Ensure that development policies and ordinances are designed to require new development to contribute to costs associated with development.
- A. 3. Require an analysis showing the impact to community services prior to construction.
- A. 4. Identify fees and other revenues and funding mechanisms that may be used to pay for the expansion of operations and new facilities generated by new development.

- B. GOAL: ENSURE A STABLE REVENUE STREAM TO MAINTAIN AND IMPROVE EXISTING COMMUNITY SERVICES AND AMENITIES.**

Implementation Strategy:

- B. 1. Reserve sites for commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
- B. 2. Utilize the Main Street area and the Hwy. 260 and Interstate 17 interchange as activity centers to attract shoppers from other communities.
- B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
- B. 4. Research and acquire federal and state funding in the form of grants.

- C. GOAL: REGULARLY REVIEW THE NEED AND COSTS OF SERVICES PROVIDED BY THE TOWN.**

Implementation Strategy:

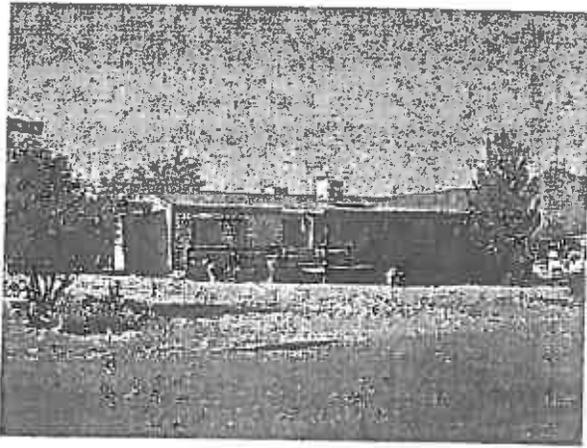
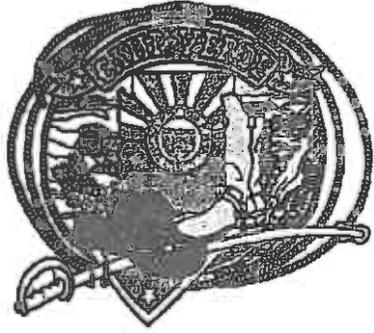
- C. 1. Use the Capital Improvements Plan (CIP) to prioritize services and expenses.
- C. 2. Require the CIP to be reviewed and updated on an annual basis.
- C. 3. Develop guidelines to clearly establish Level of Service Standards for the Town.

- D. GOAL: PROTECT EXISTING RESOURCES AND INFRASTRUCTURE FROM BECOMING OVERBURDENED BY NEW DEVELOPMENT.**

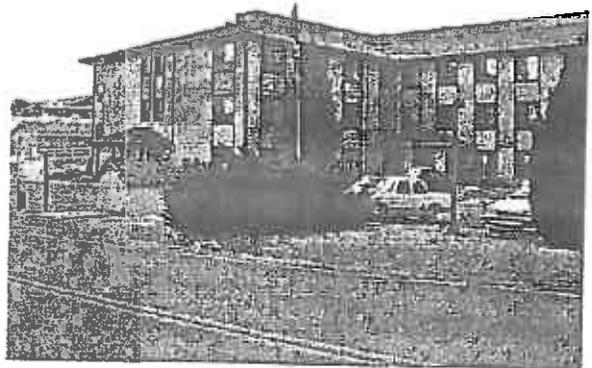
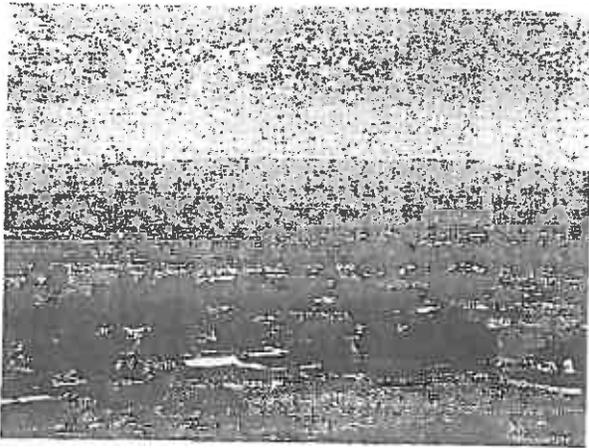
- D. 1. Guide development to areas where public facilities and services exist or can be extended in the most efficient and cost-effective manner.
- D. 2. Develop guidelines to allow owners/developers to maintain responsibility of infrastructure such as water and sewer services and road maintenance.

IMPLEMENTATION CHALLENGES

The planning area is served by a spectrum of public and private services. A proper understanding of the cost of development will require cooperation with public entities offering services and a more thorough understanding of private costs associated with the provision of services in the planning area. At this time the authority for services and infrastructure decisions does not reside entirely with the Town government. The General Plan is intended to establish an important basis for further cooperation between all agencies.



HOUSING



CHAPTER 7 **HOUSING**

VISION STATEMENT

Celebrate Camp Verde's rural, western past, providing a mix of residential densities to accommodate a variety of housing 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; however, the preservation and development of adequate housing in Camp Verde are significant considerations for elected and appointed officials, as well as Camp Verde residents and business owners. During public workshops, residents expressed the need for reasonably priced housing and neighborhood upkeep.

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's leadership has elected to include a Housing Element in its General Plan.

In addition to this element of the General Plan, the Camp Verde Council adopted a Housing Strategy in 1999. The Housing Strategy was prepared in 1999 with assistance from the US Department of Housing and Urban Development, and is designed to supplement the Town's General Plan by offering an analysis and strategies for meeting community's future housing needs, including reasonably priced housing.

Central to the success of the Housing Element, is the following policy statement taken from the Housing Strategy, which reflects the commitment of the community to 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. To ensure the economic viability of Camp Verde, the Town, in partnership with public and private agencies, will pursue programs aimed at increasing the supply of affordable housing and addressing the critical housing needs of the community."

For the purposes of this element, the Housing and Urban Development (HUD) definition of affordable housing will be used. HUD defines affordable housing as not exceeding 30 percent of a household or family's gross income for the mortgage, insurance, upkeep and other related expenses. According to the 2000 U.S. Census, the median income for households in Camp Verde in 1999 was \$31,868 and for families the median income in 1999 was \$37,049.

CHAPTER 7
HOUSING

The following chart shows how much a prospective homebuyer can afford to spend on a home based on yearly income and monthly expenses.

Affordable Home and Mortgage Amount Based on Yearly Income

Yearly Income	Monthly Expenses*	Down Payment	Length Of Loan	Interest Rate	Monthly Mortgage**	Affordable Home***
\$31,868 – Camp Verde’s Median Household Income	\$664	\$3,000	30 Years	7 %	\$209	\$34,388
\$37,049 – Camp Verde’s Median Family Income	\$664	\$3,000	30 Years	7 %	\$364	\$57,710
\$45,000	\$750	\$4,000	30 Years	7 %	\$517	\$81,659
\$50,000	\$850	\$4,500	30 Years	7 %	\$525	\$83,430
\$55,000	\$850	\$4,500	30 Years	7 %	\$675	\$105,940
\$60,000	\$950	\$5,000	30 Years	7 %	\$708	\$111,468
\$65,000	\$1,000	\$6,500	30 Years	7 %	\$808	\$128,017
\$70,000	\$1,100	\$6,750	30 Years	7 %	\$858	\$135,746
\$75,000	\$1,200	\$7,000	30 Years	7 %	\$908	\$143,529
\$80,000	\$1,300	\$7,500	30 Years	7 %	\$958	\$151,563

* Total monthly expense **does not** include homeowner’s insurance, property tax, or mortgage payment.

** Monthly mortgage **does not** include homeowner’s insurance and property tax.

*** Figures calculated using bankrate.com, “How Much House Can You Afford?” calculator.

NEEDS ASSESSMENT

Camp Verde’s housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. Until recently, it has been unusual to drive down any street, and see two residences exactly alike. There are a number of reasons why this is true. Over the last century, most site-built homes have been owner-built. Some neighborhoods are situated near waterways on one of the many historic ditches with mature natural vegetation. Low density and large lot areas typically enjoy set backs that provide privacy and screening from noise and traffic.

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.

CHAPTER 7
HOUSING

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

Camp Verde 10-Year Population Trends

Year	Population*	Change
1980	3,824	
1990	6,243	63.26% over 10 years
2000	9,451	51.39% over 10 years 147.15% over 20 years

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population*	Change
1997	7,999	
1998	8,420	5.3% Increase
1999	8,690	3.2% Increase
2000	9,451**	8.8% Increase
2001	9,790	3.6% Increase
2002	9,940	1.5% Increase

* Figures are estimates provided by the Arizona Department of Commerce.

** This figure is from the 2000 United States Census.

The chart below shows the percentage of the population for various age groups. As of the 2000 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 13,000 by the year 2010, indicating a significant aging population, with unique housing needs.

2000 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	9,451
Under 5 years	6.1%	578
5 - 19 Years	20.7%	1,960
20 - 24 Years	4.3%	407
25 - 54 Years	36.9%	3,484
55 - 59 Years	5.8%	548
60 - 74 Years	17.6%	1,661
Over 75 Years	8.6%	813

* Information supplied from the 2000 US Census.

Building permits issued from July 1998 through June 2002 further indicate this progressive growth. During that time, there were 163 permits issued for site built homes and 266 permits issued for mobile homes.

CHAPTER 7

HOUSING

According to the 2000 Census information, Camp Verde had 3,988 housing units. A majority of those, 48.6 percent are single-family, site-built residences, with manufactured homes accounting for 43.5 percent of the Town's housing stock. Compared to 1990, the number of housing units increased by 1,149.

The Camp Verde Sanitary District provides sewer services to approximately 500 of these homes, while the remaining units utilize septic systems. Private water companies service approximately 1,400 units, while remaining units are served by private wells.

Camp Verde has 122 apartment units for income-qualified families. Forty of those units are for citizens over 62 years of age, or 18 and older who need accessibility to handicapped facilities. Rent for these apartments is set at 30 percent of the family's gross income.

In 1998, Camp Verde staff, in conjunction with a HUD Technical Assistance Grant, undertook a street-by-street inventory of housing units, type, and condition within the Town. The inventory consisted of an external assessment of each unit to determine housing size, condition, and other characteristics. Staff cataloged the condition of the streets (paved or unpaved), counted the number of site-built, apartments (multi-family 4+ family units), and manufactured units.

The inventory and housing conditions surveyed indicate that of housing units inventoried, 13% (213) of site built units, 11% (186) of manufactured housing units, and 6% (4) of apartment units are in need of rehabilitation. In addition to those units in need of rehabilitation, 32% (512) of manufactured units are not suitable for rehabilitation and should be replaced. In total, 915 housing units or 27.4% of the existing housing stock are in need of rehabilitation or replacement. Concentrations of existing housing units in need of assistance were generally located in three areas of Camp Verde: Middle Verde, Verde Lakes, and downtown Camp Verde, with each area having unique housing conditions.

Finally, based on population projections, the 1999 Housing Strategy Analysis indicated a need for an additional 2,273 housing units from 1997 through 2020. Therefore, 90 to 100 additional housing units must be developed each year for the next 20 years to keep pace with the projected demand. The Town must be cautious to direct high-density growth in areas where infrastructure is available or can be provided to ensure that streams and ground water remain environmentally sound.

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS.

Implementation Strategy:

- A. 1. Promote higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 2. Promote alternate housing development concepts such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 3. Encourage development that is consistent with Camp Verde's predominant individualistic style.
- A. 4. Review rezoning requests for residential development in a comprehensive manner, with consideration to the impact water use, air quality, traffic

CHAPTER 7
HOUSING

- circulation, and land use will have on the Town.
- A. 5. Encourage public and neighborhood participation in proposed projects.
 - A. 6. Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.

B. GOAL: PRESERVE THE INTEGRITY AND COMPOSITION OF EXISTING NEIGHBORHOODS.

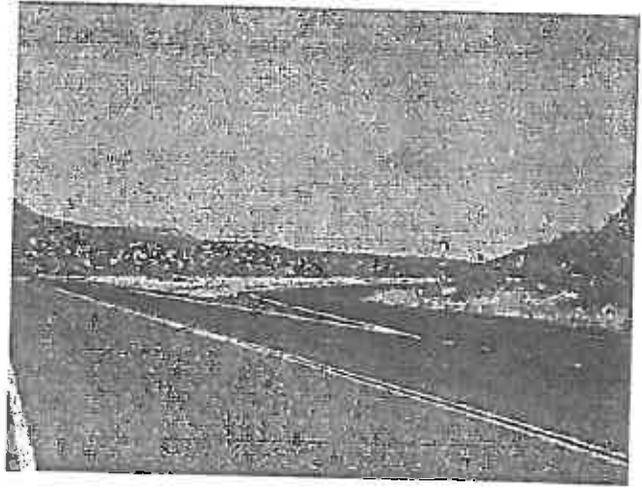
Implementation Strategy:

- B. 1. Update and enforce the Town's zoning and development regulations.
- B. 2. Guide developers to ensure compatibility with the qualities and character of neighboring development.
- B. 3. Encourage public and neighborhood participation in proposed projects.
- B. 4. Bring manufactured/mobile homes up to current code standards or replace hazardous units for the health, safety, and welfare of our families.
- B. 5. Encourage in-fill housing development to address reasonably priced and to lessen the demands on limited infrastructure.

C. GOAL: ENSURE THAT FUTURE RESIDENTIAL DEVELOPMENT PROTECTS THE EXISTING RURAL CHARACTER OF THE COMMUNITY, WHILE ACCOMMODATING THE COMMUNITY'S NEEDS.

Implementation Strategy:

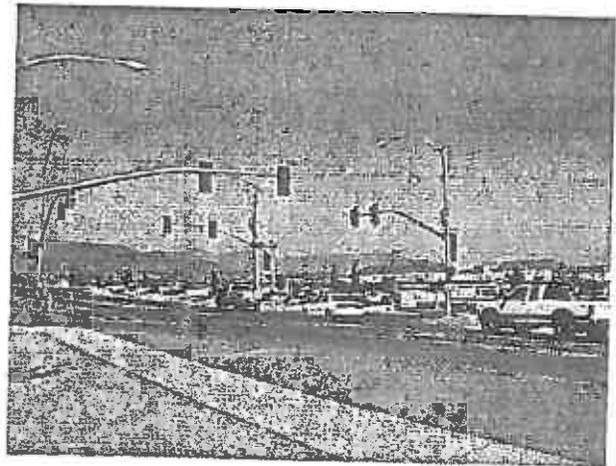
- C. 1. Maintain "open space" and buffer zones between different use districts.
- C. 2. Define, designate and preserve all historic ditches and diversion dams.
- C. 3. Ensure the integration of proposed and existing trails into all development.
- C. 4. Work closely with Parks and Recreation and the U.S. Forest Service to protect and enhance historic trails and provide access to public lands.
- C. 5. Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.



TRANSPORTATION

&

CIRCULATION



CHAPTER 8
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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TRANSPORTATION & CIRCULATION

- 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.

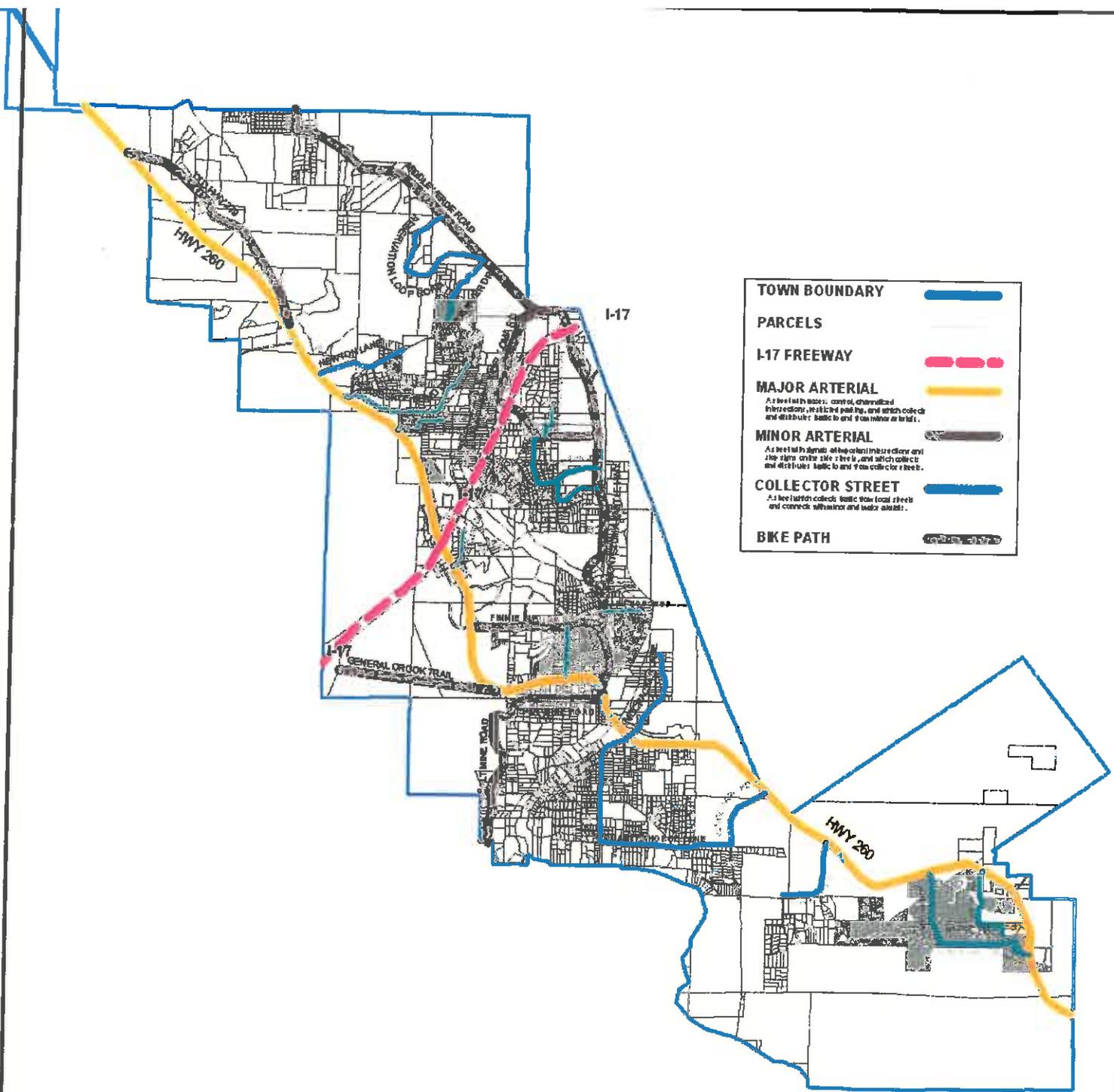
Implementation Strategies:

- 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.



Circulation Map

Town of Camp Verde

473 S. Main Street
 PO Box 710
 Camp Verde, AZ 86322
 Tel (928) 587-0831
 Fax (928) 587-7401
www.cvaz.org

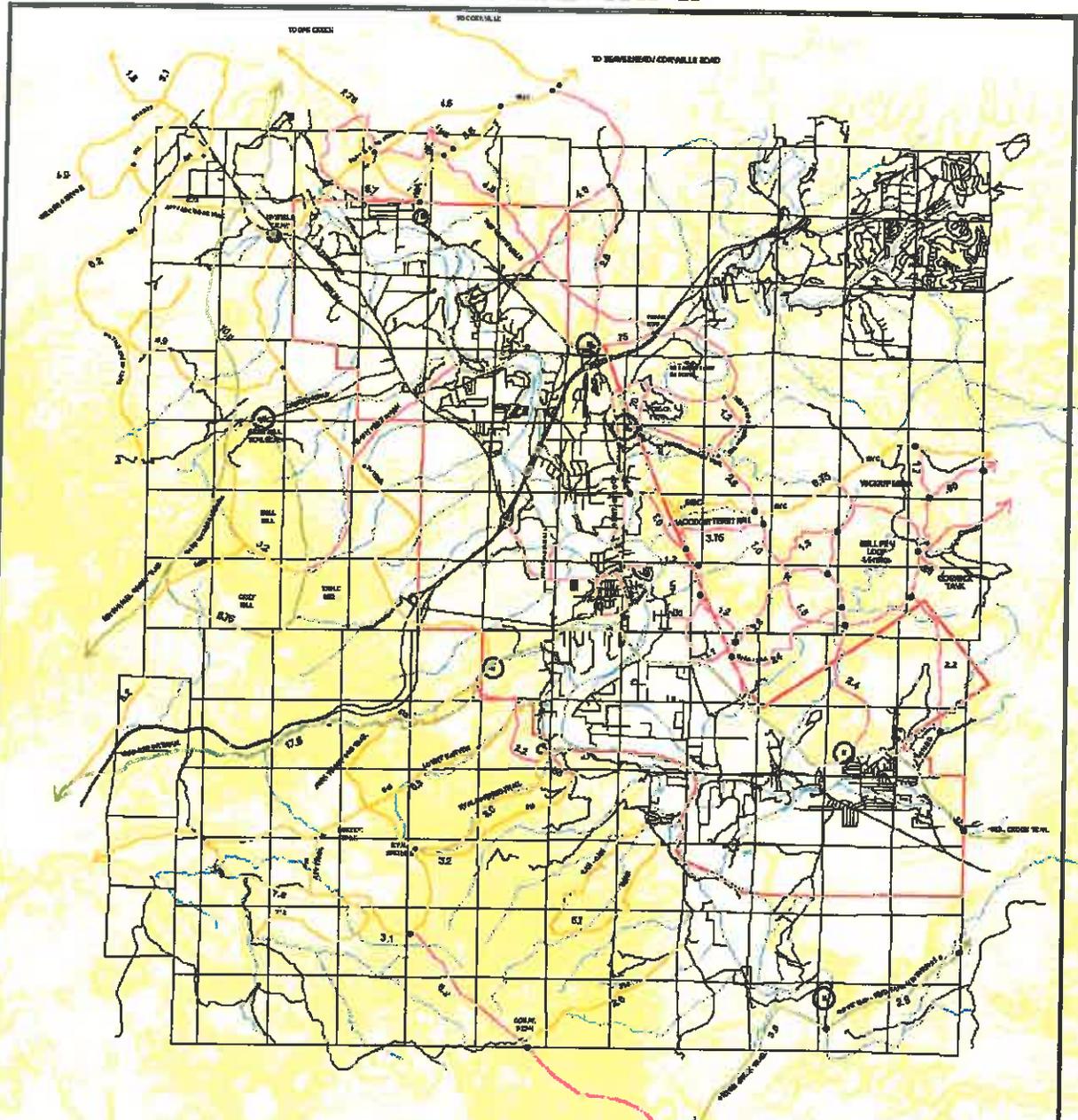


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FUNDING FOR AMENDING CAMP VERDE'S GENERAL PLAN IS PROVIDED IN PART BY DEPT. OF COMMERCE GROWING SMARTER PLANNING GRANT.



CAMP VERDE TRAILS MAP



TRAIL HEAD	(H)
HISTORIC TRAIL	—
DEDICATED TRAIL	—
NON-DEDICATED TRAIL	—
HYDROLOGY	—
CONTOURS	—
STREETS	—



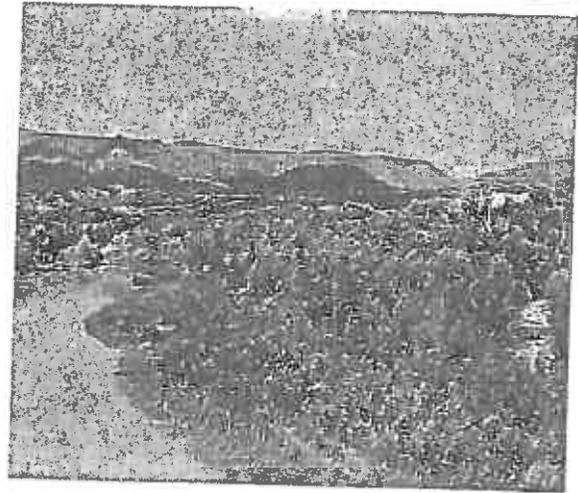
Town of Camp Verde
 473 S. Main Street
 Camp Verde, AZ 86322
 (928) 567-6631

PENDING FOR A REVISED CAMP VERDE'S
 GENERAL PLAN IS PROVIDED IN PART BY
 DEPT. OF CONSERVATION GROWING SMARTER
 PLANNING DEPARTMENT.

