

Support your local merchants.

**AGENDA
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, SEPTEMBER 12, 2013 at 6:00 P.M.**

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a majority of Council members may be present at these meetings. It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at www.campverde.az.gov.

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

4. **Approval of Minutes:**
June 06, 2013 – Regular Session
August 15, 2013 – Work Session

5. **Discussion & Public involvement regarding volunteer participation by serving on Element Committees on the General Plan.**

6. **Presentation from staff on "visioning tools" to help in developing goals and implementation strategies for the General Plan.**

7. **Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan, to include review of prior suggested changes made during the August 15, 2013 work session and to take any public input for consideration.**

8. **Adjournment**

Posted by:

A handwritten signature in blue ink, appearing to read "Mike Jenkins", written over a horizontal line.

Date/Time:

9-10-13 1:00PM

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.

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY JUNE 06, 2013
6:30 PM

Minutes are a summary of the discussion. They are not verbatim.
Public input is placed after Council discussion to facilitate future research.

All Commission meetings end at 9 PM. Any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chip Norton called the meeting to order at 6:30pm.

2. Roll Call

Chairman Norton, Vice Chairman Blue, Commissioners Hisrich, Freeman, Parrish, Davis and Hough were present.

Also Present

Community Development Director Mike Jenkins, Assistant Planner Jenna Owens, and Library Director Kathy Hellman. Town Manager Russ Martin was in attendance from 6:50-7:35pm.

Chip welcomed new Commissioner B.J. Davis.

3. Pledge of Allegiance

Davis 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: 05-02-2013 Regular Session**
- b. **Set Next Meeting, Date and Time: As needed**

On a motion by Hough, seconded by Freeman, the Commission voted unanimously to approve the Consent Agenda.

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.)

There was no public input.

6. Public Hearing, Discussion, Consideration and Possible Recommendation to Council on Use Permit 20130138, an application submitted by Mr. Gregory Blue. This Use Permit, if approved by Council, is for long term RV space rental, 17 total RV spaces, and a laundry room and storage area. The Park is located on parcel 404-26-032 at 671 S. 4th St.

On a motion by Hough, seconded by Parrish, the Commission unanimously approved this item as presented, including in perpetuity.

Commissioner Blue recused himself for this agenda item.

Assistant Planner Jenna Owens explained the applicant is requesting to add 5 more RV rental spaces to the existing 12 for total of 17, in perpetuity. The agencies that have been notified required demolition and a building permit. Use permit will allow for expansion and amenities. Six inch main provides fire protection. 24 letters were mailed to surrounding area residents within 300 feet on May 16th, notifying them of Town Council times and dates for express any concerns. Two residents attended the May 9th neighborhood meeting. The Park has been out of compliance for some time, and Mr. Blue has completed the Zoning Map Change and wants to bring the park into complete compliance by apply for a Use Permit.

APPLICANT'S STATEMENT

Mr. Blue explained the RV Park consists of half retired and half career people, and that they lose only one person a year. There is a huge waiting list and the density issue has been addressed. The Park has existed since the 1960s. It was first sold as a mobile home park to other parties who turned it into an RV park, but there were issues with the septic. Now sewer is available. The use permit process was started, but never

completed, so the property had been out of compliance all along, before sold to Mr. Blue. He wants to bring it into compliance. Any complaints on the property about the use permit are addressed as a system of check and balances to ensure the uses remain the same.

7. **Public Hearing, Discussion, Consideration and Possible Recommendation to Council on Use Permit Application submitted by Ms. Kathy Hellman, Library Director of the Town of Camp Verde, for the development of a two-story 17,000 sq. ft. building with 10,000 sq. ft. footprint raised approximately 3 feet above current ground level, a future Observatory – Rain Water Tank, public access and parking lot. The address of this project is 130 Black Bridge Rd. and covers parcels 403-19-018B, 18C & 19. The current zoning district designation for the subject parcels is R1-18 and the district requires a Use Permit for Government Facilities and facilities required for the provision of utilities and Public Services.**

On a motion by Hough, seconded by Davis, the Council unanimously approved this item as stated, except with the recommendation to truncate Moser Lane as a one way in, one way out, and renaming the road to “Rezzonico Lane.”

STAFF STATEMENT

Mike Jenkins explained the property consists of 3 parcels. They have submitted for parcel combination, with external boundaries being used for set-backs. In existence since 1975, library services will continue at the current location during construction. In 2007, it was voted by Council, 4 to 1 to build a new library in the present location. He reported that on April 11, 2013, 27 community members attended the neighborhood meeting about the new building. 7 agencies attended the first development standards review, and 12 agencies attended the second. He explained that the old building would be demolished. The new two-story building would include a drive-in book drop, a 50-60 person meeting room, a park area for all-age programs, an observatory, a rain water tank, additional parking and landscaping. He explained that the new building is designed to be a 38ft structure in an area with a 30ft height limitation. He asked the Planning & Zoning Commission to recommend to Council to waive this requirement. Mr. Jenkins further explained that the Town is exempt from zoning.

Kathy Hellman stated she was available for the Council's questions.

APPLICANTS STATEMENT

The library's architect Joel Westervelt, explained that the project design was based on regional context, using traditional materials, such reclaimed timbers, corrugated metal, limestone and other local materials to make it look like it belongs. He showed photos of proposed buildings. The stone base would be 3 feet high to elevate the building out of the flood plain as per the county's requirement. Steel panels would articulate the building, a style used in 1842 in Paris and for Boston Public library. The façade would consist of river rock with signage, and the building would include a reading terrace on the second story, a ridge skylight, rain water harvesting system, and an observatory on top. The rain water would help to irrigate landscaping. Special panels would help lower energy cost. The site would use permeable surfacing to reduce runoff. Overall, the building design combines local traditions, new technology, and design elements which would make it a Civic icon, of which to be proud.

