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**AGENDA
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, SEPTEMBER 26, 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:
September 12, 2013 – Work Session**

5. **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, remaining Land Use element items or any new element items and to take any public input for consideration.**

6. **Adjournment**

Posted by:

Date/Time:

9-23-13 3:00PM

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

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

DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, 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**

Chair Norton called the meeting to order at 6:04 P.M.

2. **Roll Call**

Chair Norton, Vice Chair Blue, Commissioner Parrish, Commissioner Freeman, Commissioner Hough, Commissioner Hisrich and Commissioner Davis were present.

Also Present

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 Commissioner Davis

4. **Approval of Minutes:**

June 06, 2013 – Regular Session

August 15, 2013 – Work Session

On a motion by Commissioner Hough, seconded by Commissioner Blue, the Commission voted unanimously to approve the minutes of June 06, 2013 and August 15, 2013 as submitted.

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

Community Development Director Michael Jenkins approached the Commission with a proposal that could help with the time constraints on the Commission for the General Plan. This proposal would be a call for citizen's involvement to meet and discuss the elements within the General Plan. The citizen groups would be able to:

- a. Take a more detailed look at each element or element group and make a recommendation to the Commission.
 1. The meeting schedule would be every two weeks before each P&Z Work Session.
 2. The meetings would be in two hour blocks.
 3. There would be a total of four different citizen groups to accommodate all ten elements which have been combined with other like elements.
 4. The Commissioners would be welcome to attend any of these citizen group meetings.
- b. Jenkins gave a brief overview on how the staff determined which elements to pair up.
 1. Land Use, Growth Areas, Open Space and Recreation, Transportation and Circulation: The largest concern to consider here would be the Growth Areas and how the Open Space and Recreation elements would be incorporated into the Growth Areas.
 2. Environmental Planning and Water Resources: This would encompass the Dark Skies Ordinance along with the water and air quality.
 3. Economic Development, History and Culture: The current Economic Development Director, Steve Ayers is also known as Camp Verde's historian giving him a large knowledge of each element in this group. Ron Long the town's Public Works Director will

also be available for these discussions to help recognize any type of overlaps with Transportation and Circulation.

4. Cost of Development and Housing: Because the Building Official will be working on both of these elements as a staff committee member.

Commissioners Discussion

Commissioner Hough expressed a concern, which was how would involvement of a citizen group make the process work better. His understanding was the Commission would be editing and updating the General Plan. In the past a consultant was hired and despite that effort it still took several times for the Town's citizens to adopt the plan. He didn't want to stray too far from the original vision and task that was given to the Commission.

Commissioner Davis felt this was a good opportunity for the citizens to get involved in the process as long as they were aware of the time that they would be asked to invest.

After the discussion Jenna Owens the Town's Assistant Planner circulated a signup sheet to the audience to begin the process of building citizen groups.

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

Jenkins presented a power point to the Commissioners. The power point was to help the thinking process for the General Plan and to give an overview of the process, such as the ten year regulation from the State to update the General Plan. Jenkins said the plan in place is a good plan and the updates will honor existing uses. The power point addressed the following:

- a. Staff is the facilitator of the General Plan, they uphold and ensure the General Plan is used and enforced when needed.
- b. Staff ensures that minor and major amendments are carried out in the proper processes and tracking of these amendments for the next update to the General Plan.
- c. Staff along with the P&Z Commission encourages all opinions, in person, telephone or email, all citizen input is considered.
- d. Proactive vs Reactive; Department Heads use the General Plan to mimic the wants of the public whom had voted to adopt the General Plan.
- e. Staff reminds public bodies such as Council and P&Z the goals and strategies identified in the General Plan.

The power point was a hand out to the citizens and Jenkins encouraged everyone to read the additional information that he didn't take the time to go over, which was informational and helpful hints to keep in mind when reading and updating the current General Plan.

6:39 Chair Norton opened the floor for public comment.

Tony Gioia, gave a little bit of history regarding the study along the 260 corridor, he told the Commission that a sewer study was done and with cooperation from ADOT a back road study was completed to address traffic congestion. Also at that time they identified that these types of improvements would be paid through the development of the area by the developer.