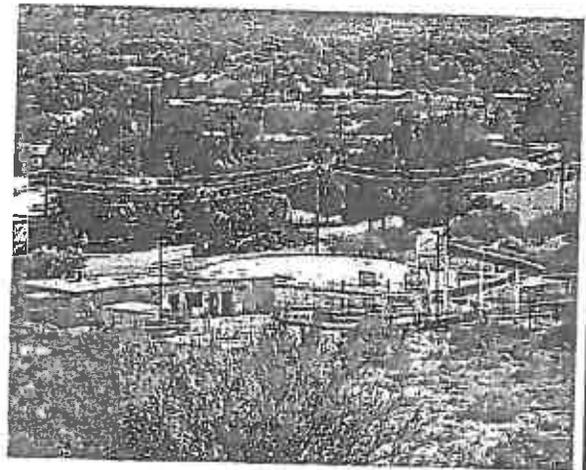
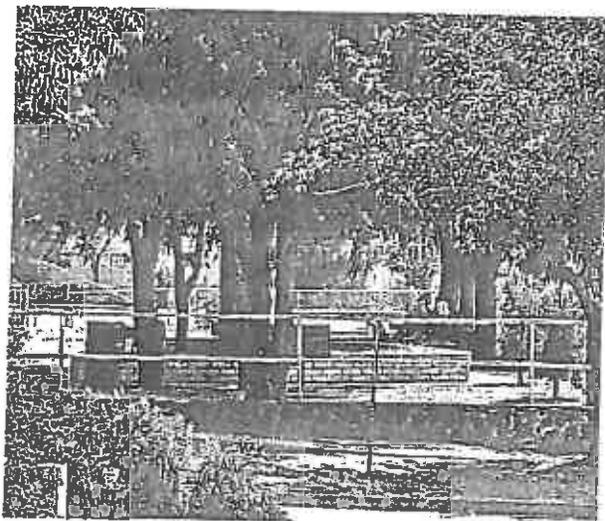
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205.9 miles of trails in Camp Verde

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OPEN SPACE & RECREATION



CHAPTER 9 OPEN SPACE & RECREATION

VISION STATEMENT

Open space within Camp Verde will protect sensitive natural areas and scenic vistas and provide a variety of recreational opportunities. Open space will be considered in future development as a means to preserve the community's rural character by providing buffers between different types of land uses and by working with developers to designate portions of new development as natural areas.

STATE REQUIREMENTS

The Open Space 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 Open Space Element.

Arizona law further states that the Open Space Element specifically include:

- A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources
- An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources
- Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

DEFINITIONS

Open space is defined by ARS as "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land."

The Growing Smarter Legislation stipulates that private land or state trust land cannot be designated as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or allows at least one residential dwelling per acre.

Open space is described as:

Developed: Areas that may include turf-ed parks, schools, golf courses, horse staging areas, trails, picnicking areas and bike paths and pathways.

Natural Environment: Includes forestland, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development including steep slope and flood plain areas.

Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment.

Agricultural Land: Lands that are used or can be used principally for raising crops, fruits, grains and similar farm products. For purposes of the general plan, Ranch land is also included in this category.

CHAPTER 9
OPEN SPACE & RECREATION

INVENTORY

The list below meets ARS by citing an inventory of open space areas, recreational resources and designations of access points to open space areas and resources within and bordering the Town that are available for public access and/or use at the adoption of this General Plan. This list may not be all-inclusive.

Arturo Circle Neighborhood Park – ½ acre
Beasley Flat – Verde River Access Point
Butler Park – 7 acres
Camp Verde School District Fields and Playgrounds
Clear Creek Campground and Staging area
Clear Creek Cemetery and Church
Clear Creek Floodway in Verde Lakes
Copper Canyon Equestrian Trailhead (General Crook Trail)
Forest Service Airstrip and surrounding area
Fort River Caves River Access/Pathway
Fort Verde State Park, Parade ground and picnic area – 11 acres
Grief Hill Trailhead on Cherry Road
Heritage Pool
Heritage Skate Park
Jackson Flat
Middle Verde Cemetery
National Forest Service Prehistoric Salt Mine
Pecan Lane Pathway
Quarterhorse Pathway
Salt Mine Road Pathway
Sunnyside Park – 7 acres
Town Complex Soccer Field and Playground – 2 acres
Trail 119A by Overlook Acres
White Bridge Riverfront Park – 2 acres developed, 10 acres total
White Cliffs from sewer ponds to refuse transfer station
Wingfield Mesa

**CHAPTER 9
OPEN SPACE & RECREATION**

FORECASTED NEED

Camp Verde Recreation Inventory and Evaluation*

<u>Activity</u>	<u>Goal/population**</u>	<u>Standard</u>	<u>Inventory</u>	<u>(Deficiency) or Surplus</u>
Amphitheater	1/ 25,000	0	0	0
Basketball – outdoor	1/ 2,500	4	4	0
Basketball – indoor	1/ 10,000	1	1	0
Baseball –	1/ 5,000	2	1	(1)
- lighted	1/ 10,000	1	0	(1)
Softball –lighted	1/ 2,500	4	1	(3)
Practice fields	1/ 5,000	2	2	0
BMX	1/ 25,000	0	0	0
Equestrian Arena	1/Community	1	1 (private)	0
Football	1/ 3,000	3	1	(2)
Hiking/walking/biking trails***	1/ 2,500	4	205.9	201.9
Horseback Riding***	1/ 1,000	10	205.9	195.9
Multi-use recreation facility	1/ 10,000	1	1	0
Picnicking – tables	1/ 500	20	21	1
- shelters	1/ 2,000	5	5	0
Playground	1/ 2,500	5	3	(2)
River access points (designated)	1/ 2,000	5	3	(2)
Skateboard park	1/ 25,000	0	1	1
Soccer	1/ 3,000	8	3	(5)
Swimming	1/ 25,000	1	1	0
Tennis	1/ 5,000	2	1	(1)
¼ mile track	1/ 7,500	1	1	0
Volleyball	1/ 5,000	2	2	0

**During the Council's Public Hearing to Adopt the 2003 General Plan, racquetball courts were cited, as a community need.*

***Goal/Population determined by the Camp Verde Parks & Recreation Commission and based on an estimated 2002 population of 10,000.*

****Approximately 17 miles, located within the Town's boundaries, that do not include historic trails or non-dedicated trails on paved roads unless there is a marked area specifically for non-motorized use.*

A. GOAL: DEVELOP RIVERSIDE PARKS AND TRAILS TO PROVIDE ACCESS TO THE Verde River AND OTHER NATURAL WATERCOURSES.

Implementation Strategy:

- A. 1. Develop and implement a system of access and recreational trails associated with the Verde River and other natural watercourses and historic ditches.
- A. 2. Work with the Game and Fish Department, U.S. Fish and Wildlife, and other private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.

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OPEN SPACE & RECREATION

- A. 3 Purchase from willing sellers, high priority lands needed for riverside parks and trails.
- A. 4 Coordinate with Game and Fish Department, U.S. Fish and Wildlife Service, and other appropriate agencies or organizations to evaluate and maintain habitat for endangered species.
- B. GOAL: WORK COOPERATIVELY WITH THE LOCAL SCHOOL SYSTEM, U.S. FISH AND WILDLIFE, GAME AND FISH DEPARTMENT, AND PRIVATE ORGANIZATIONS TO DEVELOP AND CONDUCT EDUCATIONAL PROGRAMS THAT EXPLAIN THE VALUE OF RIPARIAN AREAS.**

Implementation Strategy:

- B. 1. The Town Parks and Recreation staff will work with schools, U.S. Fish and Wildlife Service, Game and Fish Department, and other organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.
- B. 2. The Town will work with the U.S. Fish and Wildlife Service, Game and Fish Department, and other organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.
- C. GOAL: WORK COOPERATIVELY WITH OTHER VERDE VALLEY COMMUNITIES, U.S. FISH AND WILDLIFE, GAME AND FISH DEPARTMENT AND OTHER ORGANIZATIONS TO PREPARE AND IMPLEMENT A COMPREHENSIVE REGIONAL OPEN SPACE PLAN THAT PROTECTS CRITICAL OPEN SPACE IN CAMP VERDE.**

Implementation Strategy:

- C.1. The town will work cooperatively with other jurisdictions, entities and private citizens in striving to have a regional open space plan and map indicating areas for desired preservation space completed by 2007.
- C. 2. Work with governmental agencies, private groups and non-profits to encourage the acquisition of Desired Preservation Space through voluntary sale or donation of properties or easements.
- C. 3. The Town will work with the U.S. Fish and Wildlife Service and Game and Fish Department to assure that sensitive endangered species are afforded necessary protections.
- C. 4. The Town will work with the U.S. Forest Service to assure that National Forest lands crucial to preserve important view sheds, maintain sensitive natural areas, historic areas, and wildlife corridors are identified and protected.
- C. 5. Town to work with neighboring legislative bodies to preserve property between entities by utilizing conservation easements, acquisition of development rights, grants and other funding sources.

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OPEN SPACE & RECREATION

- D. GOAL: INSTITUTE A COMPREHENSIVE OPEN SPACE PLAN THAT DESIGNATES AREAS FOR PERMANENT RETENTION AS DESIRED PRESERVATION SPACE.**

Implementation Strategy:

- D. 1. Prepare and implement a riparian overlay zone.
 - D. 2. Establish community standards that ensure voluntary preservation of the natural environment and open space character of the Town.
 - D. 3. Require developers to provide an open space plan.
 - D. 4. Require new development to provide a buffer between residential property and the new development – be it commercial, industrial or higher density residential.
 - D. 5. Designate a corridor system of recreation, trails and educational features related to historical uses and people.
 - D. 6. Work with the Forest Service to develop agreements to cooperatively designate selected NF Land in and around the Town as desired preservation space.
- E. GOAL: IDENTIFY AREAS THAT ARE SUBJECT TO NATURAL HAZARDS AND ESTABLISH ZONING TO PREVENT INCOMPATIBLE DEVELOPMENT AND TO PROVIDE FOR PUBLIC SAFETY.**

Implementation Strategy:

- E. 1. Designate as open space/recreational areas natural wash areas that are subject to seasonal flooding.
 - E. 2. Locate and identify flood plain, landslide areas, and steep slopes.
 - E. 3. Establish guidelines for development near natural washes and flood plains.
 - E. 4. Limit the use of public funds to restore properties that are damaged within the hazardous areas.
 - E. 5. Encourage the relocation/removal of residences in areas that are prone to flooding in flood plains and washes.
 - E. 6. Acquire, through voluntary efforts, conservation easements and development rights, to property in areas prone to flooding to provide natural riparian habitat.
 - E. 7. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridor protection guidelines.
- F. GOAL: PROTECT EXISTING “WILD LAND” CHARACTER OF NATIONAL FOREST AND STATE TRUST LANDS.**

Implementation Strategy:

- F. 1. Maintain existing zoning of one dwelling per two acres for NF Land and State Trust Land within the Town’s boundaries.
- F. 2. Require land survey and marked boundaries for private development along Forest Service and State Trust boundaries prior to construction.
- F. 3. Maintain open space buffers on private lands between NF Lands and private development to prevent encroachments and conflicts with public lands.
- F. 4. Negotiate Inter-Governmental Agreements with U.S. Forest Service and State Land Department to help administer National Forest and State Trust land within Town’s boundaries, including delegation of enforcement authority to local police.

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- F. 5. Develop partnerships and coordinate with volunteer organizations and other groups that would assist in management activities and preservation of NF lands.
- G. **GOAL: PROVIDE FUNCTIONAL OPEN SPACE AND RECREATIONAL AREAS WITHIN THE COMMUNITY FOR ALL RESIDENTS OF THE TOWN, SECURING PERMANENT INTERCONNECTED OPEN SPACE SYSTEM TO PROVIDE VISUAL AND FUNCTIONAL LINKS BETWEEN PARKS, SCHOOLS AND NEIGHBORHOODS.**

Implementation Strategy:

- G. 1. Formulate and update a Town Trails plan on a regular basis.
- G. 2. Develop and implement requirements for new development to dedicate trails and trail heads within its property and along its borders.
- G. 3. Continue documenting existing trails and assure their public accessibility.
- G. 4. Provide for rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation to assure adequate opportunities for active and passive recreation for residents of all ages.
- G. 5. Enhance existing street frontages and rights-of-way for multi-use corridors.
- G. 6. Promote design considerations in open space areas that include low maintenance, natural design, low-water consumption, public safety, drainage management and multi-use.
- G. 7. Provide the maximum level of access consistent with the ADA and state laws.
- G. 8. Develop an equitable means for all developers to participate in the provision of open space and recreational needs of the community, ensuring the integration of existing and proposed trail-way systems and parks into all development.
- G. 9. Town and National Forest to financially coordinate trail mapping, building and trail relocating projects
- H. **GOAL: ACCOMMODATE A BROAD RANGE OF RECREATIONAL ACTIVITIES ACCESSIBLE TO ALL NEIGHBORHOODS.**

Implementation Strategy:

- H. 1. Develop community parks of three acres or more that are combined with other jurisdictions and/or organizations to minimize the cost of maintenance through joint use, accessible to all neighborhoods.
- H. 2. Promote the preservation of land for parks and recreational uses along the Verde River and along other natural watercourses and in close proximity to existing neighborhoods, by utilizing voluntary conservation easements, acquisition of development rights, grants and other funding sources.
- H. 3. Coordinate with the U.S. Fish and Wildlife Service and the Game and Fish Department to develop/improve sport fishing of the Verde River.
- H. 4. Continue to cooperate with the Forest Service to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.

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- H. 5. Establish guidelines to require new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramadas, picnic tables, children's playgrounds, horseshoes, volleyball areas, etc. in medium to high-density residential zones and encourage property owners associations to maintain existing or create new neighborhood/pocket parks.
 - H. 6. Coordinate efforts with surrounding agencies to encourage development of large joint-use regional parks. Regional parks shall support, protect and enhance a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails required to meet the needs of the community, while providing access to historic/proposed trail ways.
 - H. 7. All parks and facilities will be designed, constructed and maintained in a safe, economical, aesthetic and functional manner.
 - H. 8. Work closely with appropriate agencies and other organizations to protect, enhance and provide access to historic and proposed trail ways.
 - H. 9. Annually review and update the parks and recreation 5-year master plan.
 - H. 10. Dedicate a portion of the sales tax revenue to open space acquisition/preservation.
 - H. 11. Coordinate with Arizona State Parks for funding opportunities and other partnership opportunities.
- I. GOAL: PROVIDE WILDLIFE CORRIDORS TO ALLOW FOR THEIR NATURAL MIGRATION AND FEEDING PRACTICES THAT WILL HELP MAINTAIN HEALTHY AND DIVERSIFIED SPECIES.**

Implementation Strategy:

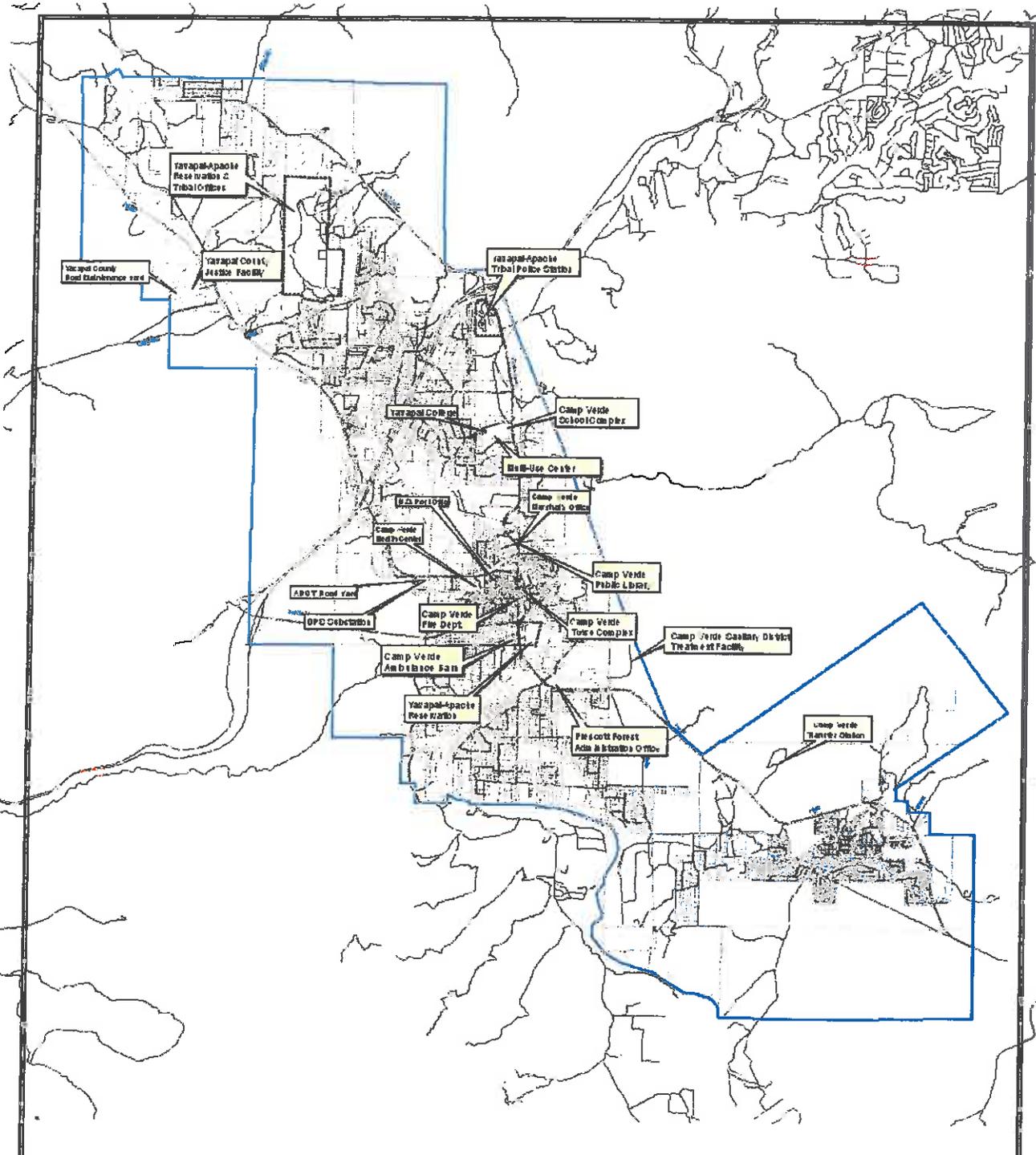
- I. 1. Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.
 - I. 2. Develop policies to prevent the enclosure of natural environment within town boundaries to maintain wildlife migration patterns.
- J. GOAL: DESIGNATE HISTORIC ROUTES WITHIN THE TOWN'S BOUNDARIES.**

Implementation Strategy:

- J. 1. Utilize the Trails Committee's work on designating historic routes.
 - J. 2. Work with property owners to maintain trails/routes.
- K. GOAL: ADD AGRICULTURAL USE PROPERTY TO THE TOWN'S OPEN SPACE INVENTORY.**

Implementation Strategy:

- K. 1. Offer incentives to developers or property owners, who designate a portion of their property for agricultural use.
- K. 2. Encourage agricultural landowners to participate in federal and state programs that are designed to protect the land as open space.



Public Facilities

Town of Camp Verde

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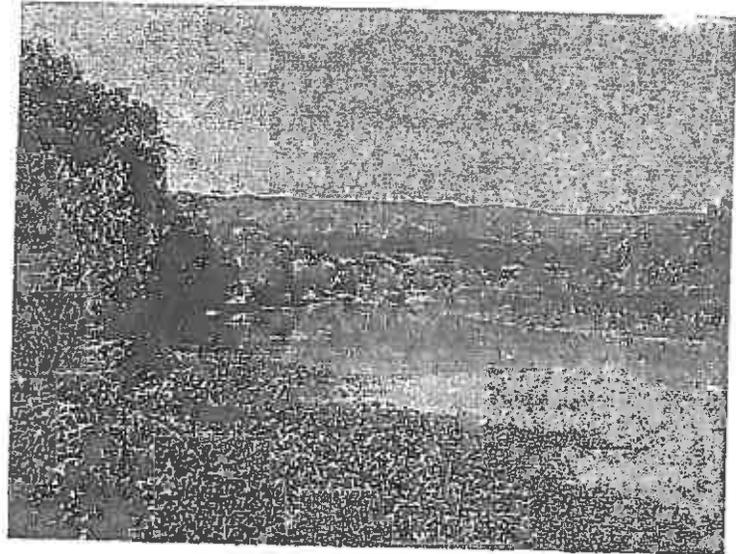
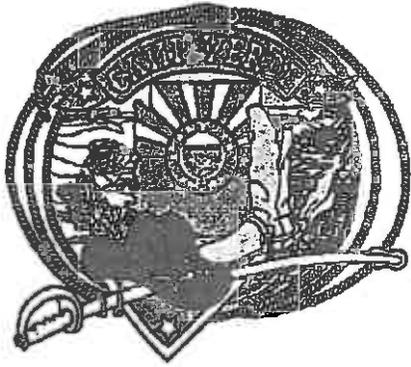
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- Town Boundary.
- Roads
- 8-4-03 Parcels
- Yavapai-Apache Reservation

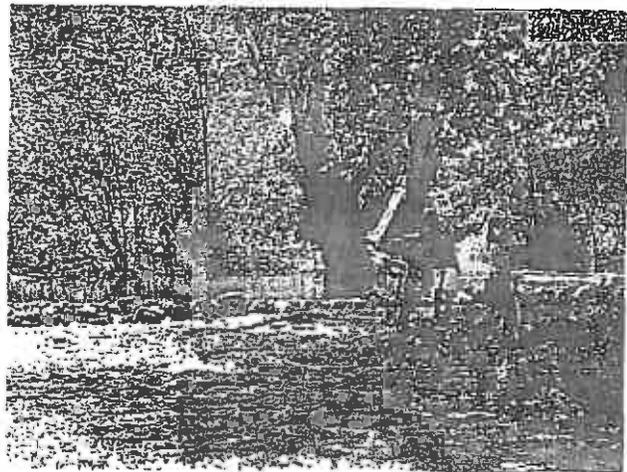
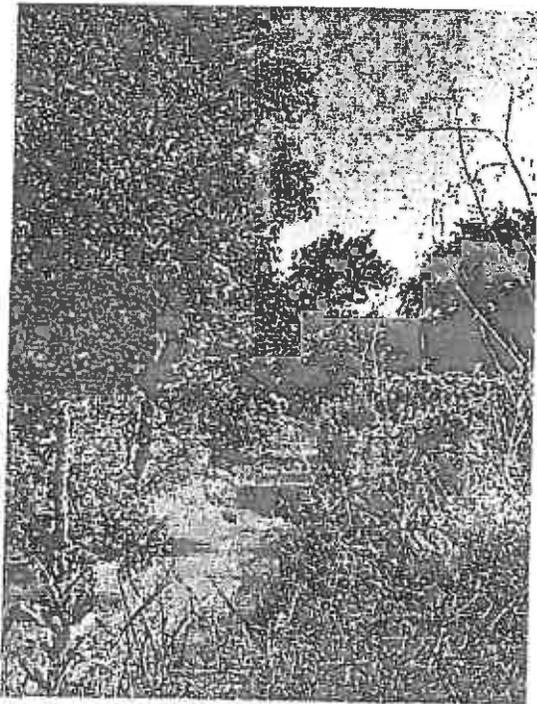


Funding for "Mapping Camp Verde's General Plan" provided in part by the Dept. of Commerce Growing Center Planning Grant

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ENVIRONMENTAL PLANNING



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.

CHAPTER 10
ENVIRONMENTAL PLANNING

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:

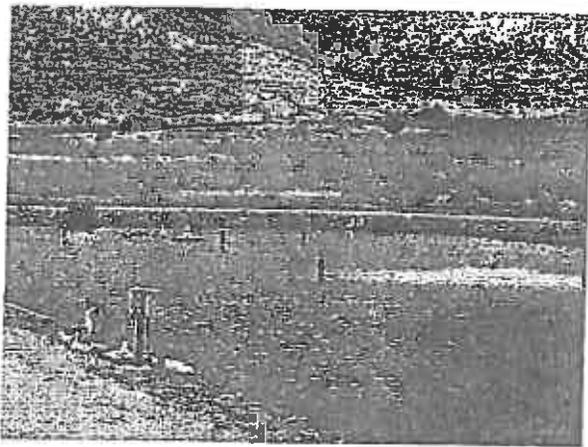
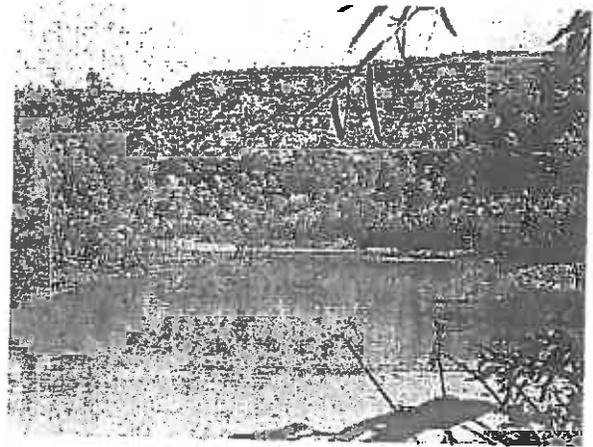
- G. 1. Expand the Town's recycling education program and provide drop off sites in additional locations.
- G. 2. Promote the use of treated effluent on open spaces and parks.
- G. 3. Encourage comprehensive water conservation and related educational programs for use in schools and the public.
- G. 4. 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.