COMMENT FROM OTHER PERSONS

Community resident David White said he was born and raised east of the new library site. He said he attended one of the neighborhood meetings where they were told their input would not influence the project. His mother lives adjacent to the library property, and he was concerned about any plans to widen Black Bridge, which might encroach upon property lines. He expressed disapproval of the decision to build a community icon in the middle of a flood zone, telling a story of a past flood which almost flooded his mother's property. He was also concerned that the design of the library grounds would funnel run off straight into his mother's property. He recommended building the library in the middle of town instead, and expressed discomfort with being beat into submission because the new building is practically a “done deal.” He asked if they might turn the building long ways and attach it to the existing berm, at the very least, to lessen the impact of floodwaters on surrounding properties.

STAFF COMMENTS

Community Development Director Mike Jenkins clarified there would be no widening of Black Bridge road, and disagreed with Mr. White's statement that their input does not matter.

Chairman Norton explained to David White that the format of the meeting does not allow for back-and-forth debate on points of disagreement.

BOARD DISCUSSION

Hough stated he did not know they could recommend a building height higher than what the code dictates and asked if that was not something the Board of adjustments has to approve?

Jenkins replied council may allow for some variance if it is in the best interest of the community and the building's design. He explained that in this use permit process, that involves public hearings, some variation is authorized, where the Council effectively functions as a quasi-Board of Adjustments. He explained certain structures such as the Observatory/rainwater tank do not have to meet the height restrictions according to code.

Architect Westervelt responded to Commissioner Davis' question about traffic impact, explaining there was no requirement to complete a traffic impact analysis, but that they could expect a parking lot tripled in capacity. He said most of the traffic would come from Montezuma Castle Hwy. In response to the flood water impact concerns, he answered that the flood analysis is based on the footprint of the building, and that the orientation of the building along the axis of river reduces impact. He said they also reduced the maximum allowable width of the structure to reduce flood water impact.

Howard Parrish commented that the building looked more like an apartment house in Phoenix than a traditional structure.

In response to Blue's questions, Jenkins explained that the new water line misses where the new library will be, and that it would tie into service for the library.

Commissioner Hisrich pointed out that minutes from a previous meeting mention widening Black Bridge. Jenkins explained that was a discussion prior to discovery with survey. Hisrich stated the public needs to know it will not be widened.

Parrish asked about the fire department's review of the site plan. Architect Westervelt explained there would be a new hydrant installed at the eastern corner of building.

Blue asked what would happen to Moser Lane. Jenkins replied there would be a new Moser Lane, and that typically, if it will be public access, it would be dedicated. He said he would ask the Town Engineer and get back with more details. He said usually the process is that the Council can decide on the name of the road.

Commissioner Davis asked how far away the right of way is from surrounding property. Architect Westervelt answered that the surrounding property would be about 35 feet from the right of way.

Commissioner Hough recommended making Moser Lane into a cul de sac with no connecting road to the residential area to keep the public area separate, and said to make sure it meets fire codes. He recommended renaming the road Rezzonico Lane after the family that donated the land.

Architect Westervelt said the neighbors expressed the desire to access Montezuma Castle highway from Moser Lane, but that Hough's suggestion is feasible.

Chairman Norton asked for more insight into the flood control process. Jenkins explained that they are not increasing any prohibition of flow. They must not create a damming effect. Their current flood calculations show no additional back water. The building was designed as a two-story structure to minimize its footprint. The triangular shape of the property also keeps flood waters from encroaching into park property. The Town acquires building permits, county reviews the calculations, and flood control approves the calculations before a building permit is issued.

Hough asks David White for his feedback about making Moser Lane into a cul de sac. White replied that there was no big issue, but that it would certainly create a longer route to access the northbound highway entrance.

8. Public Hearing , Discussion, Consideration and Possible Recommendation to Council on a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance Part 2, Section 203 (Use Districts) D.3, RR District, to add item "e". This amendment will add language under "Uses and Structures Subject to Use Permit" for valid Use Permits no listed under this section. This language would allow for a new Use Permit if their current Use Permit, under the prior Ordinance in effect before June 25, 2011 for expanded uses, is expiring and/or proposing additional uses at the sole discretion of and as may be modified by the Town Council. Staff: Michael Jenkins

Jenkins explained that Jackpot Ranch's use permit is coming up on its expiration date, but that under the current codes, they cannot continue to provide their unique services without rezoning. The new language would allow renewal of prior use permits. However, anyone new in the RR district cannot apply for use permit for expanded uses, but do require rezoning, so that zoning is able to maintain control.

Hough cited the example of Historical Babe's C3 zoning use permit, to explain that it is important not to lose control of the business nucleus. Jenkins agreed. Hough cited the example of the RV Park's request for a single cell tower, saying they should be able to apply for a new use permit that guarantees what they already have. Jenkins explained the new proposed language would accomplish exactly that, and quoted from the RR zone use permits code.

Hisrich and Freeman asked if this change was being made for Jackpot Ranch only. Jenkins replied that Rainbow Acres in perpetuity and Jackpot Ranch are the only places in Town with use permits for expanded uses.

Davis wanted to make sure Council still retained the power to deny resubmissions of use permits and Jenkins confirmed this would be the case.

9. Call to the Public for Items not on the Agenda

There was no public input.

There will be no Public input on the following items:

- 10. Commission Informational Reports:** 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 Parrish reported the America Legion 4th of July parade takes place at 10 or 11 am.

11. Staff

Jenna Owens stated there was nothing scheduled for the July meeting at this time.

12. Adjournment

On a motion by Hisrich, seconded by Blue, the Council unanimously voted to adjourn the meeting at 7:55pm.

Chip Norton, Chairman

Planning & Zoning – Michael Jenkins – Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission Special Session of the Town of Camp Verde, held on the 4th day of June 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2013.

Sebra Warren, Recording Secretary

MINUTES DRAFT
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, AUGUST 15, 2013 at 6:30 P.M.