6:41 Chair Norton closed public comment.

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.**

Town Manager Martin introduced a tool that could be used during the editing of the current General Plan. This tool could help the Commissioners in areas that would need better defining. This concept would help define unique characters of an area, which would add vision to the General Plan. Character Areas would:

- a. Help an area to keep its character instead of development driving it.
- b. Would help future development enhance the character.
- c. Land use alone wouldn't protect an area's character.

Martin told the Commission that at last night's Council's Work Session meeting this concept was presented to Council, Council was receptive to the idea. Council did instruct staff to follow through with "Character Areas" and report back to them on the process, cost, time and better clarity for character areas within the Town.

Commissioners Discussion

Commissioner Hough had a concern that this would hamper free enterprise, could cause more restrictions and not encourage development. The Town taking ownership or telling someone where to build a particular development wouldn't be fair.

Commissioner Hisrich said he agreed with Hough, this may set up conditions that are unequal and could change the zoning elements.

Commissioner Blue said at this time he didn't see how anything was broken everything is dictated by zoning and this type of "Character Areas" would possibly bring back the Design Review Board.

With respect to these comments Martin referred to some areas of town which have specific characters, such as downtown. The downtown area is pedestrian and bike friendly, there are small commercial activity that allows one to park curb side and walk on developed sidewalks to a variety of shops. To the opposite of this character is the 260 corridor where the car will be king and the development would be larger commercial buildings with large parking lots. An area like downtown could be protected under this process from excessive traffic and mixed commercial properties.

7:19 Chair Norton opened the floor for public comment.

Art Castro, from the Tucson area, Three Points, spoke in favor of the "Character Areas". He stated that the small town he is from had no vision for different types of development. They found themselves in nicer newer neighborhoods with large commercial storage areas pooping up next to them, which in turn caused traffic problems.

Brenda also spoke in favor, she felt it would be smart to look at "Character Areas" out of respect to the citizens already located in certain unique areas.

Sam Musser was representing Out of Africa. Sam told the Commission the General Plan now states it's theme as a "Rural Western" he would like to see more diversity and more than one character identified in the General Plan. Mr. Musser is in favor of different "Character Areas."

Tony Gioia told the Commission that when he was on the committee for the last General Plan update they spent two and a half years talking to the public. The committee asked the public what do you value the most, what would you like to see in the future. Time after time the Committee heard the public say we want to preserve the character of our neighborhoods. They wanted to keep big commercial out of town, the concept of the 260 corridor answered that concern and at all costs the citizens didn't want the Town of Camp Verde to look like Prescott Valley.

7:31 Chair Norton closed public comment.

Commissioners Discussion

The Commission encouraged staff to pursue the "Character Areas" but to keep a good balance and not to create too many character areas and to keep in mind that the Rural Western is more of an attitude of living. They also encouraged staff to do a good study but to keep it simple and not so restrictive that it would discourage development. The Commission also wanted to be assured that with the implementation of such a "Character Area" staff is not given any type of power to direct development to an area that could possibly jeopardize the sale of a private owner's land.

Martin responded that the Council sees this study as a possible proactive step especially in areas of the 260 corridor and it could also decrease amendments to the General Plan. And to the concern of the sale of a property that isn't in a defined "Character Area" that fits the proposed development staff doesn't have any authority to direct the buyer elsewhere, the General Plan may be amended after due process is followed.

Martin also told the Commission that the next Council meeting on September 25th staff will present to them in more detail on how to determine "Character Areas." At this time Council does feel that the Commission should keep moving on with the elements in the manner as first discussed, to edit and update.

Chair Norton called on staff regarding following meetings and asked staff to insure that all comments from the public about the General Plan to be added to their complete packets before each work session. Owens told the Chair and Commissioners that the next P&Z Work Session is tentatively scheduled for September 26th at 6:00 P.M. There will be a two week rotation for the work sessions except for November and December because of the holidays.

8. **Adjournment**

On a motion by Commissioner Blue, seconded by Commissioner Davis, the Commission voted unanimously to adjourn the work session at 8:00 P.M.

Chip Norton, Chair

Rita Severson, Recording Secretary

Michael F. Jenkins – Community Development Director

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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.