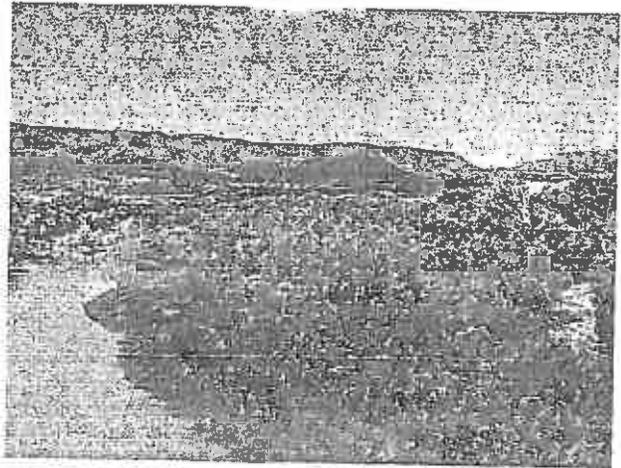
Implementation Strategy:

- 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



WATER RESOURCES



CHAPTER 11
WATER RESOURCES

VISION STATEMENT

Camp Verde will be a community that places a high value on a safe and adequate water supply for future growth and natural environment while protecting the water quality and needs of the existing community. Water conservation will be encouraged.

STATE REQUIREMENTS

The Water Resources 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 a Water Resources Element.

According to Arizona Statutes, the Water Resources Element will address:

- a. The known legally and physically available surface water, groundwater and effluent supplies.
- b. The demand for water that will result from future growth projected in the general plan, added to existing uses.
- c. An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

Camp Verde and Yavapai-Apache Nation Water Use Projections*

	Year 2001	Year 2010**	Year 2020**
Population Projection	9,814	13,463	16,836
Total Water Demand (acre-ft/yr)	19,796	20,252	20,663
Total Potable Water Demand (includes private wells)	1,228	1,684	2,095
GPCD	112	112	111
Other Uses (Agriculture, industrial, golf courses, reservoirs)	18,568	18,568	18,568

*Information provided by the Yavapai County Water Advisory Committee and the U.S. Bureau of Reclamation, Water Use Projections, Verde Valley Arizona April 2003.

** Population estimates in this chart are greater than those projected by Town staff in the other elements of the General Plan because this figure includes population projects for the Yavapai-Apache Nation and the area of service for the Camp Verde Water Company which includes areas outside of the Town's boundaries.

A. GOAL: PRESERVE AND ENHANCE THE TOWN'S UNIQUE WATER RESOURCES: IRRIGATION DITCHES, THE VERDE RIVER, CREEKS, IRRIGATED LANDS AND RIPARIAN AREAS.

Implementation Strategies:

- A. 1. Develop a water portfolio for the Town.
- A. 2. Require new residential subdivisions and commercial developments to provide centralized water service, whenever feasible.
- A. 3. Acquire the existing water companies when financially feasible.
- A. 4. Inform the local ditch companies of all development projects to enable them to review impact on the ditch system.

CHAPTER 11
WATER RESOURCES

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

Implementation Strategies:

- B. 1. Direct high-density development to areas where water and sewer utilities exist, are planned, or can be established.
- B. 2. Coordinate with ADEQ and various ditch companies to create a drainage system to regulate water runoff to the ditches and river.

C. GOAL: ENCOURAGE AND PROMOTE WATER CONSERVATION AND THE REUSE OF WATER.

Implementation Strategies:

- C. 1. Partner with private water companies, community organizations, businesses, schools, service groups, volunteers and citizens in conservation educational efforts.
- C. 2. Plan and implement Town-sponsored educational programs and events promoting water conservation.
- C. 3. Provide incentives to increase the number of low water use and native plants used in landscaping on properties that do not have access to irrigation.
- C. 4. Promote the use of water-conservation irrigation in landscaping.
- C. 5. Ensure low-flow plumbing standards are required for new development.
- C. 6. Acquire the Camp Verde Sanitary District when financially feasible.
- C. 7. Research and implement programs to increase use or recharge of reclaimed water.
- C. 8. Provide incentives to encourage the use of reclaimed water, especially on open spaces and parks and identify potential reclaimed water users.
- C. 9. Encourage the private use of gray water.

D. GOAL: PARTICIPATE IN REGIONAL COOPERATION FOR WATER MANAGEMENT ISSUES INCLUDING PUBLIC AND PRIVATE WATER PROVIDERS AND USERS.

Implementation Strategies:

- D. 1. Participate in regional water management studies.
- D. 2. Participate in regional water users organizations.
- D. 3. Work with neighboring legislative bodies, private water providers and well owners in water management studies and to promote the Verde Valley's water needs.

EXISTING CONDITIONS AND IMPLEMENTATION CHALLENGES

Camp Verde currently does not own any water source. Privately owned water companies, individual wells, private ditch companies, and the Camp Verde Sanitary District serve the planning area. The Town has partnered with other communities in the Verde River Watershed to form the Yavapai County Water Advisory Committee (WAC) and with central and northern Arizona communities to form the Northern Arizona Municipal Water Users Association (NAMWUA). To date, the WAC has completed or is currently conducting 14 different scientific studies of the Verde River Watershed.

CHAPTER 11

WATER RESOURCES

Three private water companies provide service within the area of influence: The Camp Verde Water System, the Verde Lakes Water Corporation and the Lake Verde Water Company.

The Camp Verde Water System provides service to 960 residential and commercial users. Currently the water system has a total of 12 wells, of those, three are in operation.

The Verde Lakes Water Corporation provides water to the residents of the Verde Lakes Estates Subdivision. Approximately 730 customers receive water from the Verde Lakes Water Corporation. The water corporation has four wells.

The Lake Verde Water Company has two wells that serve the Lake Verde Club Estates Subdivision, located within the Town's area of influence but outside of the actual Town boundary. Information from the Lake Verde Water Company was unobtainable.

The area receiving service from the water companies is considerably smaller than their certificated areas of service. Private wells provide water for areas outside of the water companies' service areas.

There are seven ditch companies that provide domestic and agricultural irrigation service in the Town. The ditch companies are informally organized among their members and are volunteer organizations. In general, the individuals or organizations that receive water from these ditch companies hold senior rights to the use of water from the Verde River and its tributaries. These surface water rights represent a significant portion of the water rights in Camp Verde and the Town could negotiate with willing water right owners and the ditch companies to use unused allocated water to meet municipal and industrial demand in the future. The four major ditches are: the Diamond S Ditch, the OK Ditch, the Eureka Ditch and the Verde Ditch.

The Diamond S Ditch is approximately 4.9 miles long and serves 635 acres south of downtown Camp Verde.

The OK Ditch is approximately 5.5 miles long and serves 600 acres. The OK Ditch is located in the north part of Town.

The Eureka Ditch extends for 7.6 miles and serves approximately 440 acres. The Eureka Ditch runs parallel and north of the Verde River.

The Verde Ditch Company oversees the operation of the largest ditch. The Verde Ditch is 17 miles long and serves approximately 1,489 acres.

Smaller ditches provide irrigation water for specific subdivisions. They are the Bullard Ditch, Pioneer Ditch and the Wingfield Ditch.

The Camp Verde Sanitary District, a Title 48 special taxing district, serves the area from White Bridge to Black Bridge, east of Oasis Road to the Verde River on the south and including the Cliff's development, then west and northwest on Finnie Flat Road to Dickison Circle, as annexed in 1993. The District currently serves 435 users. Upon completion of the 2001 Camp Verde Sanitary District Plant and Collection Line Project, the system will serve 891 users. The District will operate under an Aquifer Protection Permit that meets or exceeds Best Available Demonstrated Control Technology (BADCT) standards.

CHAPTER 11

WATER RESOURCES

Upon completion of the 2001 CVSD project, the treated effluent will meet reuse standards and treated bio-solids may be a commodity available to be used as a soil amendment or fertilizer for non-edible crops. When completed, the facility will be able to treat 1.3 million gallons per day. The wastewater treatment plant is located on 166 acres of Forest Service land on the north side of Highway 260 across from Forest Service property commonly referred to as the "Old Airport Site." The District is acquiring the plant-site from the USFS.

Other Considerations

At the writing of this document, Arizona is in the midst of the worst drought in over 100 years. Arizona is heading into its fifth consecutive dry winter and the seventh in eight years. In May 2002, then Governor Jane D. Hull, requested that the U.S. Agriculture Department declare all of Arizona a drought disaster area. That declaration allowed farmers and ranchers to seek relief from ruined crops and a weakened livestock market by applying for low-interest emergency loans.

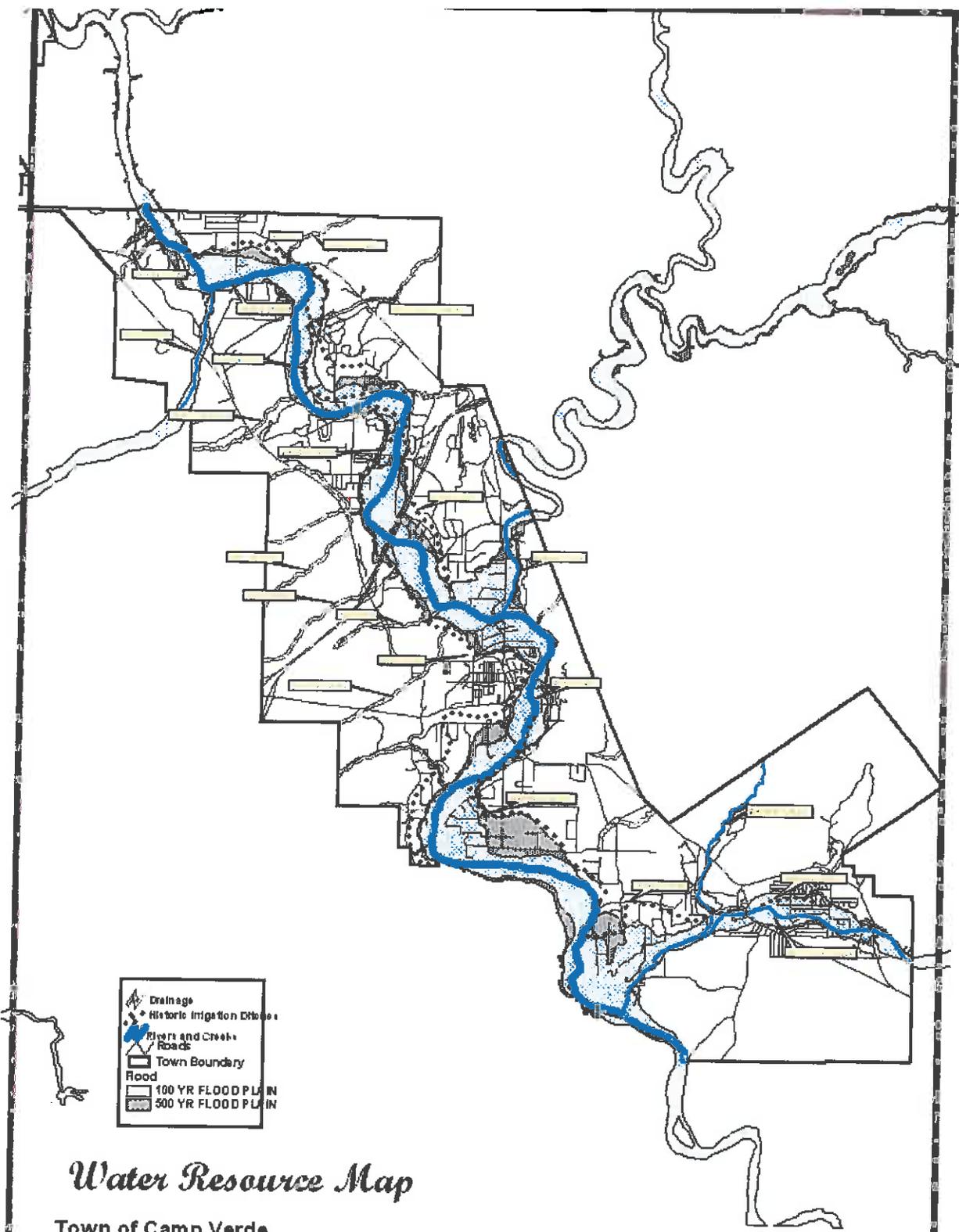
Current Governor Janet Napolitano has commissioned a Governor's Drought Task Force. That task force has released the Arizona Drought Preparedness Plan draft. The plan acknowledges that the growing communities in rural Arizona have the greatest need for drought and water management planning. Under a drought emergency, the Governor may be able to impose restrictions on water use. The draft plan currently specifies that providers of potable water will be required to develop a drought mitigation plan. Under these conditions, it will be crucial for developers to prove a 100-year water supply as Camp Verde continues to grow.

The Yavapai-Apache Nation, with lands located within and adjacent to the Camp Verde corporate limits, has potential to impact area water resources. The tribe has an unspecified volume of federal reserve water rights, the ability to access groundwater supplies and a 1,500 acre-foot allocation of Central Arizona Project (CAP) water. It is uncertain how the Nation will acquire wet supplies of water to meet its needs under these rights and allocation and how that could eventually impact water resources available to the Town.

In addition, wells in the Verde Valley that are located in the Holocene alluvium, could be subjected to the Gila River Adjudication, a legal battle being fought at the Arizona Supreme Court level to determine who has the right to the water from those wells. The Verde Valley Water Users Association (VWVUA) is sponsoring a well monitoring program to assist well owners in determining if their water draws from the Verde River and its sub-flow or from groundwater. If the Town participates in the well monitoring program, a map could be produced indicating where the wells are that draw from the Verde River. This map could then be used to help determine water sources for future development.

As competitive users vie for this limited and most precious resource, it will be vital for all of the Verde Valley communities to work together to assure an adequate and safe water supply for future generations. A number of studies are currently being conducted to determine the extent of the Verde Valley water supply and effect of a population increase on that supply.

CHAPTER 11
WATER RESOURCES



- Drainage
- Historic Irrigation Ditches
- Rivers and Creeks
- Roads
- Town Boundary
- Flood
- 100 YR FLOOD PLAIN
- 500 YR FLOOD PLAIN

Water Resource Map

Town of Camp Verde

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Fifty-second Legislature - Second Regular Session

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9-461.05. General plans; authority; scope

A. Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality. The planning agency shall coordinate the production of its general plan with the creation of the state land department conceptual land use plans under title 37, chapter 2, article 5.1 and shall cooperate with the state land department regarding integrating the conceptual state land use plans into the municipality's general land use plan. The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.

B. The general plan shall be so prepared that all or individual elements of it may be adopted by the governing body and that it may be made applicable to all or part of the territory of the municipality.

C. The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following elements:

1. A land use element that:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

(f) For cities and towns with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations. On or before December 31, 2005, if a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport or ancillary military facility pursuant to section 28-8481, subsection J.

(g) Includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses, except that this subdivision shall not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to title 45, chapter 3.1.

2. A circulation element consisting 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 of the plan.

D. For cities and towns having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census and for cities and towns having a population of ten thousand or more persons according to the most recent United States decennial

census, the general plan shall include, and for other cities and towns the general plan may include:

1. An open space element that includes:

(a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.

(b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

2. A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

3. An environmental planning element that contains analyses, policies and strategies 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.

4. A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

(a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.

(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

5. A water resources element that addresses:

(a) The known legally and physically available surface water, groundwater and effluent supplies.

(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.

(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

E. The general plan shall include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons the following elements or any part or phase of the following elements:

1. A conservation element for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation element may also cover:

(a) The reclamation of land.

(b) Flood control.

(c) Prevention and control of the pollution of streams and other waters.

(d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(e) Prevention, control and correction of the erosion of soils, beaches and shores.

(f) Protection of watersheds.

2. A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:

(a) Natural reservations.

(b) Parks.

(c) Parkways and scenic drives.

(d) Beaches.

(e) Playgrounds and playfields.

(f) Open space.

(g) Bicycle routes.

(h) Other recreation areas.

3. The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:

(a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities.

(b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.

4. A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.

5. A public buildings element showing locations of civic and community centers, public schools, libraries, police and fire stations and other public buildings.

6. A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.

7. A conservation, rehabilitation and redevelopment element consisting of plans and programs for:

(a) The elimination of slums and blighted areas.

(b) Community redevelopment, including housing sites, business and industrial sites and public building sites.

(c) Other purposes authorized by law.

8. A safety element for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures and geologic hazard mapping in areas of known geologic hazards.

9. A bicycling element consisting of proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.

10. An energy element that includes:

(a) A component that identifies policies that encourage and provide incentives for efficient use of energy.

(b) An assessment that identifies policies and practices that provide for greater uses of renewable energy sources.

11. A neighborhood preservation and revitalization element, including:

(a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.

(b) A component that identifies city programs that provide for the safety and security of neighborhoods.

F. The water resources element of the general plan does not require:

1. New independent hydrogeologic studies.

2. The city or town to be a water service provider.

G. The land use element of a general plan of a city with a population of more than one million persons shall include protections from encroaching development for any shooting range that is owned by this state and that is located within or adjacent to the exterior municipal boundaries on or before January 1, 2004. The general plan shall establish land use categories within at least one-half mile from the exterior boundaries of the shooting range that are consistent with the continued existence of the shooting range and that exclude incompatible uses such as residences, schools, hotels, motels, hospitals or churches except that land zoned to permit these incompatible uses on August 25, 2004 are exempt from this exclusion. For the purposes of this subsection, "shooting range" means a permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Shooting range does not include:

1. Any area for the exclusive use of archery or air guns.

2. An enclosed indoor facility that is designed to offer a totally controlled shooting environment and that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.

3. A national guard facility located in a city or town with a population of more than one million persons.

4. A facility that was not owned by this state before January 1, 2002.

H. The policies and strategies to be developed under these elements shall be designed to have community-wide applicability and this section does not authorize the

imposition of dedications, exactions, fees or other requirements that are not otherwise authorized by law.

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primary statement



Fifty-second Legislature - Second Regular Session

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9-461.06. Adoption and amendment of general plan; expiration and readoption

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.
6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.
7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.
8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings

at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.

2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the notice from the attorney general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census, and any city or town having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this chapter before May 1, 2000 and the designation does not impose additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

O. A person, after having participated in the public hearing pursuant to subsection H of this section, may file a petition for special action in superior court to review the governing body's decision that does not comply with the mandatory requirement prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g) within thirty days after the governing body has rendered its decision. The court may affirm, reverse or remand to the governing body, in whole or in part, the decision reviewed for further action that is necessary to comply with the mandatory requirements prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g).

RESOLUTION 2003-562

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, REPEALING RESOLUTION 1999-430 AND AMENDING RESOLUTION 2001-475.

WHEREAS, the Growing Smarter and Growing Smarter Plus Acts adopted by the State Legislature have made certain procedural changes to the Arizona Revised Statutes concerning the zoning and general plan amendment processes,

WHEREAS, the Town has complied with the requirements of ARS 9-461.06.B.1 to adopt written procedures to provide early, effective and continuous public participation in the development of the revised general plan from all geographic, ethnic and economic areas of the municipality, and

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE TO REPEAL RESOLUTION 1999-430 AND AMEND RESOLUTION 2001-475 AS ATTACHED "PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN" IN EXHIBIT "A":

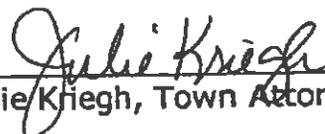
PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 25th day of June 2003.

Date JUNE 26, 2003



Mitch Dickinson, Mayor

Approved as to Form:



Julie Krieh, Town Attorney

Attest:



Deborah Barber, Town Clerk

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

I. GENERAL PLAN

The current document was adopted September 23, 1998. It provides a vision for the community that provides for future development, including infrastructure both public and private, as well as land use development guidelines. It is designed to strongly guide public policy through a series of goals, objectives, and strategies. It also provides a land use map to be used as a reference for long-range planning. It must be reviewed every 10 years. Because of the importance of this document, amendments can only be made after thorough public review and in compliance with these procedures.

II. PUBLIC PARTICIPATION PROCESS

Prior to the adoption of any amendment to the General Plan, the following procedure for notification will be followed to solicit as much public participation as possible:

1. Legal notices will be posted at Bashas', the Post Office, and at Town Hall.
2. Sites directly affected by the amendment will be posted with signs.
3. Legal notices OF AN EIGHTH PAGE DISPLAY AD will be placed in local newspapers prior to ANY PUBLIC HEARINGS meetings.
 - a. ~~A quarter page display ad will be published a minimum of 15 days prior to any public hearing in local newspapers.~~
4. Public service announcements will MAY be given to local radio and television stations.
5. All announcements will ask the public for written comments to be delivered to the Community Development Department ~~within 14 days of~~ AT LEAST 10 DAYS PRIOR TO each meeting/hearing to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality.
6. All review material will be available to the public at the Community Development Department, ~~Administrative Office, Parks and Recreation Office, Camp Verde Library,~~ and SUMMARY DATA MAY BE PLACED on the Town's Web page.
7. All public comments and staff responses will be included in the review material for consideration by the Planning and Zoning Commission and the Town Council Public Hearings.
8. ~~No less than two public hearings will be scheduled prior to formal adoption of the General Plan Amendments.~~ The Planning and Zoning Commission will hold at least one public hearing before approving a general plan amendment. Notice of the time and place of a hearing and availability of studies and summaries related thereto shall be given at least fifteen (15) and not more than thirty (30) calendar days before the hearing as described in #3 above. Action by the P&Z Commission shall be transmitted to the Town Council for their consideration.
9. Before adopting any amendment to the General Plan, the Town Council shall hold at least one public hearing. Notice of the time and place of a hearing and availability of studies and summaries related thereto shall be given at least fifteen (15) and not more than thirty (30) calendar days before the hearing as described in #3 above.

III. IDENTIFICATION OF STAKEHOLDERS

A PUBLIC NOTICE WILL BE PLACED IN LOCAL NEWSPAPERS ADVISING STAKEHOLDERS AND THE PUBLIC OF PROPOSED AMENDMENTS TO THE GENERAL PLAN. STAKEHOLDERS WILL BE GIVEN 30 DAYS PRIOR TO THE FIRST PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION, TO PROVIDE WRITTEN COMMENTS ON THE PROPOSED AMENDMENTS. The following is a list of applicable stakeholders:

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

1. Federal:
~~Prescott National Forest~~
Verde National Resource Conservation District
Bureau of Land Management
U.S. Forest Service, Coconino, and Prescott
U.S. Fish and Wildlife Service
2. State:
Arizona Department of Environmental Quality
ARIZONA DEPARTMENT OF WATER RESOURCES
Arizona State Parks
Arizona Game and Fish
Arizona Department of Transportation
Fort Verde State Historic Park
3. Regional:
Verde Valley Transportation Group- (Citizens Group)
Regional Trail Group (Citizens Group)
Northern Arizona Council of Governments
Verde Valley Regional Planning Group
Verde Valley Transportation Planning Organization
4. County:
Yavapai County Environmental Services
Yavapai County Flood Control
County Planning and Building/Board of Supervisors
Yavapai County Public Works
Yavapai County Health Department
Yavapai Community College
5. District:
CAMP VERDE SANITARY DISTRICT
CAMP VERDE UNIFIED SCHOOL DISTRICT
CAMP VERDE FIRE DISTRICT
Verde Watershed Association
6. Local:
~~Camp Verde Marshal's Office~~
~~Camp Verde Unified School District~~
Montezuma Airpark HOA
~~Camp Verde Fire Department~~
Camp Verde Chamber of Commerce
Cottonwood Planning Department/Council
Clarkdale Planning Department/Council
Jerome Planning Department/Council
Sedona Planning Department/Council
7. Tribal:
Yavapai-Apache Nation Building Dept./Council
Salt River Pima Maricopa Nation
8. Private:
All local ditch companies
Camp Verde Water Company
Verde Lakes Water Company
Lake Verde Water Company
Waste Management companies
U.S.-West QWEST

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

Arizona Public Service
Camp Verde Historical Society
~~Camp Verde Sanitary District~~
Citizens Utility

Any other person may request and receive information after being registered, in writing with the Community Development Department. Applicable copy fees will apply.