1. **Call to Order**
Chair Norton called the meeting to order at 6:31 P.M.
2. **Roll Call**
Chair Norton, Vice Chair Blue, Commissioner Parrish, Commissioner Freeman, Commissioner Hough, and Commissioner Hisrich were present. Absent, Commissioner Davis.
Also Present
Mayor Charles German, Councilor German, Councilor Jones, Town Manager Russ Martin, Community Development Director Michael Jenkins, Assistant Planner Jenna Owens and Permit Technician Kendall Welch
3. **Pledge of Allegiance**
The Pledge was led by Chair Norton
4. **Discussion of the General Plan updates process to include, but not be limited to ARS statutory requirements, schedules, and timelines.**
Before Staff's presentation Chair Norton took a few minutes to address the public on the process of these ongoing work sessions to update the General Plan. He encouraged all to be involved and encouraged the public to attend the work sessions to gain knowledge of the Plan for the public vote in March 2015. The Chair also added that each of these work sessions will be two hour meetings and the public is invited to speak at anytime with a limit of three minutes but they will not be limited to just one time as the Commission proceeds through the Plan.
At this time the Chair opened the floor for any public input prior to starting the task at hand.
Robert Johnson of Verde Lakes: Mr. Johnson expressed his concerns with the Verde River and presented the following information;
 - The Verde River's flow has lessened over the last 50 years, because of the increase of well drilling.
 - Mr. Johnson would like the Commission to consider ways to conserve water and cut down on well water use. Water conservation efforts are needed for the Verde Valley to continue to thrive.**John McReynolds:** Mr. McReynolds addressed the Commission to inform them that in fact he was part of the last General Plan that was adopted in 2005. He also has been a member of the Yavapai County Planning and Zoning Commission.
Russ Martin, Town Manager: The Town Manager spoke with encouragement and stressed the importance of being involved in the update of the General Plan. He also asked the Chairs to be involved and stay involved in this effort, to reach out to the community to help them understand what they will be voting for in the future. We aren't recreating the wheel, but these changes will be improvements that are needed to update the General Plan and to keep up with the times. In his career, the Town Manager he has been involved many times with updating the General Plans and realizes this is a complex task which by law needs to be completed every ten years.

With all opening statements completed the Chair suggested that staff begin with a presentation that will speak to the timeline, ARS regulations and other exhibits in the room.

Community Development's Director Michael Jenkins began the presentation explaining the maps, graphics and projected items. All of these items will work together to help with the understanding of

Land Use in the Town of Camp Verde. Jenkins also introduced Jenna Owens the Town's Assistant Planner. Owens explained to the Commission and public the requirements as set forth by the Arizona Revised Statutes to update the General Plan, Jenkins presented the following elements to be updated;

1. There are seven elements that the State requires updates to:
 - a. Land Use
 - b. Open Space & Recreation
 - i. The current General Plan shows an area of open space that is unclear of how it was determined.
 - c. Growth Areas
 - d. Transportation & Circulation
 - e. Water Resources
 - i. There is a study being conducted
 - f. Environmental Planning
 - i. Dark Skies
 - g. Cost of Development
2. During these updates there are three more elements that will also be updated even though they are not mandated by law. These items are very crucial to the overall changes to the Plan because they are elements that directly affect the Town Culture.
 - a. Housing
 - i. Vacant homes
 - b. History & Culture
 - c. Economic Development
 - i. Az Transportation Board, 260 corridor from I-17 heading west

Jenkins the briefly went over the time line starting with today's meeting and ending with the election in March 2015. The last Plan was voted in on March 08, 2005. With the vision of a vote in March 2015 this would satisfy the 10 year requirement for review. He also reminded the Commission that since the last vote, there have been changes made within the General Plan because the P&Z Commission and Town Council are allowed to make minor and major adjustments and amendments to the Plan, minor amendments are allowed at anytime, major amendments are only considered once a year. Jenkins did tell the Commission that the current land use map does reflect all the amendments to date which changed the map that was adopted back in March of 2005.

The Chair again added clarification to the process of updating the General Plan, after each element's update has become a draft document and there is consensus of acceptance the Commission will then move onto the next element of the General Plan.

Before item 5 of the agenda started Robert Johnson wanted to address the Commission: Robert Johnson, wanted to inform the Commission and Staff that Representative Kirkpatrick's Staff was in Town and will soon be back if there is anything that is needed to make Kirkpatrick aware of.

5. Discussion, consideration, and possible direction to staff relative to the Land Use Element of the General Plan.

Chair Norton began by reading Chapter 3, the Land Use element of the General Plan. He asked the Commission, Staff or Public to stop him anytime with comments or suggestions.

Discussion:

 1. Pg 3.1 third paragraph: Jenkins addressed the table on this page, he told everyone the acres and percentages on this table are derived from the Yavapai County's GIS Department. These tables can also be found on the Land Use Maps. He also added that the Town's area of 27,040 acres is actually 42.5 square miles. Commissioner Hisrich commented the document has grammar problems. Staff told the Commissioners these errors will be corrected when the draft is finalized.
 2. Pg 3.1 sixth paragraph: This paragraph refers to the panoramic view of "Wingfield Mesa", the exact location of this mesa is unclear to the Commission and Public. The Commission instructed Staff to bring the location of this Mesa to the next meeting to help them understand

the implications it may have on the Plan.

3. Pg 3.2 second paragraph: Chair Norton wanted to know if this paragraph's last sentence was referring to General Crook & 1-17? Staff was instructed to clarify the location of this higher density use. Also Commissioner Blue pointed out that this paragraph needs to be amended because some of these items have been completed. Commissioner Freeman asked if this paragraph should be imported into the Transportation & Circulation Element. Jenkins told the Commissioner that many of these elements will overlap to help give a general ideal.
4. Commissioner Blue asked if the Commission could get an 11X17 color copy of the Land Use Map, this would make it much easier to follow along, Jenkins told the Commissioners he will have these maps ready for the next meeting on September 12th.
5. At this time Dale Miller of Jacob Engineering addressed the Commission and apologized for his early departure, but he did want them to keep in mind that adding goals to encourage the commercial development is always a good idea. Mr. Miller is in Town as a consultant for ADOT with the widening of 260 West.
6. Pg 3.3 bullet point c, there was a question of the meaning of sentence regarding the use of promoting infill or compact from development activity by Commissioner Hough. Jenkins said that the infill is referring to difficult properties which may need municipal help to bring up to code, the Town Manager added that infill is also a goal to smart growth with high density. Staff was instructed to bring back to the Commission a clarification on "compact" used in this sentence along with "cluster housing" to ensure the meanings weren't similar.
7. Pg 3.4 consisted of explanation of the different types of zoning with only a few comments from the Commission.
 - a. Agricultural Use – The Chair inquired if vineyards were considered agricultural, Jenkins responded yes, he also added that there are no agricultural uses designated in the Town of Camp Verde.
 - b. Low Density Residential – Jenkins informed the Commission that the explanation found here is consistent with the Planning & Zoning Ordinance.
 - c. Industrial – Jenkins told the Commission that the Planning & Zoning Ordinance does allow for up to two residents allowed in these areas.
 - d. Natural Resources – This means aggregate areas, staff will still need to determine these areas and identify them on the Land Use Map.
 - e. Historic Town Site – Commissioner Hough commented that the Historic Town Site has not gone through a process to have this area defined.

Mayor German asked about an old military site that he believed was located in the Town boundaries and he didn't see it on the map as a public facility. Others in the meeting remembered seeing this military site on different documents as well, the staff was asked to identify and locate the old military site.

- f. Hwy 260 Annexation – Jenkins told the Commissioners that this area is in the location of Steve Cory, this annexation has been completed. The Commission asked Staff to look into the annexation and confirm the number of acres that were actually annexed.
 - g. Spur Land & Cattle Co – Commissioner Hough asked if there is an area here for conservation. Staff is unsure so they will investigate and bring an update to the Commission.
8. Chair Norton began reading through the Goals on pg 3.5, Goals A & B.
 - a. Goal A. 6, This task has been completed but the Commission and Staff agreed it should stay in the Plan; the review of the Animal Ordinance should be an ongoing effort. Jim Switzer did ask for some verification of the Ordinance, he understood that you needed at least one acre for livestock, but he believes the Ordinance indicates ½ acre for livestock. Owens the told Mr. Switzer that is correct a half acre is needed for livestock, the livestock determined is by a point system that is assigned to each type of animal.
 - b. B Goals – In the description of a rural character, some of the Commissioners and Citizens remember this to be stated as a "Rural Western," why was the "Western" removed as a descriptive? Commissioner Blue felt that maybe it was struck because the history of Camp Verde goes beyond the "Western" times. Mayor German suggested that the word "Western" maybe too narrow to categorize the area. Staff was instructed

to meet with Steve Ayers the Economic Development Director to ask if he has any history on this.

- c. Goal B. 2 – Owens informed the Commission that this goal will be updated; it still refers to the old ordinance.
- d. B. 4 – Commissioner Hough felt this item can be removed from the Plan, this is when there was a Design Review Board which no longer exists. Commissioner Blue agreed to consider striking this item, Chair Norton said that the Commission will consider striking this item.

The next work session is scheduled for September 12th, 6:00 P.M. in the Council Chambers; the work session will begin with Goal B, page 3.5

6. **Adjournment**

The meeting adjourned at 8:30 P.M.

Chip Norton, Chairman

Rita Severson, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on August 15, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2013.

Deborah Barber, Town Clerk

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~~ **27,040** acres of which the National Forest Service administers approximately 41% **40%**. 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

<u>LAND OWNERSHIP</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	11,249 10,918	40.6% 40.38%
Private	13,529 13,161	49% 50.36%
Public Facilities	121 289	.4% 1.07%
State Trust Land	994	3.6% 3.68%
Yavapai-Apache Nation Reservation	1,776 1,678	6.4% 6.21%
Approx. Total Acres	27,669** 27,040**	100%

*All figures are approximate.

** Figure provided by the ~~1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW.~~ **Yavapai County GIS Department.**

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 **are visually appealing and are home to 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.

CHAPTER 3
LAND USE

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 General Crook Trail. Coming down the slope looking upon the lush green of the Verde Valley and grazing livestock gives one an impression of the area.

Another magnificent view is from Interstate 17 going north toward Flagstaff from the top of the pass. Upon descending into the valley along Copper Canyon, one can view the magnificent panorama to the east. The expanse covers the Town of Camp Verde and of the lush green of the Verde Valley. With the grazing livestock and agricultural areas in view, it gives one an impression of the area. Much of this land is National Forest and State Trust Land.

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.

East of Interstate 17 on State Route 260 to Finnie Flat Rd., the land use is “Commercial.” With State Route 260 being four lanes, there is higher traffic flows and this location is suitable for high intensity uses.

The most significant issues expressed by residents during general plan public participation meetings are the lack of jobs, 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 State Route 260 area. Commercial is accepted by most residents along Interstate 17 and along Highway State Route 260 west of Interstate 17.

Proposed Land Use – Town of Camp Verde

<u>LAND USE</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Open Space	1,721 1,698	6% 6.3%
Public Lands	9,046 9,058	33% 33.5%
Agriculture	1,472 1,441	5% 5.3%
Rural Residential	5,557 5,581	20% 20.6%
Low Density Residential	1,659 1,721	6% 6.4%
Medium Density Residential	891 882	3% 3.3%
High Density Residential	498 502	2% 1.9%
Public Facilities	288 289	1% 1.1%
Commercial Use	2,179 2,236	8% 8.3%
Mixed Use	203 201	.7%

CHAPTER 3
LAND USE

Mixed Use – Commercial/Industrial	495 316	2% 1.2%
Industrial Use	246 281	.8% 1.0%
Natural Resources	389 307	1.5% 1.1%
Yavapai-Apache Nation	1,660 1,678	6% 6.2%
Roadways	1,365 849	5% 3.1%
Approx. Total Acres	27669** 27,040	100%

*All figures are approximate.