~~A public notice will be placed in local newspapers advising stakeholders and the public of proposed amendments to the General Plan. Stakeholders will be given 30 days prior to the first public hearing before the Planning and Zoning Commission, to provide written comments on the proposed amendments.~~

IV. AGENCY REVIEW

All information regarding any amendments to the Camp Verde General Plan shall be sent to the following agencies for technical review at least sixty days prior to the adoption of any amendment to the General Plan:

1. Town of Camp Verde Town Council
2. Yavapai County Board of Supervisors
3. Yavapai County Planning and Zoning
4. Arizona Department of Water Resources
5. Arizona Department of Commerce
6. Northern Arizona Council of Governments
7. Cottonwood City Council
8. Yavapai-Apache Nation
9. Any other agency that requests the information

~~The following agencies will also be notified of any major amendments impacting the whole community such as annexation, or the creation of new elements to the General Plan:~~

- ~~1. Arizona Public Service~~
- ~~2. Camp Verde Unified School District~~
- ~~3. Camp Verde Chamber of Commerce~~
- ~~4. Camp Verde Water Company~~
- ~~5. Verde Lakes Water Company~~
- ~~6. Citizens Utility~~
- ~~7. U.S. West~~
- ~~8. Camp Verde Historical Society~~
- ~~9. Yavapai Apache Nation~~
- ~~10. Arizona State Land Department~~
- ~~11. US Forest Service - Geconino & Prescott~~
- ~~12. All local ditch companies~~
- ~~13. Camp Verde Fire Department~~
- ~~14. Yavapai County Flood Control~~
- ~~15. Yavapai County Environmental Services~~
- ~~16. Yavapai County Public Works~~
- ~~17. Yavapai County Health Department~~
- ~~18. Verde Watershed Association~~
- ~~19. U.S. Fish and Wildlife Service~~
- ~~20. Verde Valley Transportation Planning Organization~~
- ~~21. Arizona Game and Fish Department~~
- ~~22. Arizona Department of Transportation~~

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

~~V. WHEN TO AMEND~~

- ~~A. All zoning and rezoning ordinances and regulations shall be consistent with and conform to the adopted Camp Verde General Plan. In case of uncertainty in determining the conformity of any part of a proposed rezoning ordinance, any interpretation shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies, and applicable elements of the general plan. A rezoning ordinance conforms with the land use element of the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the land use element of the General Plan. Any proposal that does not meet the above standards shall require a General Plan amendment. Arizona Statute requires a General Plan review every 10 years. In addition, Council, P&Z, and staff may elect to amend the General Plan to meet the changing needs of the community as well as to comply with applicable state and/or federal regulations.~~
- ~~B. A major amendment is "a substantial alteration of the municipality's land use mixture or balance as established in the ...land use element." All major amendments will be adopted per ARS 9-461.06.G.~~

~~VI. ADOPTION BY COUNCIL~~

- ~~The re-adoption of the General Plan or a Any amendment to such a plan shall be by resolution of the Camp Verde Town Council, after notice as provided for in these procedures. The re-adoption of the General Plan or a major amendment to the General Plan shall be approved by affirmative vote of at least two thirds of the members of the Council. The General Plan or any amendment to the Plan shall be endorsed in the manner provided by the Council to show that it has been adopted by the Council. For purposes of this paragraph, "major amendment" means:~~
- ~~1. A change of land use designation on the plan that:
 - ~~(a.) Increases the intensity of use on the property~~
 - ~~(b.) Decreases the intensity of use on the property at the initiative of the governing body or zoning body.~~~~
 - ~~2. Deletion of a requirement for the reservation or dedication of land for public purposes, except for minor boundary adjustments or street alignments.~~
 - ~~3. Establishment of a new, or deletion of a planned, freeway, expressway, parkway or limited access arterial street shown on the general plan.~~
 - ~~4. Major amendment based on criteria as described in the Land Use Element of the General Plan. All major amendments will be heard at a once a year public hearing scheduled for December 1.~~

~~VII. WHO CAN ASK FOR AN AMENDMENT~~

- ~~1. Town staff initiated amendments; staff must notify property owners within the affected area upon initiation of the amendment process.~~
- ~~2. Amendments initiated by private parties; private parties and landowners must submit written documentation of authorization of 75 percent of the landowners in the area to be amended.~~
- ~~3. Any Camp Verde Town Council member or member of the Camp Verde Planning and Zoning Commission.~~

~~VIII. HOW AMENDMENTS ARE FILED~~

- ~~Request for amendments shall be submitted to Community Development staff and be scheduled along with regular Planning and Zoning hearings. The following materials shall be submitted to staff:~~
- ~~1. A signed letter of intent containing a narrative describing the proposed amendment.~~

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

- ~~2. The property owners' written authorization.~~
- ~~3. Graphic description of the proposed land use amendment.~~
- ~~4. Property ownership map, list of property owners, letters addressed to all property owners within 300 feet of the proposed area.~~
- ~~5. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and text, and benefits to the public.~~
- ~~6. Written analysis for the request, including but not limited to:
 - ~~a. Detailed description of proposed amendment.~~
 - ~~b. Impact on public infrastructure.~~
 - ~~c. Relationship to other adopted planning documents.~~
 - ~~d. Anticipated impact on area transportation (impact analysis).~~
 - ~~e. Unique characteristics of the proposal, such as impacts on the environment or water resources.~~~~

IX. RELATION TO ZONING REQUEST

~~Amendments and zoning map changes may be filed simultaneously but the applications will be analyzed independently and may require distinct action, and consideration by the Commission and Council.~~

X. PUBLIC NOTIFICATION PROCESS

~~General Plan amendments will be subject to two public hearings, one by the Planning and Zoning Commission and one by the Town Council. Staff will be responsible for posting legal notices in local papers, public places, and property. Staff will also notify neighboring jurisdictions, Department of Commerce, and will by mail notify neighboring property owners within 300 ft. of the affected area. The General Plan amendment process will take a minimum of 90 days.~~

XI. BASIS FOR CONSIDERATION

~~While evaluating an amendment request the Council and Commission should consider the following:~~

- ~~1. Does the proposed amendment further the goals and policies of the General Plan?~~
- ~~2. Does the proposed amendment meet the changing needs of the community?~~
- ~~3. Does the proposed amendment comply with existing state and federal law?~~
- ~~4. Is the amendment required because the land use map does not provide alternative areas for the uses proposed?~~
- ~~5. Is the proposed amendment an improvement to the General Plan?~~
- ~~6. Does the amendment benefit the entire community as opposed to a particular party in response to short term development opportunities?~~
- ~~7. Is the amendment justified by similar development in the area?~~
- ~~8. Will the community not be adversely affected by:
 - ~~a. Altering accepted land use patterns.~~
 - ~~b. Requiring unscheduled infrastructure improvements.~~
 - ~~c. Creating increased traffic on adjacent roadways.~~
 - ~~d. Incompatibility with existing and anticipated neighboring land uses.~~~~
- ~~9. Is the proposal compatible with the intent of the General Plan?~~

~~It is the responsibility of the applicant to prove that the proposed amendment meets the above criteria, and it is not the burden of the Town to justify denial.~~

XII. RECORD OF AMENDMENT

~~Approval will be by Council resolution after all required public hearings. All documentation will be maintained by the Community Development Department.~~

**EXHIBIT A TO RESOLUTION 2003-562
PROCEDURE FOR AMENDING THE CAMP VERDE GENERAL PLAN**

XIII. APPEAL PROCESS

~~Any applicant wishing to appeal any decision of the Community Development Director as to whether an amendment is required or regarding application requirements may do so in writing to the Community Development Department. There is no fee for the appeal, which will be heard by the Camp Verde Town Council within sixty days. Should the applicant be successful upon appeal, and then the complete procedures outlined in this document must still be followed.~~

Kendall Welch

From: Karen Modesto <kmodesto@azwater.gov>
Sent: Monday, February 29, 2016 6:14 PM
To: Kendall Welch
Subject: Camp Verde 2016 Draft General Plan
Attachments: Chapter-11-ADWR.pdf

Hello Kendall,

The Arizona Department of Water Resources has reviewed the Town of Camp Verde 2016 General Plan, Chapter 11 – Water Resources. We have limited our review to the Water Resources element and have only a few minor comments/edits. These are included these as “sticky notes” on the attached pdf of Chapter 11. In general the information is very clear, informative, and well-written.

Please feel free to contact me if you have any questions.

Thank you,

Karen

Karen Modesto
Statewide Planning
Arizona Department of Water Resources
3550 N Central Avenue
Phoenix, Arizona 85012
(602) 771-7705
kmodesto@azwater.gov



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Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 

Types of Water Supplies in Camp Verde:

Surface Water:

Surface water is delivered by ditch systems for residential and agricultural irrigation and accounts for 82% (11,038 acre-feet) of the total water use within the Town, as shown in Figure 11.1. Ditch systems include the seventeen (17) mile long Verde Ditch and the smaller O.K., Eureka, and Diamond S ditches as well as several others. Residential irrigation includes watering of orchards, gardens, pasture, turf, and trees.

The ditch systems are owned and operated as either an association of shareholders or as a corporation that delivers water to members. Use of surface water is pursuant to an Arizona water rights system that is still undergoing adjudication but gives priority to the most senior users. The ditch companies have existed for over 100 years and this long history of use and associated water right claims or court decree (Verde Ditch), provide a high use priority. They also represent a potential significant water source available to the town through negotiation with willing right holders and ditch companies. In addition, Camp Verde has four surface water claims totaling almost sixty eight (68) acre-feet.



The Verde River is part of the Arizona Department of **Water Quality's** Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program. Several sections of the Verde River in Camp Verde have exceeded aquatic and wildlife use standards for turbidity/suspended sediment concentration.²

A 2013 U. S. Geological Survey report found that groundwater pumping between 1910 and 2005 had decreased Verde River baseflow (which provides perennial flow to rivers) by about 10,000 acre-feet/year at the Camp Verde gage downstream of Camp Verde, and that an additional 5,400 to 8,600 acre-feet/year decrease could occur by 2110³. While this is a long time in the future, near term regional demand reduction, increased efficiency and reuse efforts are needed to address the potential for reduced surface water flow.

Groundwater:

Groundwater is the water supply used by water systems and private well owners for drinking water in Camp Verde. It serves households, commercial, industrial and some irrigation uses. Most wells tend to be shallow and located in the floodplain alluvium, which flanks the river and has a relatively close connection to its flow. However, the largest water provider, Camp Verde Water System, has located its two main production wells outside the floodplain alluvium to the extreme northwest part of the town - an area with less direct impact on the river. Water-level change measurements in selected wells in Camp Verde show both declines and water level rises. The amount of groundwater stored in Camp Verde area aquifers has not been extensively studied. A hydrologic report prepared for the Camp Verde Water System by Herbert H. Schumann & Associates (2007)⁴ provided a rough estimate of 25,600 acre-feet of recoverable groundwater per square mile to a depth of 1,000 feet.

A number of wells measured in Camp Verde have exceeded drinking water standards, primarily for arsenic. All community water systems are regulated under the Safe Drinking Water Act and treat water supplies to meet drinking water standards.

² Arizona Department of Water Resources, Arizona Water Atlas, Volume 5, Section 5.5.7, August, 2009.

³ United States Geological Survey, 2013. Effects of Past and Future Groundwater Development on the Hydrologic System of Verde Valley, AZ

⁴ Herbert H. Schumann & Associates, Hydrologic Report and Application for Designation of Adequate Water Supply, Camp Verde Water System, Inc., submitted to Arizona Department of Water Resources, November 14, 2007.

Summary of Comments on Town of Camp Verde 2016

Genera

Page: 6

Number: 1 Author: kmodesto Subject: Sticky Note Date: 2/29/2016 4:31:49 PM
Should be, Arizona Department of Environmental Quality.

Number: 2 Author: kmodesto Subject: Highlight Date: 2/29/2016 4:31:42 PM

As shown in Table 11.2, of the 1,072 acre-feet of groundwater pumped by the ten (10) water providers in Camp Verde (some of which have multiple separate systems), almost half is pumped by the Camp Verde Water System. The three Verde Lakes Water Corporation systems and the Yavapai-Apache Nation system are the next largest, accounting for 21% and 16% of pumping, respectively. The remaining seven systems are responsible for about 15% of the total water provider groundwater pumping.

TABLE 11.3 -Camp Verde Water Provider Data (C, 2012):

SYSTEM	PUMPAGE (ACRE- FEET PER YEAR)	DELIVERIES (ACRE- FEET PER YEAR)	CONNECTIONS		GALLONS PER PERSON PER DAY (GPPD)	
			Residential	Commercial	Residential	Total
Camp Verde Water System	513	441	1,329	184	68	126
Verde Lakes Water Corp.	222	175	879	0	83	105
Yavapai-Apache Nation	177 ^a	177	251	12	NA	293 ^b
Other Systems ^c	160	143	359	38	147	167
Total Camp Verde	1,072	936	2,818	234	82 ^d	138 ^d

Notes:

- ^a Data in Table does not include large outdoor residential use supplied by ditch systems.
- ^b Pumpage data was not available. For calculation purposes pumpage is assumed equal to deliveries
- ^c Yavapai-Apache Nation's high per capita rate reflects a large non-residential demand (casino and hotel) in proportion to the Nation's population.
- ^d "Other systems" often lack separate pumpage and delivery data. As a result per capita estimates are less accurate than those for the larger systems.
- ^e Total Camp Verde per capita rates are prorated.

Although not required by State regulations, Camp Verde Water System has demonstrated water adequacy for its entire service area to the Arizona Department of Water Resources (ADWR), becoming a "Designated Water Provider" in 2008. This means that it has proven to ADWR that it has at least 100 years of water to serve current, committed and projected demand in its service area. In its designation, the System projected an annual demand of 622.2 acre-feet in 2017, at which time its designation status will be automatically reviewed. This designation helps to address water availability uncertainties for new development within some parts, but not all of Camp Verde. Outside of the State's active management areas, developers of new subdivisions are required to either: obtain a Water Adequacy Report that demonstrates there is sufficient water of adequate quality for 100 years; receive water from a designated water provider; or disclose an "inadequate" determination to the initial property buyer. The ability to sell lots without demonstrating an adequate water supply is a water management issue for communities. To address this the Town would need to adopt a mandatory water adequacy ordinance, authorized by legislation adopted in 2007, that would apply to all new subdivisions within its Town limits.



Treated Effluent:

Expansion of the Camp Verde Wastewater Treatment Plant (WWTP), completed in 2010, increased treatment capacity to 650,000 gallons per day (gpd) and included upgrading the treatment level to a secondary standard as well as effluent discharge to evaporation ponds. The Town accepted possession of the WWTP and delivery system in 2013 from the Camp Verde Sanitary District, which will allow it to manage the resource to meet management objectives. Upgrades to the plant are still underway to bring it to a tertiary treatment level that would expand reuse opportunities including such as those for turf irrigation and other non-potable uses. The Town currently has 1,200 sewer customers and treats about 280,000 gpd or about

Number: 1 Author: kmodesto Subject: Sticky Note Date: 2/29/2016 6:00:35 PM

It might be useful for readers/residents if you include a map showing which areas are served by the different local water systems.

- C. 4. Investigate adopting an Environmental Protection Agency (EPA) Water Sense program for high-efficiency plumbing ordinance for new development.
- C. 5. Encourage new residential and commercial development to incorporate LID design, including storm water capture features.
- C. 6. Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.
- C. 7. Evaluate the implementation of conservation programs for all residential and commercial water users such as rebates and incentive programs.
- C. 8. Evaluate the implementation of an ordinance to reduce water waste.
- C. 9. Encourage the recharge of reclaimed water.
- C. 10. Create programs 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.
- C. 11. Encourage the private use of gray water in new and existing developments through education and a gray water stub out ordinance for new development.



D Goal: Participate in regional cooperative efforts to address water management issues.

Implementation Strategy:

- D. 1 Participate in regional water management studies.
- D. 2 Participate in regional water users associations.
- D. 3 Work with neighboring legislative bodies, private water providers and well owners in water management studies to understand and manage the Verde Valley's water needs.

 Number: 1	Author: kmodesto	Subject: Sticky Note	Date: 2/29/2016 5:09:10 PM
<hr/>			
 Number: 2	Author: kmodesto	Subject: Highlight	Date: 2/29/2016 5:08:31 PM
<hr/>			
 Number: 3	Author: kmodesto	Subject: Sticky Note	Date: 2/29/2016 5:16:48 PM
<hr/>			
 Number: 4	Author: kmodesto	Subject: Highlight	Date: 2/29/2016 5:09:50 PM
<hr/>			

Evaluate...

ADEQ uses gray spelling for gray water.



Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

February 8, 2016

Kendall Welch, Assistant Planner
Town of Camp Verde
473 S. Main St., Suite 108&109
Camp Verde, AZ 86322

Re: Town of Camp Verde General Plan 60-Day Review

Dear Ms. Welch:

Thank you for the opportunity to comment on the 60-day review draft of the Town's General Plan Update. We have reviewed the draft and are requesting two changes the document as outlined below:

1. State Trust land and the mission of the State Land Department are commonly understood. We are asking that the paragraph below be added to the General Plan in Chapter 3 under the discussion regarding land ownership.

It should be noted that State Trust land is not private land. State Trust land was granted to the State of Arizona, and placed in trust for the benefit of 13 beneficiaries. The largest of these are the Common Schools. The State Land Department was created in 1915 to manage the land, and maximize the economic return to the trust beneficiaries; this is achieved by permitting, leasing or selling the land and its natural products. All uses of the land must benefit the Trust, a fact that distinguishes it from the way public land, such as parks or national forests, may be used. While public use of Trust land is not prohibited, it is regulated to ensure protection of the land, and compensation to the beneficiaries for its use.

2. In accordance with Arizona Revised Statute 9-461.06 N, the Department does not consent to and Open Space designation on any State Trust land within the Town. We request that the portion of State Trust land South of South Access Road 14 N 4E S 36, which is planned as an arterial roadway connecting Route 260 to I-17 in the future, be removed from the Open Space Designation and placed into the Salt Mine Character area to be considered for appropriate future development.

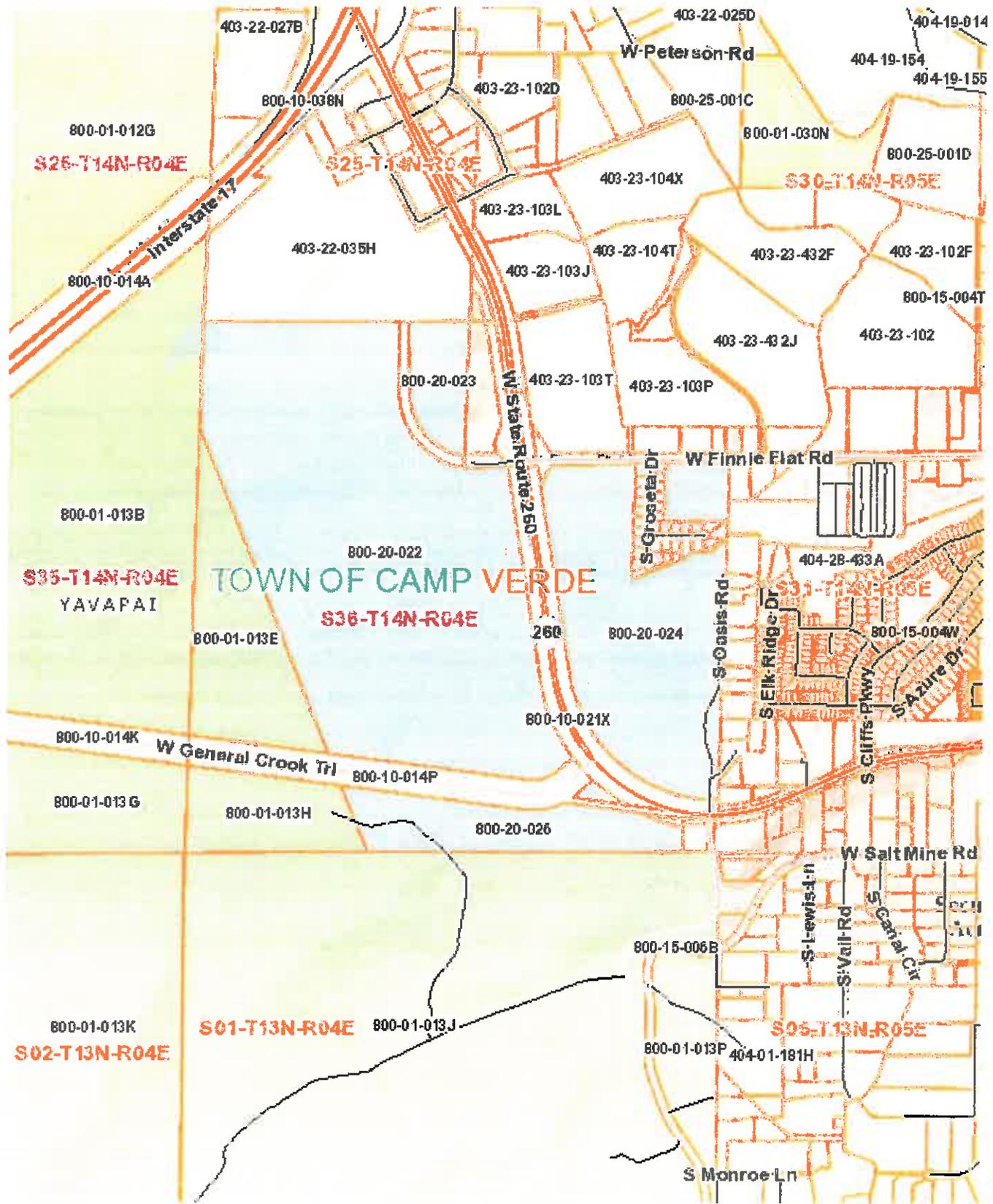
Thank you for your consideration of these comments. We look forward to continued coordination with the Town regarding land use affecting State Trust land in the Town of Camp Verde. Should you have any questions, you please contact Michelle Green by phone at 602-364-2502, or by email at mgreen@azland.gov.

Sincerely,



Michelle Green,
Project Manager, Planning and Engineering Section

cc: Mark Edelman, Manager, Planning and Engineering Section



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Kendall Welch

From: Kelly Wolff-Krauter <KWolff-Krauter@azgfd.gov>
Sent: Friday, February 12, 2016 10:31 AM
To: Kendall Welch
Cc: Barbara Cook; Jay Cook; Laura Canaca; Steve Rosenstock
Subject: Campe Verde General Plan
Attachments: m16-02172928_campverde_final.pdf; FISHING_HUNTING Report.pdf

Good Morning,

We have reviewed and provided comments on the attachment for your consideration in the further development of the Town of Camp Verde 2016 General Plan. The Department appreciates the opportunity to comment on these plans and looks forward to continued coordination as the plan develops further. Please let me know if you have any questions regarding our comments. Thanks and have a wonderful weekend.

Kelly Wolff-Krauter

Habitat, Evaluation and Lands Program Manager | Region VI, Mesa | 7200 E. University Dr. Mesa Arizona 85207

☎ 480-324-3550 Office | 480-201-7756 Cell | ✉ kwolff-krauter@azgfd.gov |

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<http://azaccessmap.com/>

<http://gis.azgfd.gov/fishandboat/>

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GAME AND FISH DEPARTMENT

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REGION VI, 7200 E. UNIVERSITY DRIVE, MESA, AZ 85207

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TY E. GRAY



February 12, 2016

Kendall Welch
Town of Camp Verde
473 South Main Street, Suite 108 & 109
Camp Verde, Arizona 86322

RE: Town of Camp Verde 2016 General Plan

Dear Kendall,

The Arizona Game and Fish Department (Department) has reviewed the proposed Town of Camp Verde 2016 General Plan. The Department appreciates the Town's support for the conservation of natural resources throughout the document, as the preservation of fish and wildlife resources and habitats are integral in maintaining healthy and well-balanced communities. As detailed below, fish and wildlife resources and values should be recognized further within the Economic Development, Circulation/Trails & Transportation, Open Space & Recreation and Water Resources elements to encourage maintaining consistency with the Yavapai County Comprehensive Plan.

The Department acknowledges and appreciates the inclusion of natural resource values in the vision statement for the Economic Development section; however, this is the only mention of them. Recommendations are provided below to add focus to the importance of natural resources to the economics of the Town. County specific information is provided as an attachment.