** Figure provided by the 1990 Town of Camp Verde Comprehensive Land Use & Transportation Study Final Report prepared by BRW **Yavapai County GIS Department**.

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.

STATE REQUIREMENTS Per ARS§ 9-461.05

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.

CHAPTER 3
LAND USE

- f. **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.**
1. **The vast majority of Camp Verde stands as a viable source of aggregate adequate to provide for future infrastructure and development needs.**

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.

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, **due to regulatory requirements**, 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.

CHAPTER 3
LAND USE

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~~ **Historical Town Site**, **Entertainment District**, ~~Hwy.~~ **State Route** 260 Annexation, and Spur Land & Cattle Co. (Hauser Farm).

~~Historic~~ **Historical Town Site** - This recognizes the economic as well as **the** social importance of the area surrounding Main Street, including **the** 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.~~ **State Route 260 Annexation - The annexation was completed on March 02, 2005 which incorporated 237 acres along State Route 260 at the northwest boundary of the of the town. Approximately 189.3 acres are Prescott National Forest, 45.14 acres are privately owned and 2.56 acres belongs to the Camp Verde Water System.**

~~This is a commercial and manufacturing area at the Town’s northwest boundary. In addition to existing eommereial and manufacturing uses, the Camp Verde Water Company has a well and water storage tanks in the annexation area. The Town 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.

CHAPTER 3
LAND USE

- 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/**WESTERN???** 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 (**Town Code 10-2** Nuisance and Hazards, ~~Section 109~~ **Part Two, Section 203** 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.

- 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.

CHAPTER 3
LAND USE

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.

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

CHAPTER 3
LAND USE

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 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.”

- 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 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

CHAPTER 3
LAND USE

Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

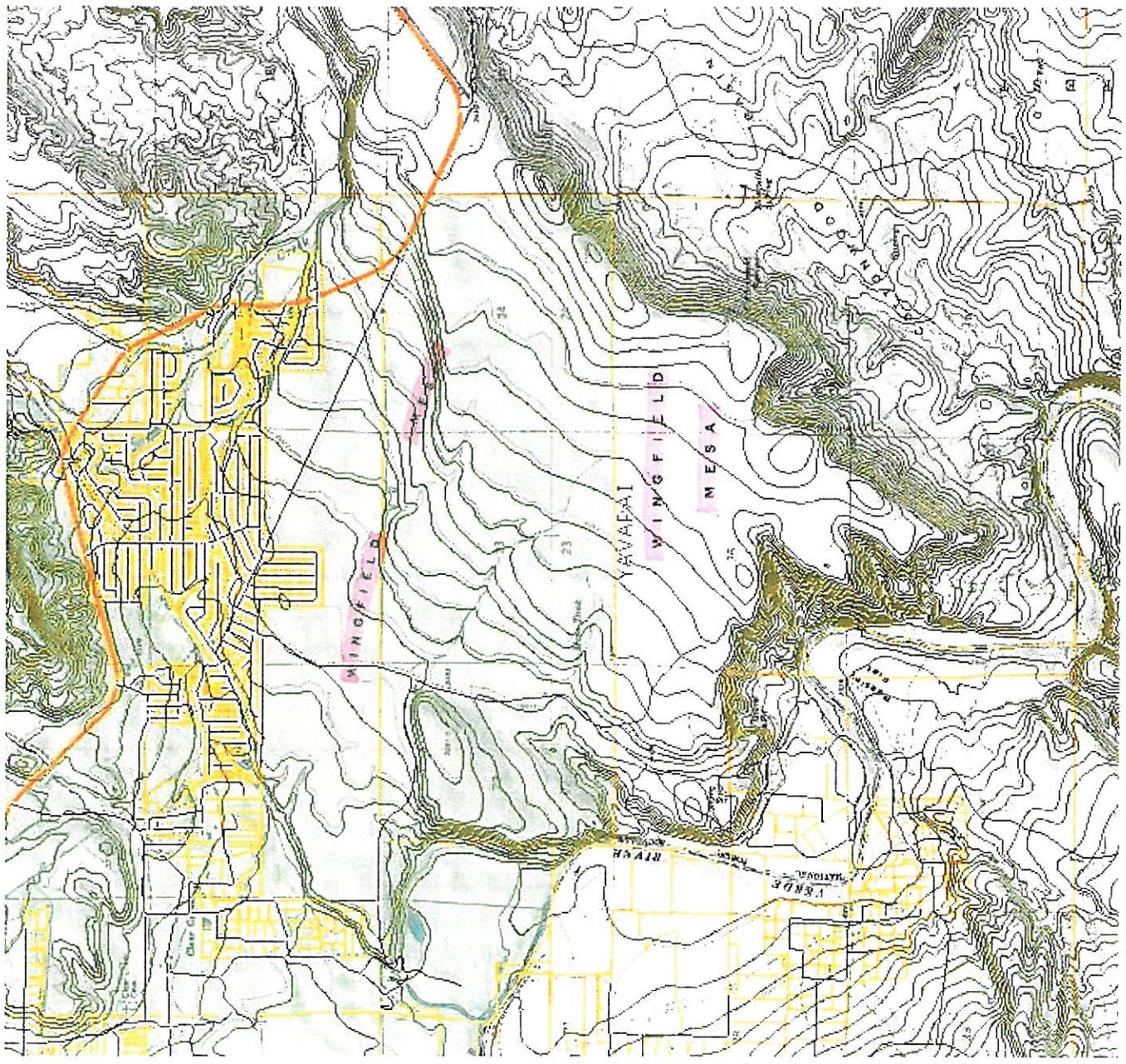
*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