- Interconnected and integrated systems of open spaces retain the regionally significant natural resources and preserve the amenities that residents and tourists seek; these open space areas enhance property values, quality of life, recreational opportunities, and attract new potential homeowners and businesses.
- Encourage programs that increase focus on outdoor recreation and an increased quality of life.
- Implement policies to continue growth focused on outdoor recreation, both passive recreation (i.e. recreation occurring in undeveloped open space) and active recreation (recreational activity that requires significant infrastructure for the purposes of active sports or organized events).

In order to maintain continuity for open space, wildlife habitat, and movement corridors, all transportation planning should be aligned with open space planning efforts, and should contain strategies and design features to ensure transportation corridors are permeable to wildlife. Wildlife resources are not currently apparent within the Circulation, Trails and Transportation section of the document. Recommendations are listed below for your consideration.

- Recognize that identification and preservation of wildlife linkages benefits public safety, reduces collision potential, and promotes wildlife connectivity. The Camp Verde area contains one diffuse movement area (West Clear Creek Wilderness – Black Hills) and three riparian movement areas: Cherry Creek wash, Verde River, and West Clear Creek. Please refer to the documents listed below for those details.
 - **2011 Yavapai County Wildlife Connectivity Assessment: Stakeholders Input Report:**
The Department has completed and submitted this Report to Yavapai County.
http://www.azgfd.gov/w_c/conn_whatGFDdoing.shtml
 - **2006 Arizona Wildlife Linkages Assessment (Section VI and VII):**
Produced by Arizona Wildlife Linkages Workgroup:
http://www.azdot.gov/inside_adot/OES/AZ_WildLife_Linkages/assessment.asp
- Roadway project planning should incorporate the installation of roadway mitigation features such as wildlife crossing structures and fencing to funnel wildlife, and wildlife friendly Right-of-Way fencing.
 - **Wildlife Passage Guidelines (Including both Bridge and Culvert Construction):**
These documents are intended as a general guideline to assist in the design, planning, placement, maintenance, or repair of bridges and culverts to minimize impacts to fish and wildlife passage/movement. <http://www.azgfd.gov/hgis/guidelines.aspx>
 - **Fence Guidelines:**
The Department developed these guidelines to assist the landowner, project manager, land management agency, and others in designing wildlife compatible fences, with the goal of providing guidance in designing fences that will achieve their objectives with minimum impacts to wildlife. <http://www.azgfd.gov/hgis/guidelines.aspx>

Planning efforts for connected open space, and to evaluate in-tact habitat blocks (i.e. large areas within little disturbance or development) as habitat suitable for preservation, in addition to currently identified open spaces and wildlife linkages should be considered within the Open Space and Recreation section of the document.

- Fish and wildlife linkages and connectivity should be recognized as a value of open space, in addition to wildlife related recreation.
- Incorporate the Yavapai County Linkage Assessment Report into the open space plan.
- Provide both passive and active recreation opportunities.
- Provide linkages for fish and wildlife resources and conserve the habitat blocks connected by the linkages.
- Provide buffers for important habitat areas such as riparian.

The Water Resources section of the document should contain language such as: conserve, protect, and enhance rivers and washes to promote hydrologic function, fish and wildlife resources, water quality, ecosystem sustainability and services, by limiting groundwater depletion. There is no mention of fish and wildlife resources dependent on these important corridors.

In general, land use designations should consider the following:

- Encourage conservation of existing habitat, restoration of habitat that has been impacted, and creation of new habitat to offset development impacts.

- Encourage landscape-level and project-level planning of, and evaluation for, open space and linkage corridors.
- In addition to identified open spaces and wildlife linkages, in-tact habitat blocks (i.e. large areas within little disturbance or development) should be evaluated for conservation and protection.
- Utilize a green design and landscaping approach through the use of existing natural resources such as trees, soils, land formations, and natural drainage systems to achieve immediate and future operation and maintenance cost savings.
- Discourage large-scale grading of parcels in favor of cluster housing that allows for buildings, walls and fences within an envelope, while leaving portions of the property as undisturbed open space that provides wildlife habitat and movement linkages.
- Implement low impact/least footprint construction technologies during all phases of the development process as well as site restoration.
- Retain the natural character of, and public access to, regionally significant rivers and washes.
- Only permit infrastructure to extend into undeveloped areas pursuant to land use and open space plans.
- Encourage development to locate within close proximity to existing infrastructure and population.
- Ensure protection of natural resources as an integral part of the land use planning efforts.
- Encourage development to be located within close proximity to existing infrastructure and population. Ensure preservation of localized and regional scale systems of integrated open spaces to protect fish and wildlife linkage and connectivity.
- Refer to the Department Planning for Wildlife website:
http://www.azgfd.gov/w_c/WildlifePlanning.shtml

The Department appreciates the recognition of the importance for having interconnected open space that provides recreation opportunities and serves as a link to regional parks. Additionally, the Department supports the need to discourage lot splits and “wildcat” subdivisions, and encourages development that is deliberate and considers habitat and movement corridor conservation in the planning and design.

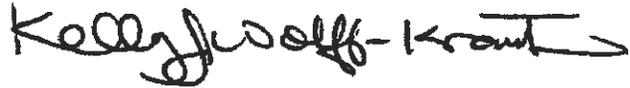
- Incentives can tie to conformity with clear ordinances, regulation, policies, codes and/or design guidelines for open spaces and riparian protection such as: density transfers, permit streamlining, inspection priorities, county incentives (community flood rating), etc.
- By advocating that proponents of utility scale renewable energy projects consult early with and comply with the Arizona Game and Fish Department and US Fish and Wildlife Services Renewable Energy Guidelines, impacts to these resources may be avoided, minimized or mitigated.
 - **Arizona Game and Fish Department Solar Energy Guidelines:**
<http://www.azgfd.gov/hgis/guidelines.aspx>

Although the Department has an interest in all proposed and/or planned projects, the types of projects that we believe may have the greatest impact on Arizona’s fish and wildlife resources include transportation, utility scale energy development, new residential and community development, industrial development, community planning, and open-space planning. If coordination is early enough in the planning stages, these types of projects also provide the greatest opportunities to promote a balanced growth model that benefits Arizona’s

Camp Verde General Plan
February 12, 2016

residents and businesses, while conserving and improving Arizona's unique and diverse fish and wildlife resources. The Department appreciates the opportunity to comment on these planning efforts. If you have questions regarding this letter, please contact me at 480-324-3550 or kwolff-krauter@azgfd.gov.

Sincerely,

A handwritten signature in black ink that reads "Kelly Wolff-Krauter" with a stylized flourish at the end.

Kelly Wolff-Krauter
Habitat, Evaluation and Lands Program Manager
Region VI

Attachments

Cc: Jay Cook, Regional Supervisor, Mesa
Laura Canaca, Project Evaluation Program Supervisor

M-16-02172928

February 29, 2016

Mr. Kendall Welch, Assistant Planner
Town of Camp Verde – Community Development Department
473 South Main Street #108
Camp Verde, AZ 86322

Dear Mr. Welch,

Thank you for the opportunity to comment on the Town of Camp Verde – Draft General Plan. We commend Town staff and the volunteer committee for the high quality effort that has gone into drafting the plan and have spent hours reviewing the plan in order to give feedback. On behalf of Fort Verde State Historic Park and Arizona State Parks, we have a vision for Fort Verde to increase visitation in the coming years, thus benefitting downtown businesses and other area attractions.

Additionally, with the future recreation potential of Arizona State Park's Rockin' River Ranch, the General Plan represents an opportunity to recognize this area as a future recreation and tourism attraction, with increased associated economic benefits to the Town.

At this time, we request the following language/edits be inserted into the plan:

1. Page 11, 3rd paragraph, reads, "the Downtown character area contains Main street, retail sales, restaurants..." Please add *Fort Verde State Historic Park*, as the fort is and has been the destination driver, drawing people to the downtown area.
2. Page 15, 2nd paragraph, sentence related to Fort Verde State Historic Park, following "dedication by Governor Jack Williams in 1970", rephrase remainder to the following: *interprets the U.S. Army history in Arizona and Camp Verde during the Indian Wars Period – 1865-1891*. Also, please add a period "." after Southwestern United States.
3. Page 15, under "Background and History" section please incorporate information about the history of origination of Camp Verde below as per the Camp Verde website (<http://www.campverde.az.gov/community/vision-statement-2>):

"As the oldest community in the valley, the Town has a unique history, dating back to the early 1860's. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The fort was occupied from 1871-1891; with the post officially closing in April of 1891.

Over the years the community recognized the value of protecting and preserving this historic site, which is what, prompted a request that it be established as a Historic State park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier”

4. Also on page 15, next to last paragraph, please add the following: The final location served as a Frontier U.S. Army installation from 1871 to 1891, with 22 buildings on 55-1/2 acres, and was significant to Arizona’s Territorial history.
5. On Page 37, under Circulation and Major Trails, please add the General Crook Trail.
6. On Page 53, under Circulation and Major Trails, please add the General Crook Trail “00” Marker, located at Fort Verde just outside the Administration/Museum building.
7. Page 53, please add Fort Verde State Historic Park as a point of interest under table 3.7.
8. Page 54, Implementation Strategy, please add B.5: Support Fort Verde State Historic Park’s vision for increased visitation, which will increase tourism, and the associated benefits to the downtown businesses and tourism efforts.
9. Page 54, Implementation Strategy, Please add B.6: Develop a walking tour map highlighting the historical sites listed on page 53. Distribute to Arizona information locations.
10. Page 59, second paragraph, it looks like the word should be “area” instead of areal and remove the word “it”.
11. Page 61, under Circulation and Major Trails, please add General Crook Trail.
12. Page 67, under Circulation and Major Trails, please add Woodcutter Trail.
13. Page 73, a mention of Camp Lincoln could be inserted.
14. Page 96, please add C.4: Support Arizona State Parks’ goal of developing recreational facilities and the Rockin’ River Ranch as a recreation destination.
15. Page 115, under B.9: add Fort Verde State Historic Park as it adds economic benefits to Camp Verde.
16. Page 116, Add C.6 as an implementation strategy, please add: Support Fort Verde State Historic Park’s untapped potential for bringing in increased visitation and tourism.

17. Page 146, Add A.6: Support Arizona State Parks' goal of developing recreational trails and facilities, such as the Rockin' River Ranch, as an outdoor recreation multiple-night destination driver, and its potential for riparian education programs.

The Town of Camp Verde General Plan is progressive and recognizes Camp Verde's quality of life, and great potential for the future. Thank you for your efforts and inclusion of our edits and ideas into the plan.

Sincerely,

A handwritten signature in cursive script that reads "Sheila Stubler".

**Sheila Stubler, Park Manager
Fort Verde State Historic Park**

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History

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As the oldest community in the valley, the Town has a unique history, dating back to the early 1860's. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The fort was occupied from 1871-1891; with the post officially closing in April of 1890.

Over the years the community recognized the value of protecting and preserving this historic site, which is what, prompted a request that it be established as a Historic State park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier.

Historical Society

To learn more Camp Verde history, please [click here](#) for information pertaining to the Camp Verde Historical Society.

Brands used on the Ramada

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Events

Kendall Welch

From: Steve Ayers
Sent: Thursday, January 14, 2016 1:27 PM
To: Kendall Welch
Subject: Map notes

The 2004 map does not reflect several recreational amenities, roads and other landscape features that have been added since it was last revised in 2004. Nor does the 2004 Trails Map reflect trail routes contemplated by regional partners or proposed as part of other planning process addressed in the draft 2016 General Plan, such as the River Recreation Master Plan. Among the changes not reflected in the 2004 Trails Map are the following:

- 1) Camp Verde's 118 acre Community Park property (Purchased in 2008)
- 2) SR260 bypass road (Completed in 2004)
- 3) Rezzonico Park (Partially developed)
- 4) Homestead Park (Development underway)
- 5) Parsons Park at I-17 (RRMP)
- 6) Waterfall Loop Trail out of Copper Canyon Trailhead (development currently underway)

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Please consider our environment before printing this email. 

Kendall Welch

From: Steve Ayers
Sent: Wednesday, January 13, 2016 10:10 AM
To: Mike Jenkins; Kendall Welch; Tony; B.J. Davis; 'B J Davis (beejdavis@centurylink.net)'
Subject: RE: Trail Map comments from staff
Attachments: Trail Map comments.docx

Oops. Here is the edited version from Mike Marshall...use this one

From: Steve Ayers
Sent: Wednesday, January 13, 2016 10:08 AM
To: Mike Jenkins; Kendall Welch; 'Tony'; 'B.J. Davis'; 'B J Davis (beejdavis@centurylink.net)'
Subject: Trail Map comments from staff

Mike and Kendall,

Mike Marshall and I want this read into the trail map debate...please

Steve

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Please consider our environment before printing this email. 

Economic Development and Parks and Recreation Division input on the proposed General Plan Trail Map

The General Plan recreational trails maps contemplates numerous trails, including urban trails within the corporate borders that connect neighborhoods, trails that extend from the corporate borders to adjoining public lands and trails solely on adjoining public lands.

Within the corporate borders of the Town of Camp Verde, on land not owned and managed by state and federal agencies, Town government and its citizens have complete control when it comes to designating, designing and constructing urban trails that connect neighborhoods and publicly accessible parks and other recreational amenities.

Outside of its corporate borders, the Town of Camp Verde has the ability and obligation to designate trail routes it would like to see developed for the benefit of community members and visitors. However, the precise routes of those proposed trails and the ability to eventually construct trails on public lands is controlled by a variety of factors. Those factors include compliance with state and federal trail design guidelines, requirement imposed by the National Environmental Protection Act and the availability to fund development and maintenance of those trails.

The trail map in the Camp Verde General Plan reflects the continuing wishes of the Camp Verde community to develop a trail network that links neighborhoods and publicly accessible recreational amenities within the Town of Camp Verde and a trail network that links the community to the surrounding public lands. Four current efforts and emerging opportunities are listed below

- 1) The River Recreation Master Plan, which the draft General Plan calls out for implementation, contemplates development of four park properties on the Verde River corridor that the 2004 General Plan map does not reflect: I-17, Homestead Park, Rezzonico Park and Rockin' River Ranch. The new map should show those properties as at least three of them are publicly accessible recreational amenities within the town's corporate boundary. The fourth site, Rockin' River Ranch, is owned by Arizona State Parks. The opportunity to connect Rockin' River to the adjoining public lands offers trail opportunities that the current general plan does not reflect.
- 2) The Prescott National Forest is currently constructing the Waterfall Trail, a loop trail out of the Copper Canyon Trailhead. It will be completed within the next 18 months and should be reflected on the map
- 3) In 2014, at the request of the Town of Camp Verde and the National Park Service, the Coconino National Forest completed public scoping on a proposed trail route that would connect the Town of Camp Verde, via a segment of what the 2004 map calls the Heritage Loop Trail, north from Rezzonico Park along Montezuma Castle Highway (Pecan Lane Rural Historic Landscape), then across Jackson Flat and eventually crossing Beaver Creek and connecting to Montezuma Castle National Monument. That route should be reflected on the map.
- 4) The 2004 map does not show the 118-acre community park property that the Town owns just north of the Verde Ranger Station. The Town has recently requested the opportunity to construct loop trails within the park property and out of the park, onto Coconino National Forest and Arizona State Land Department properties adjoining the park. It is also seeking the opportunity to construct a connector trail that links the community park property with the Jackson Flat trail route via the White Hills to the north, and eventually further north to connect with the Beaver Creek communities.

Kendall Welch

From: Curtiss Bohall <Curtiss.Bohall@clarkdale.az.gov>
Sent: Sunday, January 24, 2016 9:40 AM
To: Kendall Welch
Cc: Records; Gayle Mabery
Subject: Re: Draft Town of Camp Verde 2016 General Plan

I have done a quite brief look at your Draft Town of Camp Verde 2016 General Plan. It appears to me that you have done your homework. It is of course up to the voters of Camp Verde to make the final decision. I didn't see anything that would cause me heartburn.

Good luck in your process

Curt Bohall

Clarkdale Town Council

P.O. Box 308

Clarkdale, AZ 86324

Phone: (928) 639-2438

Curtiss.Bohall@clarkdale.az.gov

<http://www.clarkdale.az.gov>

Kendall Welch

From: Al Sengstock <A.Sengstock@jerome.az.gov>
Sent: Tuesday, January 19, 2016 7:40 AM
To: Kendall Welch
Subject: RE: Draft Town of Camp Verde 2016 General Plan

I have no comment.

Good Luck, we are just finishing ours.

Albert L Sengstock

Town of Jerome
Zoning Administrator
Historic Preservation Officer
928-634-7943

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PO Box 1831
Cottonwood AZ 86326
www.VRBP.org

March 14, 2016

Kendall Welch, Assistant Planner
Town of Camp Verde
473 S. main Street, Suite 108/109
Camp Verde AZ 86322

Re: Draft Town of Camp Verde 2016 General Plan

Dear Ms. Welch,

The Verde River Basin Partnership (Partnership) has reviewed the proposed Town of Camp Verde 2016 General Plan. We welcome the opportunity to read the draft document and acknowledge the Town's support for preserving the health of the Verde River and putting forward conservation measures to sustain water quality and quantity.

A healthy Verde River and its connected groundwater sub-basins are critical to the communities and citizens of the Verde River Basin, both today and in the future. Groundwater from within the Verde River Basin not only keeps the river flowing year-round, but also provides virtually all of the domestic water for communities and rural households from the Prescott area through the Verde Valley. The surface water of the Verde River and its perennial tributaries provides most of the agricultural irrigation in the Verde Valley.

It is significant that residents of Camp Verde have maintained the opinion that the Verde River is among the community's strongest assets as voiced in the public participation processes for the approved 2005 and 2016 (draft) general plans. Community awareness is key to preserving the Verde River system and associated habitats. In Chapter 3 – Land Use and Character Areas, it was noted the Verde River flowing through them greatly enhanced the appeal of respective character areas.

Within the plan's goals are itemized actions to implement the Verde River Recreation Management Plan. The recent Town Council's approval of the river recreation plan is a significant step to protect the river by providing public access and improving economic

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viability. This collaborative effort between the Town of Camp Verde and Arizona State Parks to develop a joint plan speaks to a long-term commitment of using the river for recreation while handling public access, carrying capacity, private property concerns, wildlife habitat needs, and infrastructure. Well-managed recreation is way to educate people about the value of keeping the river flowing.

Chapter 11 – Water Resources information that was prepared by Linda Stitzer, Water Resource Advocates, will assist the Town to deal with water demand related to community growth, land use, and infrastructure. The analysis shows where water is used, the current and projected demand, and opportunities to reduce use. Particularly important is information to replace groundwater with additional supplies through storm water capture, rainwater harvesting, treated effluent reuse, and conservation. We strongly urge the Town to implement the strategies listed, which include:

- preserving the Town's water sources including the Verde River, creeks, riparian areas, groundwater, and irrigation ditches,
- maintaining a high level of water quality,
- promoting water conservation and water reuse, and
- participating in regional cooperative efforts to address water management issues.

The Partnership is a non-profit scientific and educational organization raising awareness among citizens and community leaders about the workings and limitations of Verde River Basin's interconnected groundwater and surface water systems, and the life they support. Four members of the Partnership Board of Directors participated in the Camp Verde general plan process. Vice Mayor Bruce George attended Planning and Zoning Commission meetings in addition to his role on the Town Council. Brenda Hauser, Tony Gioia, and Kathy Davis were on the planning subcommittee.

The Verde River Basin Partnership supports approval of the 2016 General Plan. We look forward to seeing the Town implement strategies that benefit the Verde River, replace groundwater supplies, enhance the riparian values, and provide recreation opportunities. All these attributes will support economic sustainability for the community.

The Partnership is available to assist Camp Verde with some of the implementation strategies through our educational outreach work done in our monthly meeting presentations, eblasts, and web vrbp.org. For example, the Verde River Recreation Management Plan is the presentation topic at our April monthly meeting.

Sincerely,



Edward W. Wolfe, Ph.D.
Chairman, Board of Directors

'Informing the community about our water'

info@vrbp.org

www.VRBP.org

Kendall Welch

From: Darlene Rubio <drubio@yan-tribe.org>
Sent: Thursday, March 17, 2016 7:41 PM
To: Kendall Welch
Cc: Karla Reimer; Thomas Beauty; Anthony Canty
Subject: GPWD reviewed
Attachments: General Plan Working Draft 1 - January 11 2016 HIGHLIGHTED.pdf

Here you go...see you in a little while.

Darlene Rubio
Vice Chairwoman
928.567.1020
drubio@yan-tribe.org

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Please consider our environment before printing this email. 

Acknowledgements:



Preparing the Town of Camp Verde 2016 General Plan in accordance with Arizona Revised Statutes was a cooperative effort, which included various community members, volunteers, town staff, appointed and elected officials. A special thanks goes out to the following individuals, as well as anyone that we may have missed, for their participation in the update process:

Planning & Zoning Commission:

B.J. Davis, Chairman
Dave Freeman, Vice Chairman
Chip Norton, Former Vice Chairman
Greg Blue, Commissioner
Jim Hisrich, Commissioner
Howard Parrish, Commissioner
Bob Burnside, Commissioner
Mike Hough, Former Commissioner

Town Council:

Charles German, Mayor
Bruce George, Vice Mayor
Jackie Baker, Former Vice Mayor
Brad Gordon, Councilor
Jessie Jones, Councilor
Carol German, Councilor
Robin Whatley, Councilor

Town Staff:

Russ Martin, Town Manager
Michael Jenkins, Community Development Director
Kendall Welch, Assistant Planner
Jenna Owens, Former Assistant Planner
Robert Foreman, Building Official
Ron Long, Public Works Director
Troy Odell, Deputy Public Works Director
Jan Grogan, Sewer Department Manager
Deborah Ranney, Public Works Analyst
Michael Marshall, Parks & Recreation Coordinator
Steve Ayers, Economic Development Director

Contributors:

Doug Braly, Yavapai County Assessor's Office
Terri Nelson, Yavapai County GIS Department
Linda Stitzer, Western Resource Advocates
Audra Koester Thomas, Partners for Strategic Action Inc.
Felipe A Zubia, ReSEED Advisors LLC

Community Members & Subcommittee Volunteers:

Christian Bonelli
Linda Buchanan
Jim Bullard
Suzy Burnside
Art Castro
Kathy Davis
Steve Estes
Olive Fox
Tony Gioia
Andy Groseta

John Hall
Brenda Hauser
Bill Helm
Bill Jump
Mark Lineberger
John McReynolds
Sam Musser
Clay Meyers
Marie Moore
Tom Pitts

Robert Porter
Rod Proper
Lynn Reddell
Irene Rezzonico
Merritt Shumard
Sheila Stubler
Susie Thompson
Rob Witt
Jane Whitmire
Mark Wyland

Summary of Comments on Town of Camp Verde 2016

Genera

Page: 2

 Number: 1 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:38:44 AM
did not see any notations of planning on drainage for flooding.

 Number: 2 Author: drubio Subject: Highlight Date: 2/18/2016 8:37:20 AM

Vision Statement:

The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping and employment opportunities along with reasonably priced, **affordable housing**. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to **enhance existing and future neighborhoods**, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde.

Purpose:

The purpose of the Town of Camp Verde **2016 General Plan**, which is a sequel to the 2005 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. By providing direction for growth, the plan describes the vision for Camp Verde and provides a roadmap for how to get us there. It is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and others various stakeholders who contributed to developing goals and implementation strategies that will help the Town achieve its desired results. As an outcome of the public's involvement, the updated plan expresses the importance of highlighting Camp Verde's uniqueness while having practical measures for desired growth that will maintain our cultural heritage and natural environment

When describing their town, residents of Camp Verde prefer to use terms such as western, rural, friendly, and historic. In the 2005 General Plan, the community's biggest assets were listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the western/rural character of the Town and its visual attractiveness, as well as the need for additional employment opportunities, reasonably priced housing, and recreational parks/ball fields.

Similar comments were given during the update process of the 2016 General Plan by Camp Verde residents at National Night Out and Comfest, two town events that took place in the Summer of 2015. Preliminary remarks given by residents at these community events maintained the opinion that the community's strongest assets are the Verde River, open space, and rural lifestyle. Future concerns were expressed as a need for creating more local businesses and job opportunities, **protecting the Verde River, sustaining water quality and quantity**, maintaining the rural character and visual attractiveness of the Town, and having a variety of options available for local, affordable housing.