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

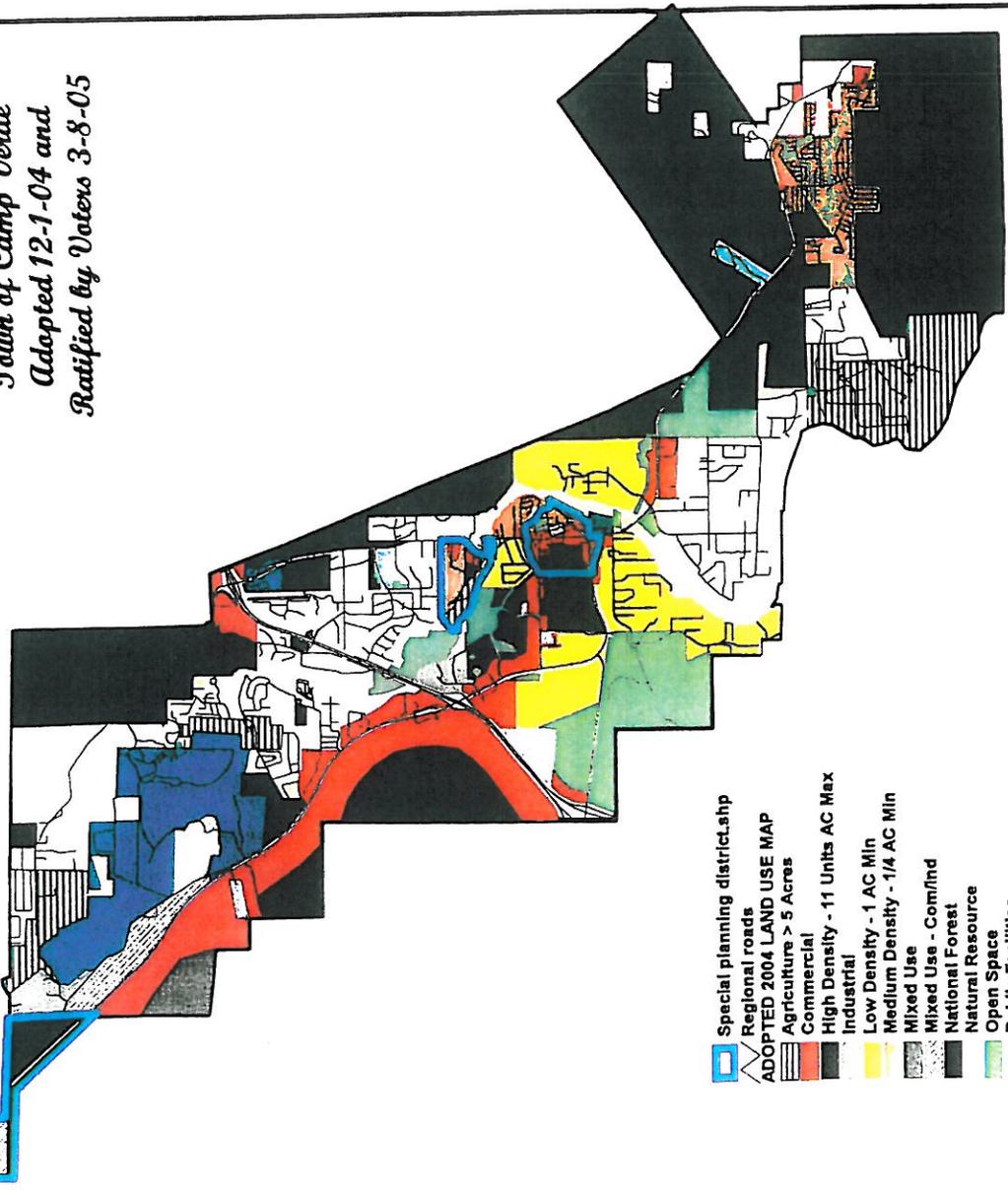
*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

The benchmark of 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.