State Requirements:

A general plan serves as the primary tool and blueprint for guiding future growth and development. It integrates the ideas and desires of residents, businesses, elected and appointed officials, and other various stakeholders into a strategy for managing the town's future. Arizona Revised Statute Title 9 – Cities and Towns, Chapter 4 – General Powers, Article 6 – Municipal Planning, Section 9-461.05 requires that every municipality have a plan to guide future land use and development, and to define a vision for its future identity.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements required to be included in the general plan. For communities with populations of more than two thousand five hundred (2,500) people, such as the Town of Camp Verde, seven (7) elements

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 Author: drubio Subject: Sticky Note Date: 2/2/2016 8:32:23 AM
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 Author: drubio Subject: Sticky Note Date: 2/2/2016 8:34:19 AM

 Number: 3 Author: drubio Subject: Highlight Date: 2/2/2016 8:39:13 AM

 Author: drubio Subject: Sticky Note Date: 2/2/2016 8:39:49 AM
WHAT WAS THE BUDGET FOR 2005 VS THE 2016 BUDGET.

 Number: 4 Author: drubio Subject: Highlight Date: 2/2/2016 8:42:38 AM

 Author: drubio Subject: Sticky Note Date: 2/2/2016 8:42:45 AM
HOW

a basis for an integrated approach to planning and management. Benefits of using the character area approach also include the enhanced flexibility to meet the needs of each specific character area within a town.

A total of ten (10) character areas were identified for the Town of Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples of character areas for the Town of Camp Verde contained in this general plan are the "Downtown" character area and "Salt Mine" character area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.

The Downtown character area contains Main Street, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine Character Area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area. Using the character area approach, goals and implementation strategies can be tailored to suit the individual needs of each character area with specific goals and strategies geared toward commercial uses in the Downtown character area and residential uses in the Salt Mine character area.

Another new concept supported by the character areas planning approach is that of Camp Verde being viewed as a "Gateway Community" for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and many of them including the major thoroughfares of Interstate 17 and State Route 260 are located within Camp Verde. This offers unique opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in the Town of Camp Verde and the surrounding area.

Public Participation Plan:

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde's citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. The Town of Camp Verde believes that early public involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in the town's decision making processes, particularly as it relates to land use and development issues.

In addition, the Town of Camp Verde wants both citizens and developers to have an adequate opportunity at the beginning of these processes to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can and will result in the enhanced quality of development and uses throughout Camp Verde.

The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;

 Number: 1 Author: drubio Subject: Highlight Date: 2/2/2016 8:51:11 AM

 Author: drubio Subject: Sticky Note Date: 2/2/2016 8:52:05 AM
The NATION should of been included in the area also..

employment in the construction industry. During the mid to late 1950's, construction of Interstate 17 was in full swing. Due to Camp Verde's central location, and upon completion of the highway, construction workers could easily access jobs to the north and south. The demographics of the community changed to include not only farmers and ranchers but also out-of-town workers who returned home to Camp Verde on the weekends. Today, many residents still commute to the metro Phoenix area, and local neighboring communities including Cottonwood, Sedona, Jerome, Prescott, Prescott Valley, and Flagstaff for jobs in various construction trades and professional services.

The Yavapai-Apache Nation, which is a federally recognized Native American tribe located in the Verde Valley, is also an important part of Camp Verde's history and should be recognized as such. Tribal members share two culturally distinct backgrounds and speak two indigenous languages, the Yavapai language and the Western Apache language. The Yavapai-Apache Nation consists of five non-contiguous parcels of land located in three separate communities in eastern Yavapai County, two of which are in Camp Verde. The Yavapai-Apache Nation's total land area consists of 642 acres with approximately 2,440 total enrolled tribal members as of December 2014. Through its various businesses, the Yavapai-Apache Nation currently provides employment opportunities and other economic benefits to its neighboring communities, and is one of the largest employers in the Verde Valley.

 Number: 1 Author: drubio Subject: Highlight Date: 2/12/2016 10:31:57 AM

 Author: drubio Subject: Sticky Note Date: 2/12/2016 10:32:29 AM
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TABLE 3.1 – Town of Camp Verde Land Ownership:

LAND OWNERSHIP	APPROXIMATE ACRES	PERCENTAGE OF TOTAL
Private	13,161	48.67%
U.S. Forest Service	9,371	34.66%
State Trust Land	1,742	6.44 %
Yavapai-Apache Nation	1,678	6.21 %
Arizona State Parks	1,018	3.76 %
Arizona Department of Transportation (ADOT) and Excess Rights-Of-Way (ROW)	70	0.26 %
Approximate Total Acres	27,040	100.00%

Please Note: Figures in this table have been provided by the Yavapai County GIS Department.

Disclaimer: Maps and parcel information is believed to be accurate but is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data. For additional information please visit <http://gis.yavapai.us>.

Given that the scenic beauty of the Verde Valley is unparalleled, the Town of Camp Verde also occupies a rare and rather enviable position among Arizona cities and towns. With approximately eighteen (18) miles of the Verde River traveling through the Town's boundaries, the Verde River supports lush riparian vegetation, giving Camp Verde the appearance of an emerald-green jewel within an arid desert environment. In addition, the Verde River also provides a high quality habitat for many wildlife and fish species, and includes some plant and animal species that have been listed as threatened or endangered by the state and/or federal government. Due to its reputation for being such a valuable and unique resource to the State of Arizona, a segment of the Verde River southeast of Camp Verde, between Beasley Flat and the Mazatzal Wilderness, earned the National Wild and Scenic River designation through the Arizona Wilderness Act of 1984. As a community that resides upstream from this designated wild and scenic river area it is our responsibility to teach our residents and neighboring communities, both present and future, the importance of maintaining this valuable natural resource.

 Number: 1 Author: drubio Subject: Highlight Date: 2/12/2016 10:32:54 AM

 Author: drubio Subject: Sticky Note Date: 2/12/2016 10:33:18 AM
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General Definitions:

Below is a list of general definitions and terms that are used throughout the character area section of the land use element.

Character Area - Character Area is the term given to an area-based approach to land use planning. It is an approach that identifies and interprets the notable qualities and historic features that unite like neighborhoods and/or land areas. Recognizing these qualities and features give the present day landscape a connection to the past while defining a way forward for future development.

Commercial – This designation will encompass neighborhood commercial areas and areas that provide retail and services to meet the needs of the entire community.

Industrial – This designation allows for manufacturing and processing, wholesaling, warehousing, distribution activities, indoor/outdoor storage operations. Residential use is not permitted.

U.S. Forest Service/National Forest – This designation is for U.S. Forest Service/National Forest Lands accessible to the public for active or passive recreational uses. The Town Council will actively work with the U.S. Forest Service to remain informed of which public lands will be subject to exchange in the future.

Natural Resources – This designation allows for the removing and processing of natural materials, conducted in a manner that reflects the vision of the community.

Public Facilities – This designation may include public, semi-public, or quasi-public uses including government offices, police/fire stations and substations, schools, libraries, community centers, fairgrounds, wastewater treatment plants, etc. and can be located in any zoning district.

Yavapai-Apache Nation – This land use designates property held in trust status for the Yavapai-Apache Nation. The Town has no jurisdiction over this property. The Yavapai-Apache Nation's Council and Economic Development Authority will determine the future land use of this property. 

Non-Residential Zoning District Definitions:

In addition to the general definitions listed above, the following non-residential zoning district definitions and terms are used throughout the character areas section of the land use element. For additional clarification and information and expanded definitions on these terms, please refer to the current Town of Camp Verde Planning & Zoning Ordinance.

RS District (Residential and Services) - The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited.

C1 District (Commercial: Neighborhood Sales and Services) - The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

 Number: 1 Author: drubio Subject: Highlight Date: 2/16/2016 11:21:34 AM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/16/2016 11:22:02 AM
what about Chevron area??

Introduction To The 260 West Character Area:

State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth.

The southwest side of State Route 260 currently provides many services. A busy travel center is conveniently located at the intersection of State Route 260 and Interstate 17. Further northwest is the Yavapai County Complex, which includes the County's Road Department and Justice Facility. The Justice Facility is comprised of a sheriff's office substation, county courts, and a jail complex. In addition to the Yavapai County Complex, a business park is located adjacent to the Justice Facility. Additionally, south of these facilities, a popular wildlife park draws visitors into Camp Verde from throughout the entire country.

In the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area. 

North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products and services. Easy access to major transportation corridors including State Route 260, Interstate 17, and State Route 89A supports these industrial business locations that supply materials and services throughout the entire Verde Valley and beyond.

The 260 West character area also provides recreational access to U.S. Forest Service/National Forest lands, with many scenic trails and roads leading to and crossing the Black Hills to the west. This includes Cherry Creek Road, which passes through the historic community of Cherry and connects to State Route 169 headed towards the communities of Dewey-Humboldt, Prescott Valley, and Prescott. Additional recreational opportunities also exist further west on State Route 260 at the Hayfield Draw OHV Area, which is administered by the U.S. Forest Service.

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 Number: 2 Author: drubio Subject: Sticky Note Date: 2/16/2016 11:27:49 AM
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TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River.</p> <p>The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.</p> <p>A significant portion 41.23 % of this character area is comprised of U.S. Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.</p> <p>The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Kyu Verde Vista Verde Valley Business Park Yavapai-Apache Nation Middle Verde Tribal Community <p><i>*Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agricultural General Industrial Home Occupations Mining Processing Plants Public Facilities Retail Sales Restaurants Service Stations Shooting Range Storage Facilities Wildlife Park 	<p>Major Roads:</p> <ul style="list-style-type: none"> State Route 260 <ul style="list-style-type: none"> Cherry Lane/Cherry Creek Road Coury Drive Horseshoe Bend Drive Old State Highway 279 Park Verde Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road Proposed Roundabout on State Route 260 and Park Verde Road State Route 260 and Horseshoe Bend Road State Route 260 and Cherry Lane/Cherry Creek Road Proposed Roundabout on State Route 260 near Mile Post 215 Proposed Roundabout on State Route 260 and Old State Highway 279 State Route 260 and Coury Drive <p>Major Trails:</p> <ul style="list-style-type: none"> Proposed Multi-Use Path Along State Route 260 Hayfield Draw Trailhead Grief Hill Trailhead Historical Sheep Trail Camp Tender/Grief Hill Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> Town Boundary on State Route 260 coming east from Cottonwood West side of I-17 at the junction of State Route 260 	<p>Community Services:</p> <ul style="list-style-type: none"> Yavapai County Justice Facility Yavapai County Roads Department <p>General:</p> <ul style="list-style-type: none"> Gaddis Wash Grief Hill Wash Peach Tree Wash <p>Historic Sites </p> <ul style="list-style-type: none"> 1 <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Hayfield Draw OHV Recreation Area <p>Water Resources:</p> <ul style="list-style-type: none"> Cherry Creek Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch <p>Yavapai-Apache Nation Middle Verde Tribal Community</p> <ul style="list-style-type: none"> 2 Historic Sites <ul style="list-style-type: none"> Cloverleaf Ranch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> C1 on the East side of Dreamcatcher Drive C1 on the North and South side of Supai Drive abutting State Route 260 C2 off of Dickson Circle C2 on the East side of Dreamcatcher Drive C2 on the East, South and West side of Moonrise Drive C2 on the East side of Verde Roads Department Road C2 on the North end of Commonwealth Drive abutting State Route 260 C3 on both sides of Cherry Creek Road C3 on both sides of State Route 260 C3 on both sides of Coury Drive abutting State Route 260. M1 off of Genesis Drive M1 off of Hayfield Draw Road M1 off of Old State Highway 279 PAD off of State Route 260 Natural Resources Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260 RS/C1/C2 and Mixed Use along the northwest side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260 C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279 Natural Resources Open Space Planned Unit Development (PUD) Public Facilities

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delete this because it's listed below??

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E. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.

Implementation Strategy:

- E. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- E. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- E. 3. Encourage recreation that is compatible with the natural and cultural environment.

1. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- F. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- F. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

- G. 1. Utilize sources and signage to welcome, direct, inform & promote Camp Verde's unique character and its environments.
- G. 2. Promote improvements for safe and efficient traffic flow.
- G. 3. Communicate with landowners, businesses and government entities on developing gateway entrances 

Gateway Entrance Points:

- Town Boundary on State Route 260 coming East from Cottonwood.
- West side of Interstate 17 at the junction of State Route 260.

 Number: 1 Author: drubio Subject: Highlight Date: 2/16/2016 11:45:41 AM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/16/2016 11:46:49 AM
consider signage that leads to CCC.

Introduction for Middle Verde Character Area:

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

The Middle Verde character area contains a variety of lands and uses – the Yavapai-Apache Nation Reservation, with an agricultural history dating to the 1920s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest Lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.

 Number: 1 Author: drubio Subject: Highlight Date: 2/16/2016 2:31:07 PM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/16/2016 2:31:29 PM
prior to.

 Number: 3 Author: drubio Subject: Highlight Date: 2/16/2016 2:29:42 PM

 Number: 4 Author: drubio Subject: Sticky Note Date: 2/16/2016 2:31:03 PM
Police Department

Number: 1	Author: drubio	Subject: Sticky Note	Date: 2/16/2016 2:33:22 PM
Beauty Circle			
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this should be Clem Street.			

TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries.</p> <p>The Southwest portion of this character area is defined primarily by the Verde River and Yavapai Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive.</p> <p>A significant portion 29.96 % of this character area is comprised of U.S. Forest Service land. There is 8.24 % State land. The Yavapai Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area.</p> <p>Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Buena Vista Estates Buffalo Run Mobile Home Park El Rancho Acres Equestrian Estates Freeway Acres Golden Heights Horseshoe Bend Ranches Las Estancias Unit 1-3 Liberty Hill Park Overlook Acres Park Verde Estates Park Verde Estates Plat 2-3 Rainbow Acres Rio Verde Vista River Ranch Estates The Willows at Camp Verde Two Ponds Estates Verde Glen Terrace Verde River Estates 1-4 Verde River Meadows #2 Verde West Acres Verde West Acres 2 Verde West Estates Verde West Estates 2 Yavapai-Apache Nation Middle Verde Tribal Community <p><i>*Mains and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> Agricultural Event Venues Farms Group Care Facilities Guest Ranches Home Occupations Public Facilities RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> Arena Del Loma Road <ul style="list-style-type: none"> - Rustler Trail Horseshoe Bend Drive Interstate 17 Middle Verde Road <ul style="list-style-type: none"> - Caughran Road - Reservation Loop Road - Verde River Drive Park Verde Road Verde West Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> Interstate 17 and Middle Verde Road <p>Major Intersections:</p> <ul style="list-style-type: none"> Middle Verde Road and Arena Del Loma Road Middle Verde Road and Reservation Loop Road <p>Major Trails:</p> <ul style="list-style-type: none"> White Hills Trailhead Beaver Head Trail Trailhead 	<p>Community Services:</p> <ul style="list-style-type: none"> Middle Verde Cemetery <p>General:</p> <ul style="list-style-type: none"> Grandpa Wash White Hills Drainage <p>Historic Sites:</p> <ul style="list-style-type: none"> Frying Pan Ranch/EA Jordan Homestead <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Arroyo Neighborhood Park <p>Water Resources:</p> <ul style="list-style-type: none"> Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Eureka Ditch OK Ditch Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> Community Services <ul style="list-style-type: none"> - Administration Buildings Historic Sites <ul style="list-style-type: none"> - BIA Building - Middle Verde Rock Church 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 1 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consists of 0 to 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S. Forest Service boundary. C2 located near Verde West Drive and Horseshoe Bend Drive Open Space Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> Agricultural Use & AG RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. Open Space Planned Unit Development (PUD) Public Facilities

T	Number: 1	Author: drubio	Subject: Highlight	Date: 2/16/2016 2:40:47 PM
Y	Number: 2 YAN Cemetery	Author: drubio	Subject: Sticky Note	Date: 2/16/2016 2:41:12 PM
I	Number: 3	Author: drubio	Subject: Highlight	Date: 2/16/2016 2:39:37 PM
Y	Number: 4 YAN Heritage Park	Author: drubio	Subject: Sticky Note	Date: 2/16/2016 2:40:01 PM
T	Number: 5	Author: drubio	Subject: Highlight	Date: 2/16/2016 2:38:05 PM
Y	Number: 6 include police department and Public works department	Author: drubio	Subject: Sticky Note	Date: 2/16/2016 2:38:55 PM
T	Number: 7	Author: drubio	Subject: Highlight	Date: 2/16/2016 2:36:27 PM
Y	Number: 8 include Vera Starr Residence, which needs to be preserved.	Author: drubio	Subject: Sticky Note	Date: 2/16/2016 2:37:05 PM

TABLE 3.10 - Land Use; Pecan Lane Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Pecan Lane character area is approximately 3.38 square miles in size, and boasts a beautiful scenic view shed of U.S. Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway.</p> <p>The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries, the Verde River borders the Pecan Lane character area along the South.</p> <p>A significant portion 28.40% of the East side of this character area is comprised of U.S. Forest Service Land. Approximately 2.68% is Yavapai-Apache Trust land and 0.59% is the Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Pecan Lane character area, for approximately 2.74 miles and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, for approximately 2.09 miles.</p> <p>In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000.</p> <p>A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 <p>* <i>Mesas and Bounds Property not located in platted subdivisions.</i></p> <p>1 Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Home Occupations • RV Parks <p>2</p>	<p>Major Roads:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway/Pecan Lane <ul style="list-style-type: none"> - Apache Trail - Arena Del Loma - Camp Lincoln <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Montezuma Castle Highway <p>Major Intersections:</p> <ul style="list-style-type: none"> • Montezuma Castle Highway and Apache Trail <p>Major Trails:</p> <ul style="list-style-type: none"> • Heritage Loop Trail • Jackson Flat Trailhead • Hidden Canyon Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • Intersection of I-17 and east side of Middle Verde Rd • Intersection of Montezuma Castle Highway and W. Montezuma Castle Rd 	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Unified School District <ul style="list-style-type: none"> - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School <p>Historic Sites:</p> <ul style="list-style-type: none"> • Hauser Farm • Pecan Lane Rural Historic Landscape <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument <p>Water Resources:</p> <ul style="list-style-type: none"> • Dry Beaver Creek • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch <p>Yavapai Apache Nation: Middle Verde Tribal Community</p> <p>Event Venues:</p> <ul style="list-style-type: none"> • Cliff Castle Casino • 4 Conference Center • Cultural Center 3 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 1 dwelling per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located on the North end of Montezuma Castle Highway and Interstate 17 • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land • Open Space • Planned Unit Development (PUD) • Public Facilities

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 Number: 2 Author: drubio Subject: Sticky Note Date: 2/16/2016 2:46:42 PM
gas station and dining

 Number: 3 Author: drubio Subject: Sticky Note Date: 2/16/2016 2:48:16 PM
HOTEL Conference Center, road side venues e.g. indian artifacts, food and retail.

 Number: 4 Author: drubio Subject: Highlight Date: 2/16/2016 2:45:28 PM

TABLE 3.13 - Land Use; Salt Mine Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Salt Mine character area is approximately 3.82 square miles in size.</p> <p>The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches the east side of current parcel 404-28-033C, then see attached insert. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River which is 1.92 miles. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17.</p> <p>A significant portion 43.72% of this character area is comprised of U.S. Forest Service Land. In addition, there is also a significant portion of State Land which is approximately 15.18%.</p> <p>The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.</p>	<p>1 Neighborhoods</p> <ul style="list-style-type: none"> • Afton Estates • Mayhew Estates • Rio Verde Ranchos • Security Acres Aneaded • Sunny Terrace <p><i>Metes and Bounds Property not located in platted subdivisions</i> 2</p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agriculture • Home Occupations 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 <ul style="list-style-type: none"> - Oasis Road - Salt Mine Road - Rio Verde Lane <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and General Crook Trail <p>Major Intersections:</p> <ul style="list-style-type: none"> • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead • General Crook Trail • John Thompson Trail • Lucky Canyon Trail • Ryal Springs Trail <p>Gateway Entrances:</p> <ul style="list-style-type: none"> • At the junction of General Crook Trail and State Route 260 • At the junction of I-17 and General Crook Trail • Consider utilization of Town owned property at the corner of Oasis Rd and State Route 260 	<p>Community Services:</p> <p>General:</p> <ul style="list-style-type: none"> • Copper Canyon • Faulkner Wash • West Wash <p>Historic Sites:</p> <ul style="list-style-type: none"> • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road <p><i>Various private residences along Boyer St and Salt Mine Rd</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Copper Canyon Trailhead <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 in 1 dwelling per acre <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • Open Space <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • Open Space • Planned Unit Development (PUD)

 Number: 1 Author: drubio Subject: Highlight Date: 2/18/2016 8:21:11 AM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:22:26 AM
Hood allotment est. 1800's

Introduction for Clear Creek Character Area:

The Clear Creek character area is the southeastern gateway for the Town of Camp Verde. It has two distinguishing elements; the Verde Lakes planned neighborhood along Clear Creek, and the **White Hills Cliffs** that overlook the area from the north. Straddling the lower reaches of West Clear Creek, a perennial stream, the Verde Lakes neighborhood is a high density residential area. A singular distinguishing feature of this character area is a large pond with houses around the perimeter and a community park.

In addition to the high density residential area are also some homes on larger, pasture acreage, along with a commercial vineyard, and a small amount of commercial businesses that mostly lend themselves to the surrounding residential areas. Another unique feature to this character area is a gypsum mine that is located on U.S. Forest Service/National Forest lands in the hills across State Route 260 from the Verde Lakes residences.

The White Hills neighborhood was commonly known as the "garden reservation" after it became part of the Fort Verde Military Reservation in 1887. Citizens and soldiers farmed the area along the creek for several years, providing needed food for the fort. The Pioneer and Wingfield ditches constructed in the late 1800's still serve properties in the area today.

The White Hills formation, the defining feature of the upland landscape to the east, were formed from sediments laid down by a freshwater lake that existed between 10 and 2 million years ago. The Clear Creek area is surrounded mostly by U.S. Forest Service/National Forest Lands, which offer abundant opportunities for recreation. The roads to two popular recreation places, **Clear Creek and Fossil Creek**, are accessed from this location. Nearby these population recreation sites are prominent archeological sites -- Clear Creek Site on the White Hills Cliffs to the North and the Wingfield Mesa Site to the South.

West Clear Creek collects water from several drainages of the Mogollon Rim and can be a quiet trickle or a roaring rush. It is a critical tributary of the Verde River.

T Number: 1 Author: drubio Subject: Highlight Date: 2/18/2016 8:23:49 AM

● Number: 2 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:25:53 AM
these cliffs are unprotected and have Native American artifacts that still are visible and are accessible to public.

T Number: 3 Author: drubio Subject: Underline Date: 2/18/2016 8:27:40 AM

T Number: 4 Author: drubio Subject: Highlight Date: 2/18/2016 8:29:49 AM
Bull Pen, also Beaver Creek are additional recreation areas accessible.

● Number: 5 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:29:53 AM

TABLE 3.14 - Land Use; Clear Creek Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately 9.18 square miles in size.</p> <p>The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.</p> <p>The majority 74.62 % of this character area is comprised of U.S. Forest Service Land. In addition, this character area also contains 2.95 miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Cave View Estates • Clear Creek West • Clear Creek West Unit 2 • Preserve At Clear Creek • Verde Lakes Estates • Verde Lakes Units 2-5 • Verde Paradise • White Hills Mobile Home Park <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Home Occupations • Mining • Retail Sales • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • State Route 260 <ul style="list-style-type: none"> - Aspen Way - Big Valley Drive - Canyon Drive - Forest Service Road 618/Bull Pen Road - Forest Service Road 626 - Olive Lane - Sierra Verde Road - Verde Lakes Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • State Route 260 and Aspen Way • State Route 260 and Big Valley Drive • State Route 260 and Forest Service Road 618/Bull Pen Road • State Route 260 and Canyon Drive • State Route 260 and Olive Lane • State Route 260 and Verde Lakes Drive • State Route 260 and Sierra Verde Road <p>Major Trails:</p> <ul style="list-style-type: none"> • Bull Pen Loop Trailhead • General Crook Trail <p>Gateway Entrance:</p> <ul style="list-style-type: none"> • State Route 260 at the Town Boundary coming west from Payson, AZ 	<p>1 Community Services:</p> <ul style="list-style-type: none"> • Transfer Station  <p>3 General:</p> <ul style="list-style-type: none"> • Wickup Creek  <p>Historic Sites:</p> <ul style="list-style-type: none"> • Clear Creek Ruins • Wingfield Mesa <p><i>* Various private residences along Verde Lakes Drive and State Route 260.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Clear Creek Campground <p>Water Resources:</p> <ul style="list-style-type: none"> • West Clear Creek <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Pioneer Ditch • Wingfield Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consist of varying densities ranging from 0 to 4 dwellings per acre with a manufacturer/mobile home park with 0 to 11 units per acre. <p>Existing Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • RS on the north side of the intersection of State Route 260 and Big Valley Drive • C1 at Clear Creek RV Park on State Route 260 • C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road • C2 on the south side of the intersection of State Route 260 and Big Valley Drive • C2 on the east side of the intersection of State Route 260 and Verde Lakes Drive • Natural Resources which includes Salt River Pima-Maricopa Indian Gypsum Mine • Open Space • Public Facilities <p>Preferred Non-Residential Zoning Districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG Zoning • RS on the North side of the intersection of State Route 260 and Big Valley Drive • RS/C1 at Clear Creek RV Park on State Route 260 • RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road • RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive • RS/C1/C2 on the East side of the intersection of State Route 260 and Verde Lakes Drive • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

 Number: 1 Author: drubio Subject: Highlight Date: 2/18/2016 8:32:08 AM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:34:02 AM
is this the VV water

 Number: 3 Author: drubio Subject: Highlight Date: 2/18/2016 8:34:48 AM

 Number: 4 Author: drubio Subject: Sticky Note Date: 2/18/2016 8:35:05 AM
where is this located on map??