Wingfield Mesa



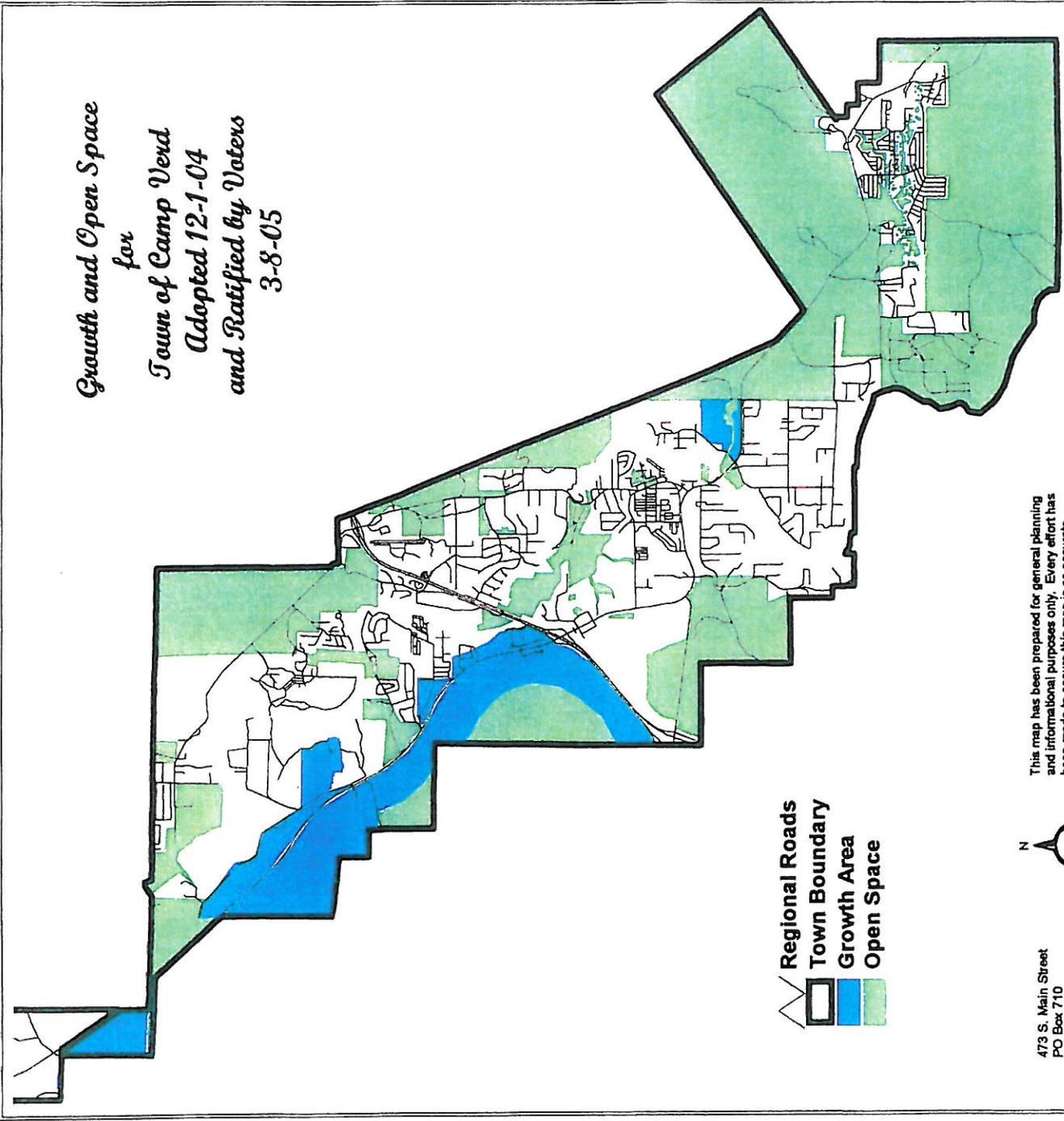
*Land Use Map
for
Town of Camp Verde
Adopted 12-1-04 and
Ratified by Voters 3-8-05*



- Special planning district.shp
- Regional roads
- ADOPTED 2004 LAND USE MAP
- Agriculture > 5 Acres
- Commercial
- High Density - 11 Units AC Max
- Industrial
- Low Density - 1 AC Min
- Medium Density - 1/4 AC Min
- Mixed Use
- Mixed Use - Com/Ind
- National Forest
- Natural Resource
- Open Space
- Public Facilities
- Rural Residential - 2 AC Min
- Yavapai-Apache Nation
- Town Boundary



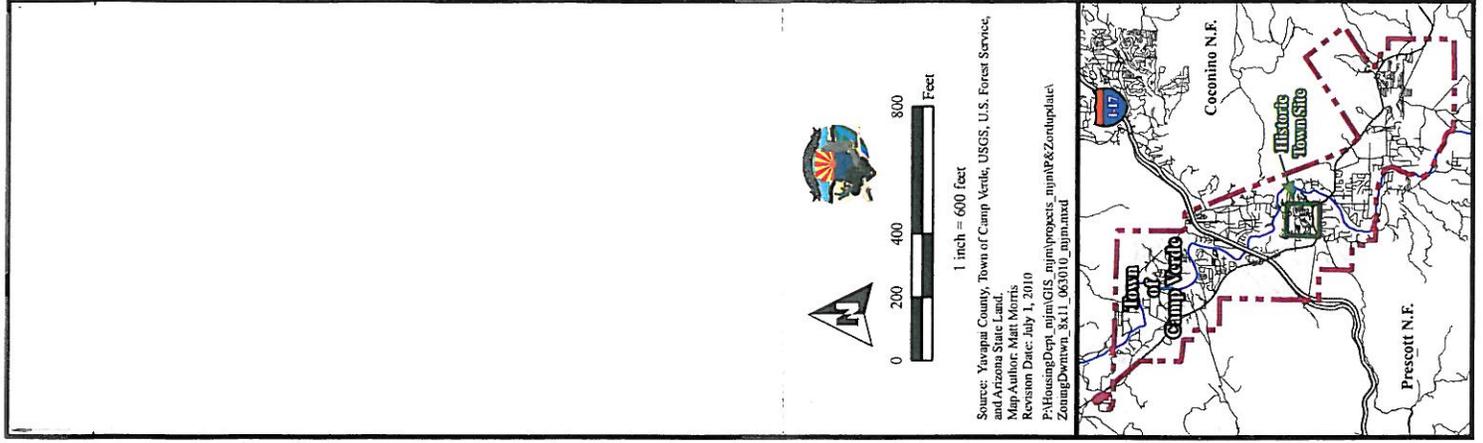
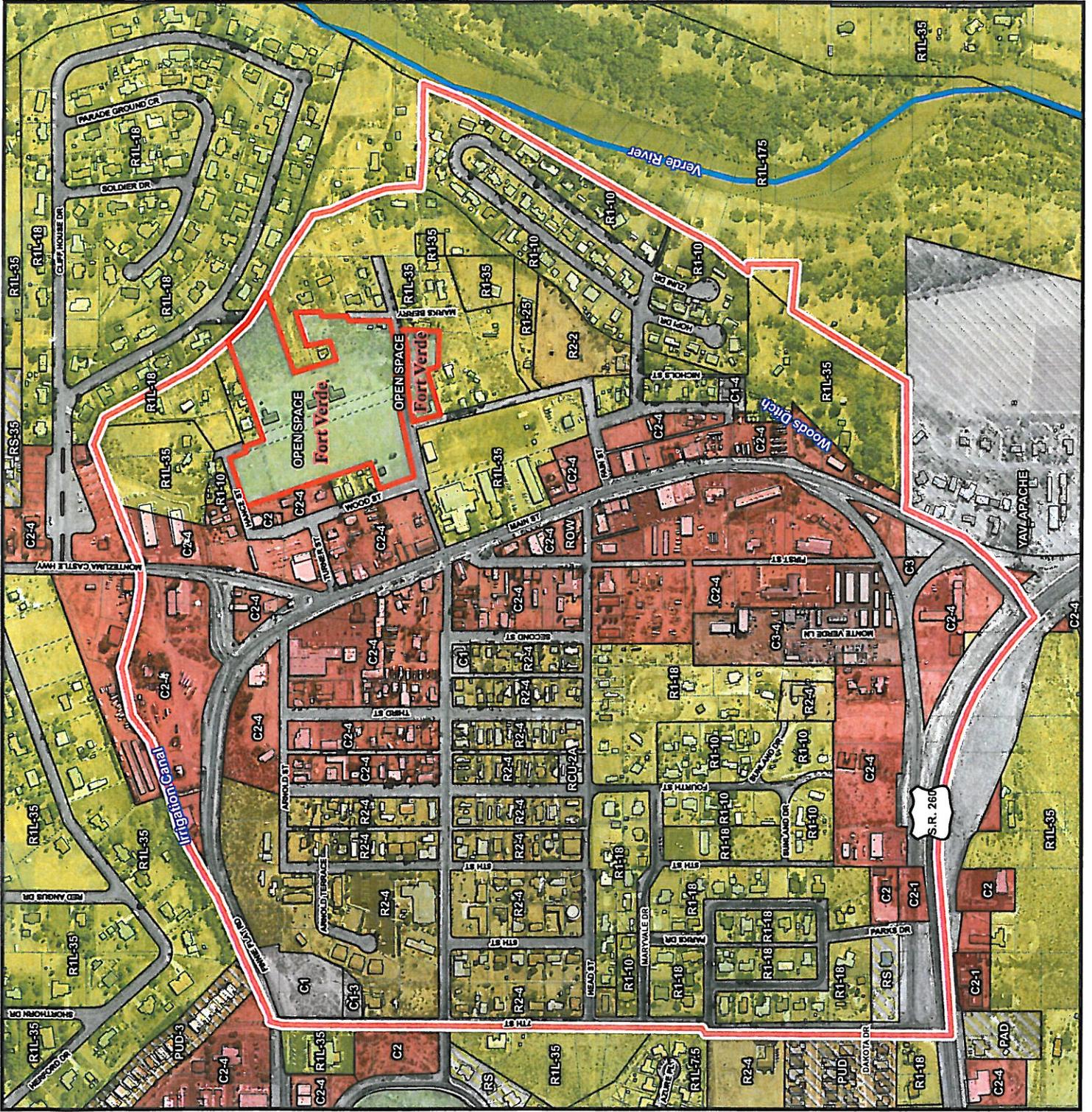
*Growth and Open Space
for
Town of Camp Verde
Adopted 12-1-04
and Ratified by Voters
3-8-05*



Regional Roads
Town Boundary
Growth Area
Open Space

473 S. Main Street
PO Box 710
Camp Verde, AZ 86322 W E

This map has been prepared for general planning and informational purposes only. Every effort has been made to ensure this map is as accurate as possible.





RESOLUTION 2012-874

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,
DECLARING ITS INTENTION TO DESIGNATE A DEFINED AREA AROUND THE
DOWNTOWN AS AN ENTERTAINMENT DISTRICT PURSUANT TO A.R.S. §4-207
THEREBY ALLOWING THE TOWN OF CAMP VERDE TO APPROVE ON A CASE-BY-CASE
BASIS EXEMPTIONS FROM THE DISTANCE RESTRICTIONS PRESCRIBED THEREIN
FOR THE ISSUANCE OF CERTAIN LIQUOR LICENSES FOR ESTABLISHMENTS IN
RELATION TO PUBLIC, PRIVATE, OR CHARTER SCHOOLS OR PLACES OF WORSHIP.**

WHEREAS, on April 2010, the State Legislature passed House Bill 2596, amending sections 4-207 and 41-1493, Arizona Revised Statutes; amending Title 41, Chapter 9, Article 9, Arizona Revised Statutes; and

WHEREAS, A.R.S. §4-207 restricts the granting of certain types of liquor license to establishments within 300 feet of existing schools and places of worship; and

WHEREAS, A.R.S. §4-207 allows the governing body of a city or town to grant an exemption from these distance restrictions, on a case-by-case basis for an establishment located in an area that is designated as an Entertainment District; and

WHEREAS, A.R.S. §4-207 declares that for the purposes of that section, "Entertainment District" means a specific contiguous area that is designated an entertainment district by a resolution adopted by the governing body of a city or town, that consists of no more than one square mile, that is no less than one-eighth of a mile in width and that contains a significant number of entertainment, artistic and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios, galleries, restaurants, bars and other related facilities; and

WHEREAS, the area proposed as the Entertainment District/Arts and Entertainment District/Heritage District or other description, meets the above description of an Entertainment District for the purposes of A.R.S. §4-207; and

WHEREAS, the authority for the Town Council to grant such exemptions from distance requirements for establishments requiring certain liquor licenses in the Entertainment District would support the location of desirable and activating uses in this area.

WHEREAS, the Town has identified criteria to aid in the consideration and deliberation of exemptions hereto and to promote the general health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the Town of Camp Verde, Arizona as follows:

SECTION 1: Entertainment District

1. The Town Council of the Town of Camp Verde does hereby accept and adopt the Entertainment District as shown in Exhibit A.

SECTION 2: Separability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3: This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on the 7th day of November, 2012.



Bob Burnside, Mayor

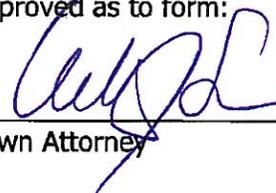
Date: 11-8-12

Attest:



Deborah Barber, Town Clerk

Approved as to form:



Town Attorney

Exhibit A – per council direction on October 17, 2012

"Proposed Entertainment District"
Camp Verde, Arizona
November 7, 2012