Goals & Implementation Strategies:

- A. Goal: Explore fair and reasonable revenue sources to provide for the costs of mitigating the impacts of growth.**

Implementation Strategy:

- A. 1. Review fee schedules annually to ensure equitable costs and to maintain current level of service standards for new development.
- A. 2. Ensure that policies and ordinances are designed to require new developments to fund costs associated with these developments.
- A. 3. Identify fees and other revenues and funding mechanisms that may be used to pay for the expansion of operations, other costs of growth, and new facilities generated by new development.
- A. 4. Ensure owners and developers are responsible for the cost of construction and provide maintenance of infrastructure serving their development.

- B. Goal: Strive for a stable revenue stream to maintain and improve existing community services and amenities.**

Implementation Strategy:

- B. 1. Encourage commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
- B. 2. Utilize the 260 West, Finnie Flat, and Downtown character areas, as well as the major Interstate 17/State Route 260 interchange as commercial activity centers to attract shoppers and visitors from other communities into the Town of Camp Verde.
- B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
- B. 4. Research and acquire federal and state funding in the form of grants.

- C. Goal: Regularly review the needs and costs of services provided by the town.**

Implementation Strategy:

- C. 1. Use the ¹Capital Improvements Plan to prioritize services, and expenses.
- C. 2. Require the Capital Improvements Plan to be reviewed and updated on an annual basis.
- C. 3. Develop guidelines to clearly establish the level of services provided by the Town and review regularly in relation to the current budget.

Implementation Challenges:

The planning area is served by a spectrum of public and private services. A proper understanding of the cost of development will require cooperation with public entities offering services, and a more thorough understanding of private costs associated with the provision of services in the planning area. At this time the authority for services and infrastructure decisions does not reside entirely with the Town government. The General Plan is intended to establish an important basis for further cooperation between all agencies.

 Number: 1 Author: drubio Subject: Sticky Note Date: 2/22/2016 9:39:23 AM
where can one find this plan??

 Number: 2 Author: drubio Subject: Highlight Date: 2/22/2016 9:39:08 AM

Goals & Implementation Strategies:

- A. Goal:** Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.

Implementation Strategy:

- A. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- A. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- A. 3. Encourage recreation that is compatible with the natural and cultural environment.
- A. 4. Work with the governmental agencies, and public/private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.
- A. 5. Purchase from willing sellers, high priority lands needed for riverside parks and trails when possible.

- B. Goal:** Work cooperatively with the local school system, governmental agencies and public/private organizations to develop and conduct educational programs that explain the value of riparian areas.

Implementation Strategy:

- B. 1. Encourage the Town Parks and Recreation staff to work with schools, governmental agencies and public/private organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.
- B. 2. Encourage the Town to work with governmental agencies and public/private organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.

- C. Goal:** Institute a comprehensive open space plan that designates areas for permanent retention as desired preservation space and recreation opportunities.
(See Exhibit A, Proposed Topics for the Camp Verde Open Space Plan.)

Implementation Strategy:

- C. 1. Work cooperatively with Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation and Public Land Managers to prepare and implement a Town of Camp Verde Open Space Plan that protects critical open space and offers recreational opportunities.
- C. 2. Encourage community standards that promote voluntary preservation of the historical and natural environment and open space character of the Town.
- C. 3. Coordinate with other entities, such as U.S. Forest Service, Arizona State Parks, National Park Service, Yavapai County, Yavapai-Apache Nation, developers, to provide open space, trail system interconnectivity, and shared cost of maintenance.

 Number: 1 Author: drubio Subject: Highlight Date: 2/22/2016 1:41:42 PM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/22/2016 1:46:18 PM
for e.g. gathering/hunting and nature festivals.

Vision Statement:

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

Purpose:

According to Arizona State Statute §9-461.05, the Environmental Planning Element will include:

3. An environmental planning element that contains analyses, policies and strategies 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.

Goals & Implementation Strategies:

A. Goal: Maintain a high level of air quality.

Implementation Strategy:

- A. 1. Encourage alternative modes of transportation to be implemented as the Town grows.
- A. 2. Encourage low polluting heating systems as the standard for new construction.
- A. 3. Encourage the use of Environmental Protection Agency (EPA) approved systems for wood and pellet stoves and gas fireplaces.
- A. 4. Continue support for open burning regulations, dust abatement and air quality education.
- A. 5. 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 locating development in areas where water and sewer utilities exist, are planned or can be established.
- B. 2. 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. 3. Strive to implement Best Management Practices (BMPs) as outlined in the **Town of Camp Verde Storm Water Management Plan**.
- B. 4. Continue to expand sanitary sewer to areas of current or future growth.
- B. 5. Pursue funding to allow the water quality strategies of Goal "B" to be achieved.

 Number: 1 Author: drubio Subject: Highlight Date: 2/22/2016 1:55:55 PM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/22/2016 1:56:17 PM
can we get a copy of this??

C. Goal: **Maintain dark skies.** 

Implementation Strategy:

C. 1. Maintain lighting and signage ordinances that promote dark skies.

D. Goal: **Minimize noise pollution.**

Implementation Strategy:

D. 1 Work with existing and proposed commercial and industrial operations to comply with the current noise ordinance.

D. 2 Require the use of noise mitigation techniques in areas of high vehicular traffic.

E. Goal: **Encourage community pride and enhance the aesthetic appearance of the town.**

Implementation Strategy:

E. 1. Encourage and promote public education and involvement concerning litter, illegal dumping and improper outside storage

E. 2. Promote free dump days by notifying of dates and times they will occur.

F. Goal: **Conserve the natural environment within and adjacent to the town's boundaries.**

Implementation Strategy:

F. 1. Encourage the preservation of dedicated open space areas in their natural state.

F. 2. 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 U.S. Forest Service and other stakeholders about the communities' desire to maintain scenic view sheds and open space.

F. 5. Develop partnerships that would assist in preservation of U.S. Forest Service/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. 7. Promote cluster types of development for all new high-density developments with the use of Planned Unit Development (PUD) to provide an open space plan.

F. 8. Use public forums to determine what areas of the Town should be preserved as natural open space.

F. 9. Utilize conservation easements, acquisition of development rights, grants and other funding sources to acquire property for preservation of the natural environment.

 Number: 1 Author: drubio Subject: Highlight Date: 2/22/2016 1:56:31 PM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/22/2016 1:59:34 PM
this conflicts with previous statements of working with other governments in promoting tourism. Is there city ordinances on this topic?

- C. 4. Investigate adopting an Environmental Protection Agency (EPA) Water Sense program for high-efficiency plumbing ordinance for new development.
- C. 5. Encourage new residential and commercial development to incorporate LID design, including storm water capture features.
- C. 6. Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.
- C. 7. Evaluate the implementation of conservation programs for all residential and commercial water users such as rebates and incentive programs.
- C. 8. Evaluation the implementation of an ordinance to reduce water waste.
- C. 9. Encourage the recharge of reclaimed water.
- C. 10. Create programs 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.
- C. 11. Encourage the private use of gray water in new and existing developments through education and a **gray water stub out ordinance for new development.** 

D Goal: Participate in regional cooperative efforts to address water management issues.

Implementation Strategy:

- D. 1 Participate in regional water management studies.
- D. 2 Participate in regional water users associations.
- D. 3 Work with neighboring legislative bodies, private water providers and well owners in water management studies to understand and manage the Verde Valley's water needs.

 Number: 1 Author: drubio Subject: Highlight Date: 2/23/2016 9:35:48 AM

 Number: 2 Author: drubio Subject: Sticky Note Date: 2/23/2016 9:35:58 AM
what is this??

Kendall Welch

From: Mark Rogers <Mark.Rogers@yavapai.us>
Sent: Monday, January 25, 2016 4:03 PM
To: Kendall Welch
Subject: RE: Draft Town of Camp Verde 2016 General Plan

No Comment.

Mark Rogers

Chief Building Official

Yavapai County Development Services

1120 Commerce Drive

Prescott, Arizona 86305

(928)771-3214

Effective January 1, 2016 – GEOTECHNICAL ENGINEERING REPORT REQUIRED

for Residential Construction Plan Submittals

Click here for Details <http://www.yavapai.us/devserv/files/2015/09/PB-21GeotechnicalEngineeringReport.pdf>

Kendall Welch

From: Dan Cherry <Dan.Cherry@yavapai.us>
Sent: Monday, February 01, 2016 3:24 PM
To: Kendall Welch
Subject: Camp Verde General Plan

Kendall,

Thank you for giving the Yavapai County Flood Control District the opportunity to look over the Draft General Plan for the Town of Camp Verde. I had a couple of my staff members read it through and give me some feedback on it. I could paraphrase, but I think I'd be better served by just providing their short synopses back to me. At this time, the District has no comments or objections to the Draft General Plan.

+++++

There is nothing that is pertinent from a floodplain management standpoint. I did find the water section interesting. They do realize the importance of the waterways that run through their municipality and want to maintain the integrity for recreational, riparian, drinking water safety (approximately 1/2 of homes are on private wells), and transportation uses. It sounds like they will be "considering" pursuing 100-year assurances for future development, and educating owners on efficient use irrigation ditches, grey water use, and overall conservation. They do strive to enforce BMPs according to Stormwater Management guidelines. ☺ It all sounds good/reads well.

*Vickie Lewis
Hydrologist
Yavapai County Flood Control*

+++++

Vickie's assessment seems to capture the essence of the document (from a floodplain management perspective). The plan focuses on the Town's visions, goals, and implementation strategies for the future (all per ARS 9-461.05&06). Naturally, many aspects of the General Plan focus on the Verde River (preserving the water quality and quantity, the Verde River Recreation Management Plan, etc.), but nothing relating to regulating the floodplain.

Paul Jungen
Stormwater Engineer
Yavapai County Flood Control District

+++++

Thanks again for the opportunity to review and comment.

Dan

Dan Cherry, P.E., CFM
Director
Yavapai County Flood Control District
1120 Commerce Drive
Prescott, AZ 86305
928.771.3197

928.771.3427 (fax)
dan.cherry@yavapai.us

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Please consider our environment before printing this email. 🌱

General Plan Presentation – Town Hall, Council Chambers Room 106
Saturday, January 23rd, 2016

Present: BJ Davis; Chip Norton, Teresa Helm
Staff: Mike Jenkins, Kendall Welch, Robert Foreman

Public: Steve Goetting; Bill Helm; Buck Buchanan; Arissa (Camp Verde Bugle); Debra Fenner; Bobbie Tenant

Easel Pad Notes:

1. More support for code enforcement to clean up Clear Creek residential neighborhoods. (Ditto)
2. No more "Cliffs" and "Views" type developments.
3. Fewer developments like "Verde Lakes" (Ditto)
4. Stricter noise/animal barking ordinances.
5. At least one (1) full time code enforcement office (only) not split jobs for one (1) person. (Ditto)
6. Good paying steady employment.(Ditto)

Draft Town of Camp Verde 2016 General Plan
Written Comments Form

Name: Debra Fenner Date: 1/23/16
Address: 3437 E. Rippe Rd Phone: 928-300-0779

Comments:
Pruning - low income - Senior Apts *
Code enforcement - full time not split up with
other jobs - Clean up the neighborhoods
community groups help residents
Homeless Center
Get higher quality of developers (not cheap ones)
Helen

Draft Town of Camp Verde 2016 General Plan
Written Comments Form

Name: _____ Date: _____
Address: _____ Phone: _____

Comments:
Some sort of Plan to clean up
neighborhoods + yards. The town needs
pride in their homes.

**General Plan Presentation – Town Hall, Council Chambers Room 106
Thursday, January 28th, 2016**

Present: BJ Davis;

Staff: Mike Jenkins, Kendall Welch,

Public: No Public Was In Attendance

Easel Pad Notes:

**General Plan Presentation – Camp Verde Baptist Church
Saturday, January 30th, 2016**

Present: BJ Davis;

Staff: Mike Jenkins, Kendall Welch

Public: Dana Burris; Ralph Scott; Fred Weber; Milton Pate; Donald Holmes; Chet Linder; Charlotte Salsman; JoAnn G; Pat Eudy; Tom Bast; Kathy Tryon; Sandy Burris

Easel Pad Notes:

1. Include Comment that “Trade” or other types of schools are encouraged throughout Camp Verde.
2. Coordinate with Yavapai College.
3. Add directions on walking paths, bike paths in neighborhoods, place for people with strollers and walkers to move thru neighborhoods, atv trails separate from equestrian/hiking.
4. Make Park at McCracken a priority to develop with amenities such as soccer fields, trailhead, rodeo grounds. (We have this equipment already!)
5. Add restrictions on wood burning stoves as primary heat source under air quality section.
6. Water drainage issues on the end of Stolen Blvd.

**General Plan Presentation – Senior Center Presentation
Tuesday, February 9th, 2016**

Present: BJ Davis;

Staff: Mike Jenkins, Kendall Welch

Public: Bernell Lawrence; Phoebe & Denny Hach; Kathy Gray; Bruce George

Easel Pad Notes:

- 1. Include Camp Verde Senior Center in the Character Area.**
- 2. General Crook off of I-17 into Town needs directional signage. Main St. & 260; Finnie Flat & 260, including the Entertainment District.**
- 3. Encourage Lowes, Home Depot, etc. to locate to Camp Verde for convenience.**
- 4. Maintain and improve drinking water quality.**
- 5. Pursue grants for the enhancement of the river.**
- 6. Stay vigilant with protecting water rights in Camp Verde.**

Draft Town of Camp Verde 2016 General Plan
Written Comments Form

Name: Dave Hutt Date: 2-8-2016

Address: 3213 S. Dinky Creek Rd Phone: 928-592-8048

- Comments:
1. Lowe's, Home Depot, Walmart or Lumber yard
 2. TEXAS ROAD House on Finnie Flats
 3. Red Lobster on Finnie Flats
 4. Big water park for Tourists
 5. Industrial Area, Manufacturing Area
 6. TARGET STORE
 7. write grants from United States waterways

Draft Town of Camp Verde 2016 General Plan
Written Comments Form

Name: Carrie McCarter Date: 2-13-2016

Address: 1901 N River View Dr Phone: 928-300-8038

Comments: I-17 + 260 chg sign to red Cottonwood
Rayson
Camp Verde

260 + Finnie Flat - sign w/arrow to Downtown Camp Verde

260 + Mack - sign w/arrow to Downtown Camp Verde

Try + put in clothing/groc. - i.e. - Wal Mart -

Lumber store - couple of mid-cost restaurants

that stay open past 2pm

**General Plan Presentation – Camp Verde Marshal’s Office
Saturday, February 20, 2016**

Present: BJ Davis, Chip Norton

Staff: Mike Jenkins, Kendall Welch

Public: Council Member Robin Whatley

Easel Pad Notes:

None

**General Plan Presentation – Calvary Chapel Church
Tuesday, February 23, 2016**

Present: BJ Davis, Chip Norton

Staff: Mike Jenkins, Kendall Welch

Public: Mayor Charles German, Dick & Betty Norred, John McClatchey, Scott & Michelle Evans, Bill Anderson, Leonor Anderson

Easel Pad Notes:

- 1. Reaffirm boundaries of Growth Area near Finnie Flat**
- 2. Water use for future – how to control/balance?**

**General Plan Presentation – Prescott National Forest, Verde Ranger Station
Saturday, February 26, 2016**

Present: BJ Davis

Staff: Mike Jenkins, Kendall Welch

Public: Row Posten, Marie DeClue, Mark & Mary Radtke, Tom Tracey, Tom Palmer, John Wischmeyer

Easel Pad Notes:

1. **Maintain, improve, and create gateway signage.**
2. **Promote and develop additional events at the Town Campus Park.**
3. **Bring fun & pride to the Town.**
4. **Place signage at Park thanking and acknowledging improvements completed by citizen volunteers.**
5. **Focus park as a community park.**
6. **Develop a kiosk at 260/I-17 junction with a map showing business and recreational opportunities in Camp Verde.**
7. **Pedestrian/Bike connection from W. Hereford over ditch to back of Basha's shopping center (car access if possible).**

Verbal Phone Comment (After Meeting)

3/4/16 – Marie DeClue, 928-554-1059

1. **Stage at park should be portable at Town soccer field.**

**General Plan Presentation – Chamber of Commerce/Denny's Restaurant
Thursday, March 3, 2016**

Present: BJ Davis, Bob Burnside, Greg Blue

Staff: Mike Jenkins, Kendall Welch

Public: Council Member Carol German, Ignacio Mesa, Wes Lance, Alex Goetting, Steve Goetting, Leah Robbins, Michelle Masters, Cheri Wischmeyer.

Easel Pad Notes:

1. Check Camp Verde 4 Year Graduation Rates as provided in Focus Future II.
2. For Trails: Encourage signing for identification and easy access.
3. Get people into Downtown from Finnie Flat and Main/260 Junction – get them to make the left turn at Finnie Flat.

Staff Notes:

1. Kiosk at 260 and Oasis.
2. Corners on major intersection of 260 need better/more attractive signage.
3. Improve traffic flow and navigation (triangular area around Circle K).

**General Plan Presentation – Verde Lakes Clubhouse
Saturday, March 12, 2016**

Present: BJ Davis, Teresa Helm

Staff: Mike Jenkins, Kendall Welch

Public: Bill Helm, Dave Kaminsky, Betty Chester, Pat Schultz, Alan Williams, Dowling Campbell, Bill Pangburn

Easel Pad Notes:

- 1. Under Housing element break down of age bracket Table 7.2 into smaller year spans such as 25-34, 35-44, 45-54 etc.**
- 2. Where do the older age ground go? Why do they leave Camp Verde?**
- 3. Check into mass transit and see if the plan addresses the issue.**
- 4. Address approaches to encourage a qualified work force.**
- 5. Find out why tech school received no contact from town staff and relocated to Cottonwood instead.**

Vision Statement:

"CV will remain a small town w/ rural western character"

The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping and employment opportunities along with reasonably priced, affordable housing. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde.

will change

the town will be...

Purpose:

The purpose of the Town of Camp Verde 2016 General Plan, which is a sequel to the 2005 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. By providing direction for growth, the plan describes the vision for Camp Verde and provides a roadmap for how to get us there. It is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and other various stakeholders who contributed to developing goals and implementation strategies that will help the Town achieve its desired results. As an outcome of the public's involvement, the updated plan expresses the importance of highlighting Camp Verde's uniqueness while having practical measures for desired growth that will maintain our cultural heritage and natural environment.

"The clean blue sky by day & the dark sky by night - sparkled w/ stars - will lift spirits of generations of people y & to come"

They update to GP

grow in

When describing their town, residents of Camp Verde prefer to use terms such as western, rural, friendly, and historic. In the 2005 General Plan, the community's biggest assets were listed as the western/rural lifestyle, Verde River, friendly people, and open space with mountain scenery. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the western/rural character of the Town, and its visual attractiveness, as well as the need for additional employment opportunities, reasonably priced housing, and recreational parks/ball fields.

As in all the previous updates the public + residents

Similar comments were given during the update process of the 2016 General Plan by Camp Verde residents at National Night Out and Cornfest, two town events that took place in the Summer of 2015. Preliminary remarks given by residents at these community events maintained the opinion that the community's strongest assets are the Verde River, open space, and rural lifestyle. Future concerns were expressed as a need for creating more local businesses and job opportunities, protecting the Verde River, sustaining water quality and quantity, maintaining the rural character and visual attractiveness of the Town, and having a variety of options available for local, affordable housing.

State Requirements:

A general plan serves as the primary tool and blueprint for guiding future growth and development. It integrates the ideas and desires of residents, businesses, elected and appointed officials, and other various stakeholders into a strategy for managing the town's future. Arizona Revised Statute Title 9 - Cities and Towns, Chapter 4 - General Powers, Article 6 - Municipal Planning, Section 9-461.05 requires that every municipality have a plan to guide future land use and development, and to define a vision for its future identity.

In 1998 and 2000, the State Legislature passed the Growing Smarter and Growing Smarter Plus Legislation that mandated the elements required to be included in the general plan. For communities with populations of more than two thousand five hundred (2,500) people, such as the Town of Camp Verde, seven (7) elements

Comments from Suzy Burnside. -KW

are required to be incorporated into for the general plan. These elements provide the framework and policies to achieve long-term goals and make day-to-day decisions in just about every area in which town government is involved. The required elements are: Chapter 3 Land Use and Character Areas, Chapter 5 Growth Area, Chapter 6 Cost of Development, Chapter 8 Circulation, Trails, and Transportation, Chapter 9 Open Space and Recreation, Chapter 10 Environmental Planning, and Chapter 11 Water Resources. In addition to the required elements of a general plan the Town of Camp Verde's 2016 General Plan also contains three additional elements: Chapter 2 History and Culture, Chapter 4 Economic Development, and Chapter 7 Housing.

In addition to the required elements of the general plan the Growing Smarter and Growing Smarter Plus Legislation also mandated that voters ratify the general plan. Once approved by voters, the general plan then becomes a tool by which townspeople, policy makers, and outside development interests can plan for issues such as appropriate land uses, locations, densities, intensities, and circulation.

Arizona Revised Statutes Title 9 – Cities and Towns, Chapter 4 – General Powers, Article 6 – Municipal Planning, Section 9-461.06 specifies that a general plan is once approved and adopted is valid for a ten (10) year period of time, during which time it can be amended. Amendments that are made to a community's general plan must follow the general criteria as outlined in Section 9-461.06 as well as meet specific requirements that are unique to the Town of Camp Verde. The reader should note that general plan amendments are discussed in further detail in Chapter 3 – Land Use & Character Areas. At the end of the ten (10) years period of time, the plan can either be revised or readopted by the community. Arizona Revised Statutes indicates the adoption or readoption of the general plan, or any amendment to such plan, shall be made by resolution of the governing body of the municipality following at least one public hearing. Please see Appendix A and Appendix B for additional information on specific requirements mandated by Arizona Revised Statutes.

Organization of the General Plan:

The Town of Camp Verde 2016 General Plan contains a total of ten (10) elements. Each element provides at minimum a vision statement, introduction to the element, state requirements, goals, and implementation strategies. Some elements in this general plan may have more discussion points than those listed above. The reader should note that goals included in this general plan describe desired conditions as spoken by the residents of Camp Verde. The reader should also note that implementation strategies included in the plan will ultimately guide policy makers and private sector entities, once ratified, in reaching tangible decisions relative to the spoken goals. *expressed*

For the first time the Town of Camp Verde 2016 General Plan also presents "Character Areas" within the Chapter 3 - Land Use element. Character Areas is a relatively new concept used to describe the personality of a place by using the common characteristics or qualities of specific areas within a town rather than considering the municipality in its entirety as a uniform place. Characteristics used to define a character area can be based on historical uses, current land use patterns, cultural identities, natural environments or other various features. After boundaries are drawn around areas based on their unifying characteristics, future land use decisions are made based on whether they will strengthen or uphold the character of that particular area.

While conventional land use planning traditionally looks at whether or not a certain land use is compatible with the surrounding land uses, character area planning considers all aspects of a place, thereby providing

a basis for an integrated approach to planning and management. Benefits of using the character area approach also include the enhanced flexibility to meet the needs of each specific character area within a town.

A total of ten (10) character areas were identified for the Town of Camp Verde using factors such as architecture, historical practices, development type, land use mix, land use density and intensity, natural environments, and more. Two examples of character areas for the Town of Camp Verde contained in this general plan are the "Downtown" character area and "Salt Mine" character area. Notably, both of which claim the Verde River flowing through them greatly enhances the character of their respective areas.

The Downtown character area contains Main Street, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine Character Area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area. Using the character area approach, goals and implementation strategies can be tailored to suit the individual needs of each character area with specific goals and strategies geared toward commercial uses in the Downtown character area and residential uses in the Salt Mine character area.

Another new concept supported by the character areas planning approach is that of Camp Verde being viewed as a "Gateway" Community for the Verde Valley and beyond. There are several road entrances into the Verde Valley, and many of them including the major thoroughfares of Interstate 17 and State Route 260 are located within Camp Verde. This offers unique opportunities to provide accommodations, food, and orientation to visitors to let them know what is available in the Town of Camp Verde and the surrounding area.

Public Participation Plan:

The Town of Camp Verde shall provide opportunities for the involvement of Camp Verde's citizens, neighboring governments, schools, utility companies, civic and other community groups, and all economic segments within Camp Verde through public hearings and other means as the Town Council deems appropriate. The Town of Camp Verde believes that early public involvement and effective participation are the cornerstones of good planning. The Camp Verde Town Council is committed to ensuring that public input is used effectively in the town's decision making processes, particularly as it relates to land use and development issues.

In addition, the Town of Camp Verde wants both citizens and developers to have an adequate opportunity at the beginning of these processes to identify, discuss, and resolve issues related to proposed development projects and land uses. Effective public participation in the planning process can and will result in the enhanced quality of development and uses throughout Camp Verde.

As a summary
The purpose of the public participation process is to:

1. Ensure that applicants pursue early and effective public participation in conjunction with their application, providing the applicant with an opportunity to understand and address any real or perceived impacts their development or land use request may have on the neighborhood or town;

2. Ensure that citizens, property owners and neighbors have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve potential concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens, property owners, and town staff, throughout the application review process.

The Public Participation Plan is not intended to produce consensus on all applications, ^{but will} rather it is intended to encourage all applicants to be good neighbors and to allow for an informed decision-making process, ^{enabling} the ^{town} ^{to} ^{meet} ^{its} ^{commitment} ^{to} ^{ensure} ^{that} public participation is ^{an} ^{integral} ^{part} ^{of} ^{the} ^{process}.

DRAFT

March 15, 2016

TOWN OF CAMP VERDE
Community Development Director,
Michael Jenkins
473 South Main Street
Suites 108 & 109
Camp Verde, Arizona 86322

RE: Review Comments to the *General Plan* Draft Update Dated January 11, 2016

Dear Mike - mike.jenkins@campverde.az.gov,

In behalf of the *Out Of Africa Wildlife Park*, located in Camp Verde, we are submitting these review comments for your consideration. As you may recall, we attended a number of your *General Plan* work sessions, particularly those related to the land use aspects. Also, we offered a number of comments and suggestions at that time.

We appreciate all of the creativity and energy expended by everyone involved to make this update fulfill both the current and future wishes of the citizens of Camp Verde. Dividing the Town into character areas addressed many of the issues raised regarding the current *General Plan*. We were pleased that the character area descriptions contained broad references to "preferred zoning designations" but did not assign specific zoning or density requirements to any area, which is something that we argued for.

Of course, the neighborhood that is of most interest to *Out Of Africa* is the "260 West Character Area." The fact that a major portion of this neighborhood is also designated as a "Growth Area" further enhances the potential for new development. For, as you may well know, the business of development is complicated. And, typically developers are given only a very short leash by funding partners to go from concept to "brick and mortar." It's a contradictory notion for local governments who want to encourage development in a specified area to also put up "road blocks" in that area, through the deployment of major *General Plan* amendment "triggers," which often "kill" projects.

This gets us to the "Water Resource" aspects of the proposed *General Plan* update. In particular, we will address the 15 AF/Y project limitation in the "Land Use" section that "triggers" a major plan amendment. We will also be addressing the forecasts of future use in the "Water Resources" section. But first, let us say that we appreciate the very excellent water resource report developed by *Western Resource Advocates* that was commissioned by the Town and published in 2014. Also, we recognize the importance of water resource conservation regulations at the local, county and state levels. We have worked with a number of local officials on this subject as well as the dedicated folks at ADWR's *Office of Assured and Adequate Water Supply*.

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By our estimate, the growth area proposed in the *General Plan* update includes in excess of 2,600 acres. Assuming that 5%-10% of this area is road right-of-way (local, county or state) and that another 10%-15% consists of parcels that are already developed at some level, this leaves 1,900 to 2,200 acres available for new development. Table 11.2 in the "Water Resources" section of the proposed *General Plan* allows for a moderate demand growth of potable water for residential, commercial and industrial uses of 450 AF/Y through 2035. If all of this increase was thrown at the "Growth Area" (as opposed to the "Non-Growth Area") of the town, this would supply about 0.20-0.24 AF/Y per acre of undeveloped "Growth Area." In addition, if the potential reduction of agricultural use was realized (low estimate) and thrown at the "Growth Area," the amount of new water available would become 2,238 AF/Y through 2035, or 1.0-1.2 AF/Y per acre of undeveloped "Growth Area."

In order to access the reasonableness of these use rates, Rick Obenshein of the "Office of Assured and Adequate Water Supply" was contacted. He confirmed that their "Generic Demand Calculator," which had been updated on November 24, 2015, was thought to contain conservative default values for average use rates over a large area. The default value for non-residential uses is 1.67 AF/Y per acre, which is to be applied over the area of the entire parcel or development. (By the way, this rate only refers to indoor use. It does not apply to irrigation or other outdoor losses.) Pam Muse provided additional insight to this matter. While this rate was a rough average, the rate can vary from 1.0 to 10.0 AF/Y per acre. (A copy of her email is attached to this letter.)

In addition to the rate of use, we evaluated the 15 AF/Y project limitation that "triggers" a major *General Plan* amendment. To do this, we turned to the *Western Resource Advocates* report referenced above. The *Cliff Castle Casino and Hotel* was reported to use about 30 AF in 2012 (17% of 177 AF delivered by the YAN). This was measured by wastewater effluent inflows and, therefore, did not include outside irrigation or other losses. In January of this year, the YAN broke ground for construction of a six-story, 122-room hotel that will include an event facility and swimming pool. Based on forecasts for hotel water demand (Dziegielewski, et. al., AWWA, 2000), this addition is expected to require about 23 AF/Y, which automatically "triggers" a major *General Plan* amendment. In addition, the Camp Verde School District utilized 74 AF in 2012. While, this usage may have been developed over several projects, their largest campus undoubtedly consumes more than 15 AF/Y.

In summary then, we feel that the "Water Resources" section of the proposed *General Plan* should be amended to include specific provisions that commit some of the future water resources to the "Growth Area" of the Town. As shown above, ADWR's default factor of 1.67 AF/Y per acre of "Growth Area" is attainable, through the exercise of creative thinking and by having a will to do so. On the other hand, without a specific water resource commitment, potential developers wanting to locate in Camp Verde's "Growth Area" risk being told, "Yes, you can build here, but there's no water for your project."

Also, we feel that the 15 AF/Y limitation on project size and should not be implemented in the area where the Town is hoping to achieve its primary economic growth, (the "Growth Area" of the Town). As shown above, most medium and large sized projects would be delayed potentially a year or more under this limitation, which could become cost prohibitive for the developer. Also, while many small projects

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could speed right through the planning process, there are very few markets in which small projects are economically viable in today's economy. Moreover, a patchwork of small projects (think, "strip malls") do not yield the best product from a community planning perspective.

Having said this, it might be helpful for the Town to impose some level of project water use limitations in the "Non-Growth" areas of the Town. But, in the "Growth" areas, if the Town were to establish a reasonable water budget and allow a reasonably diverse mix of zoning, over time the actual rate of water use would likely even out. In other words, very few projects will consume water at the maximum rate. On the under hand, big-box stores undoubtedly would use water at a much lower rate than budgeted. Therefore, by continuing to enforce other known water conservation techniques, we believe that the Town could achieve both economic development as well as water use management. Also, we believe that this balance could be brought about without discouraging potential developers to the area.

It is interesting to note that other municipalities in the Verde Valley that should suffer from the same basin and groundwater limitations as Camp Verde, are allowing the development of very large projects. The 89 & Vine project, north of Verde Santa Fe in Cottonwood, is proposing over 2,000 additional housing units, as well as a significant commercial sector. Another 500-unit residential development is being considered by Cottonwood at 89A and Groseta Ranch Road.

We believe that the citizens of Camp Verde are not benefitted by sending all of the potential economic development to Cottonwood. We believe that a balanced *General Plan* can be implemented so that they can have a reasonable level of economic development and a reasonable quantity of water too!

Respectfully submitted,



Sam Musser
Senior Planner
Sefton Engineering Consultants/Heritage Land Survey
Email: scmusser@gmail.com
Mobile: 928-323-2018

cc w/ encl:

Russ Martin, Town Manager - russ.martin@campverde.az.gov
Steve Ayers, Economic Development Director - steve.ayers@campverde.az.gov
Bill Jump, Out Of Africa - william-jump@dec-investment.com
Luke Sefton - LS@SefEngCo.com
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Sam Musser <scmusser@gmail.com>

Project Water Demand Calculator

2 messages

Pam M. Muse <pmmuse@azwater.gov>

Fri, Mar 11, 2016 at 11:56 AM

To: "scmusser@gmail.com" <scmusser@gmail.com>

Cc: "Richard B. Obenshain" <rbobenshain@azwater.gov>

Hi Sam,

Rick Obenshain referred your question about the commercial demand rate in the *Generic Demand Calculator* to me.

The figure that's currently in the *Generic Demand Calculator*, 1.67 acre-feet per acre, is a rough estimate based on reported water use by commercial parcels that are enrolled as *Member Lands* in the *Central Arizona Groundwater Replenishment District*.

It is important to note the tremendous variation in commercial uses. For example, ADWR has some information that indicates that retail spaces can use as little as 1.0 acre-feet per acre, but that commercial uses like dental offices and group housing for the elderly can use as high as 10.0 acre-feet per acre.

If a developer/applicant for a *Certificate of Assured Water Supply* has a commercial parcel included on their plat, I suggest working with OAWS staff on the appropriate rate (acre-feet per acre) for the commercial parcel based on the most likely future use of the parcel (retail, warehousing, dental, church, senior care facility, etc.) Then we can suggest a rate that may be more appropriate than the standard estimated rate of 1.67 acre-feet per acre that is currently the default rate in the *Generic Demand Calculator*.

Let me know if you have further questions.

Pam Muse

Supervisor

AMA Planning & Data Management

ADWR

(602) 771-8596



**PROTECTING ARIZONA'S
WATER SUPPLIES**
for ITS NEXT CENTURY

Sam Musser <scmusser@gmail.com>
To: "Pam M. Muse" <pmmuse@azwater.gov>
Cc: "Richard B. Obenshain" <rbobenshain@azwater.gov>

Fri, Mar 11, 2016 at 12:33 PM

Pam,

Thanks for your insight on this.

Sam Musser
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Town of Camp Verde
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To: Sefton Engineering Consultants
Attn: Sam Musser, Senior Planner
Email: scmusser@gmail.com

Subject: Town of Camp Verde Planning and Zoning Commission responses to comments provided on the Draft Town of Camp Verde 2016 General Plan.

Dear Sam:

The Town of Camp Verde, Town Council, Planning & Zoning Commission and Staff appreciate your written comments, dated March 15, 2016, for the Town of Camp Verde Draft 2016 General Plan.

Below, are the Commission approved responses to your comments and concerns for the Plan.

- **Per your comment as listed in the 3rd & 4th paragraphs, page 1 of your letter, you stated the following: “It’s a contradictory notion for local governments who want to encourage development in a specified area to also put up “road blocks” in that area, through the deployment of major General Plan amendment “triggers,” which often “kill” projects.**

This gets us to the “Water Resource” aspects of the proposed General Plan update. In particular, we will address the 15 AF/Y project limitation in the “Land Use” section that “triggers” a Major General Plan Amendment.

Response: On page 25 of the Draft General Plan under “Major Amendments”, the second bullet states the following: “Request for character area changes for parcels located within designated growth areas shall not be considered a Major Amendment.”

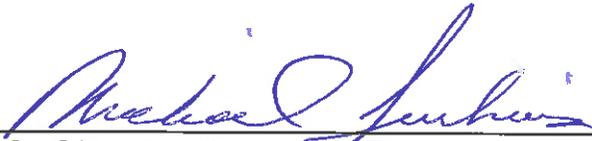
This clearly states that there are no “triggers” for a Major Amendment if you are in a designated Growth Area. Also, on page 120 of the Plan is the Growth Area Map which indicates all of the Out of Africa associated properties are in the Growth Area. Also, under Table 3.4 (Major General Plan Amendment Criteria) it states the following criteria:

“Contiguous to a growth area and 100 acres or greater in size.”

So, it is also clear in the table that anything under 100 acres and contiguous to a growth area would not require a Major General Plan Amendment if a change in land use were requested.

- **In conclusion, the 15 AF/Y is just a trigger, as you call it, and does not limit or impose water use limitations. The General Plan is a recommending document and once ratified by the citizens of Camp Verde would be used by The Town Council, Planning & Zoning Commission and Staff in determining the communities' vision on land use within our corporate boundaries. The Water Resources Element does encourage water conservation, preservation and quality through Low Impact Development features, an awareness plan, education and water efficient irrigation. Please note, these Goals and implementation strategies as well as the entire Plan, do not apply to Trust Lands held by the Yavapai Apache Nation and Public Lands.**

Once again we appreciate your written comments and concerns for the Draft 2016 General Plan for Camp Verde and hope that our responses have addressed your issues.


Michael Jenkins, Community Development Director
(on behalf of the Planning & Zoning Commission)

March 17, 2016
Date



**ACTIONS TAKEN
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY MARCH 17, 2016
6:30 PM**

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. **Call To Order**
Chairman BJ Davis called the meeting to order at 6:30PM.
2. **Roll Call**
Chairman BJ Davis, Vice Chairman Bob Burnside, Commissioners Jim Hisrich, Greg Blue, Dave Freeman, Chip Norton, and Teresa Helm are present.

Also present is Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, and Recording Secretary Marie Moore.
3. **Pledge Of Allegiance**
Commissioner Blue 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:**
Thursday, February 4th, 2016
Thursday, February 18th, 2016
 - b. **Set Next Meeting, Date and Time:**
As NeededA motion to approve the meeting minutes was made by Commissioner Blue. The motion was seconded by Commissioner Hisrich.

All Commissioners are in favor and the motion passes unanimously.
5. **Call To The Public For Items Not On The Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

Darlene Rubio, Vice Chairwoman of the Yavapai Apache Nation Tribal Council was present. Rubio stated that her comments are all General Plan related.

There were no comments from the public.
6. **Discussion, Public Input, and Commission Consensus for all public comments received on the Town of Camp Verde 2016 General Plan – Working Draft #1, dated January 11, 2016. – Staff Resource: Community Development Director Michael Jenkins**

It was the consensus of the Planning and Zoning Commission to make the following changes to the Draft Town of Camp Verde 2016 General Plan in response to comments received during the 60-day review period:

Page 2 – Update titles of the Planning and Zoning Commission, Town Council and Town Staff to reflect the positions that are currently held as of tonight's meeting.

Page 9 – Update the Vision Statement to read: "The Town of Camp Verde will maintain its rural, friendly, historic atmosphere, and natural scenic beauty while offering local shopping, employment, and diverse housing opportunities. We embrace the existing business community, welcome new businesses, and encourage appropriate development that is well balanced in its respect for our

natural environment and culture. Natural resources will be a priority to preserve, including the Verde River, tributaries, and open space areas. Commercial, residential, and industrial areas will be neat and visually appealing so as to enhance existing and future neighborhoods, our cultural heritage, and the natural beauty of the mountain vista setting that is Camp Verde. The clear blue sky by day and the dark sky by night, sprinkled with stars, will lift the spirits of generations of the people yet to come.”

Page 9 – Update the Purpose statement to read: “The purpose of the Town of Camp Verde 2016 General Plan, is to update the framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. The update to the General Plan is a collaborative effort involving residents, business owners, appointed and elected officials, town staff, and other various stakeholders who contributed to developing goals and implementation strategies that will help the Town achieve its desired results. As an outcome of the public’s involvement, the updated plan expresses the importance of highlighting Camp Verde’s uniqueness while having practical measures for desired growth that will maintain our cultural heritage and natural environment.”

Page 9, Purpose, Second Paragraph – Update the paragraph to read: “When describing their town, residents of Camp Verde continue to use terms such as western, rural, friendly, and historic. As in all former plans and updates the public and residents continue to list the community’s biggest assets as the Verde River, open space with mountain scenery, rural lifestyle, and friendly people. When asked about the future of their community, residents overwhelmingly stated a desire for more local shopping opportunities while still maintaining the rural character of the Town, its visual attractiveness, as well as the need for additional employment and diverse housing opportunities, and recreational parks/ball fields.”

Page 11, Second Paragraph – Update the paragraph to read: “The Downtown character area contains Main Street, Fort Verde State Historic Park, Yavapai-Apache Nation Lands, retail sales, restaurants, and service shops that are connected by sidewalks, while the Salt Mine character area exemplifies rural living with low-density residential areas in an agricultural setting with U.S. Forest Service and Arizona State Lands comprising much of the open space contained within the area.”

Page 12, First Paragraph – Update the paragraph to read: “The Public Participation Plan is not intended to produce consensus on all applications, but will encourage all applicants to be good neighbors and to allow for an informed decision-making process enabling the Town Council to meet its commitment to ensure that public participation is used in enhancing development and uses throughout Camp Verde.”

Page 12 – Insert new paragraph following previously stated paragraph: “Public Participation Results: A series of presentations were conducted from January – March of 2016 to gather public input for the General Plan amendment process. During that time, nine presentations were given. Listed below are the main concerns voiced by members of the public who attended the presentations and provided input: [Insert comparison chart of 2004 General Plan Public Participation Results VS 2016 General Plan Public Participation Results]

Page 15, Introduction, second paragraph – Update the paragraph to read: “Remnants of Camp Verde’s unique prehistory, history, arts and culture are scattered throughout the entire community. Not only do these remnants provide valuable insights into our community’s vibrant past, they also help to establish Camp Verde as a destination point for visitors and tourists on a national and worldwide level. Fort Verde State Historic Park, dedicated by Governor Jack Williams in October of 1970, interprets the U.S. Army history in Arizona and Camp Verde during the Indian Wars Period – 1865-1891 and is one of only a handful of territorial forts remaining in the Southwestern United States. ...”

Page 15, last paragraph – Update the paragraph to read: “Over 800 years later, non-native settlers first appeared when trappers and explorers entered the Verde Valley. A period of discovery and settlement followed. As the oldest community in the valley, the Town of Camp Verde has a unique history, dating back to the early 1860’s. Settlers first began migrating into the Verde Valley because of the mining industry. The first military establishment was a temporary post overlooking the farms at West Clear Creek. In 1865, the next post, Camp Lincoln was established. In 1865 the name was changed to Camp Verde. The post was moved to its present day site in 1871, due to the onset of a malaria outbreak. In 1878, the name was changed to Fort Verde to signify permanence. The final location served as a Frontier U.S. Army installation from 1871 to 1891, with 22 buildings on 55 ½ acres, and was significant to Arizona’s Territorial history. The post officially closed in April of 1890. The Town of Camp Verde began in August 1899 when the fort post was sold at auction. Over the years the community recognized the value of protecting and preserving the history site, which is what prompted a request that it be established as a Historic State Park, in 1970. Today, visitors can tour the four remaining adobe buildings, one of which is a museum with exhibits and displays that portray life on the frontier.”

Page 16, last paragraph, fourth sentence – Update the sentence to read: “The Yavapai-Apache Nation’s total land area consists of 1,678 acres with approximately 2,440 total enrolled tribal members as of December 2014.”

Page 29, State Route 260 Annexation – Remove reference to Appendix C and remove Appendix C from the document.

Page 29, Entertainment District – Remove reference to Appendix D and remove Appendix D from the document.

Page 35, third paragraph – Update the first sentence to read: “On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community.

Page 39 - Add footnote to Goal E that states: “The Verde River Recreation management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 47 - Add footnote to Goal D that states: “The Verde River Recreation management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 53 - Add General Crook Trail to Major Trails; Add Camp Verde Senior Center to Community Services; Add Fort Verde State Historic Park to Historic Sites.

Page 54, Goal B – Add implementation strategies that state: “B.5 – Collaborate with Fort Verde State Historic Park to increase visitation which will provide associated benefits to the downtown business and tourism efforts.” and “B.6 – Develop a walking tour map highlighting Camp Verde’s historical sites and distribute to Arizona information locations.”

Page 55 – Add footnote to Goal D that states: “The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 61 – Add General Crook Trail to Major Trails.

Page 65, second paragraph – Update the paragraph to read: “The Middle Verde character area contains a variety of lands and uses – the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860’s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

Page 66 – Update Middle Verde Character Area Map to reflect Clem Street and Beauty Circle.

Page 67 – Add “Cemetery”, “Medical Center”, “Police Department” and “Heritage Park” to Yavapai-Apache Nation Points of Interest.

Page 68 – Add footnote to Goal C that states: “The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 75 – Add “Camp Lincoln” to Historic Sites.

Page 77 – Add footnote to Goal D that states: “The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 83 – Add “General Crook Trail” to Major Trails.

Page 84 – Add footnote to Goal C that states: “The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 90 – Add footnote to Goal C that states: “The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.”

Page 96 - Add footnote to Goal C that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 101, fourth paragraph, third sentence – Update sentence to read: "The roads to popular recreation places including Beaver Creek, Bull Pen, Clear Creek, and Fossil Creek are accessed from this location."

Page 104, Add footnote to Goal C that states: "The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 116, Goal C – Add implementation strategy "C.6 – Continue to participate with Fort Verde State Historic Park to increase visitation and tourism."

Page 136 – Update Goal B to read as follows: "Provide access to link parks, open space and neighborhoods, providing for ease of movement and safety for multi-modal transportation."

Page 137 – Update implementation strategy B.6 to read as follows: "B.6 – Identify and develop walkways and trails that link neighborhoods and open space to preserve a "sense of community"."

Page 146 – Add a footnote to Goal A that states: "The Verde River Recreational Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>."

Page 146 – Add implementation strategy A.6 that states: "A.6 – Collaborate with Arizona State Parks and their goal of developing recreation facilities and the Rockin' River Ranch as a recreation destination."

At 9:00PM there was Commission consensus to extend the length of the meeting. A brief recess was called by Chairman Davis at 9:16PM. The meeting resumed at 9:21PM without Recording Secretary Marie Moore. Assistant Planner Kendall Welch served as the Recording Secretary for the remainder of the meeting.

Page 162, Surface Water, third paragraph – Update the first sentence to read: "The Verde River is part of the Arizona Department of Environmental Quality's Water Quality Improvement Effort called the Total Maximum Daily Load (TMDL) program."

Page 168 – Revise implementation strategy C.11 to read: "Encourage the private use of gray water in new and existing developments through education."

7. **Public Hearing, Discussion and Possible Recommendation to Council to adopt the Town of Camp Verde 2016 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Yavapai County, Arizona; An amendment to the current General Plan adopted under Resolution 2004-614, including an update to the following Sections and Elements: Introduction, Housing, Transportation and Circulation, Open Space and Recreation, History and Culture, Land Use, Economic Development, Growth Area, Environmental Planning, Cost of Development, and Water Resources. – Staff Resource: Community Development Director Michael Jenkins**

A motion recommending approval to Council to adopt the Town of Camp Verde 2016 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Yavapai County, Arizona; An amendment to the current General Plan adopted under Resolution 2004-614, including an update to the following Sections and Elements: Introduction, Housing, Transportation and Circulation, Open Space and Recreation, History and Culture, Land Use, Economic Development, Growth Area, Environmental Planning, Cost of Development, and Water Resources was made by Chairman Davis. The motion was seconded by Vice Chairman Burnside.

All Commissioners are in favor, and the motion passes unanimously.

There Will Be No Public Input On The Following Items:

8. **Current Events**

(Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.)
Commissioner Norton reported that the Spring Heritage Festival is this weekend.

9. **Staff Comments**

Assistant Planner Kendall Welch stated that the Final Draft Town of Camp Verde 2016 General Plan will be moving forward to Town Council in a Special Session on March 30, 2016. Welch

added that a statement will be placed on the agenda just in case a majority of the Planning and Zoning Commission would like to be present at the meeting.

10. Adjournment

A motion to adjourn the meeting was made by Commissioner Freeman. The motion was seconded by Commission Blue. All Commissioners are in favor and the motion passes unanimously. Meeting was adjourned at 9:40PM.