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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%

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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 ARSS 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.

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- 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.

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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 commercial 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.

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- 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.

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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

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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-foot* 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

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

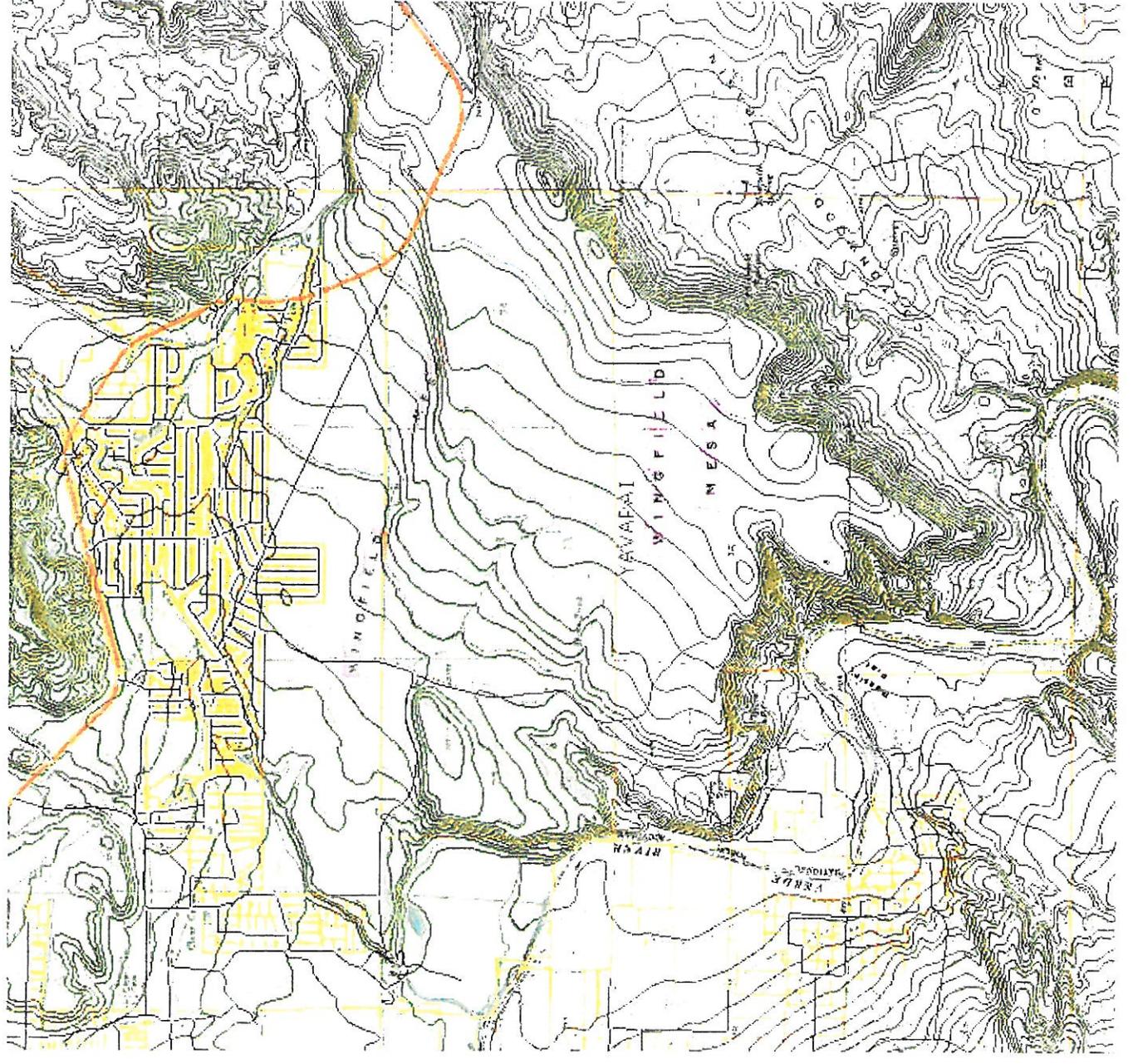
*Acre-foot – 325,851 gallons, enough water to cover an acre to a depth of one foot.

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

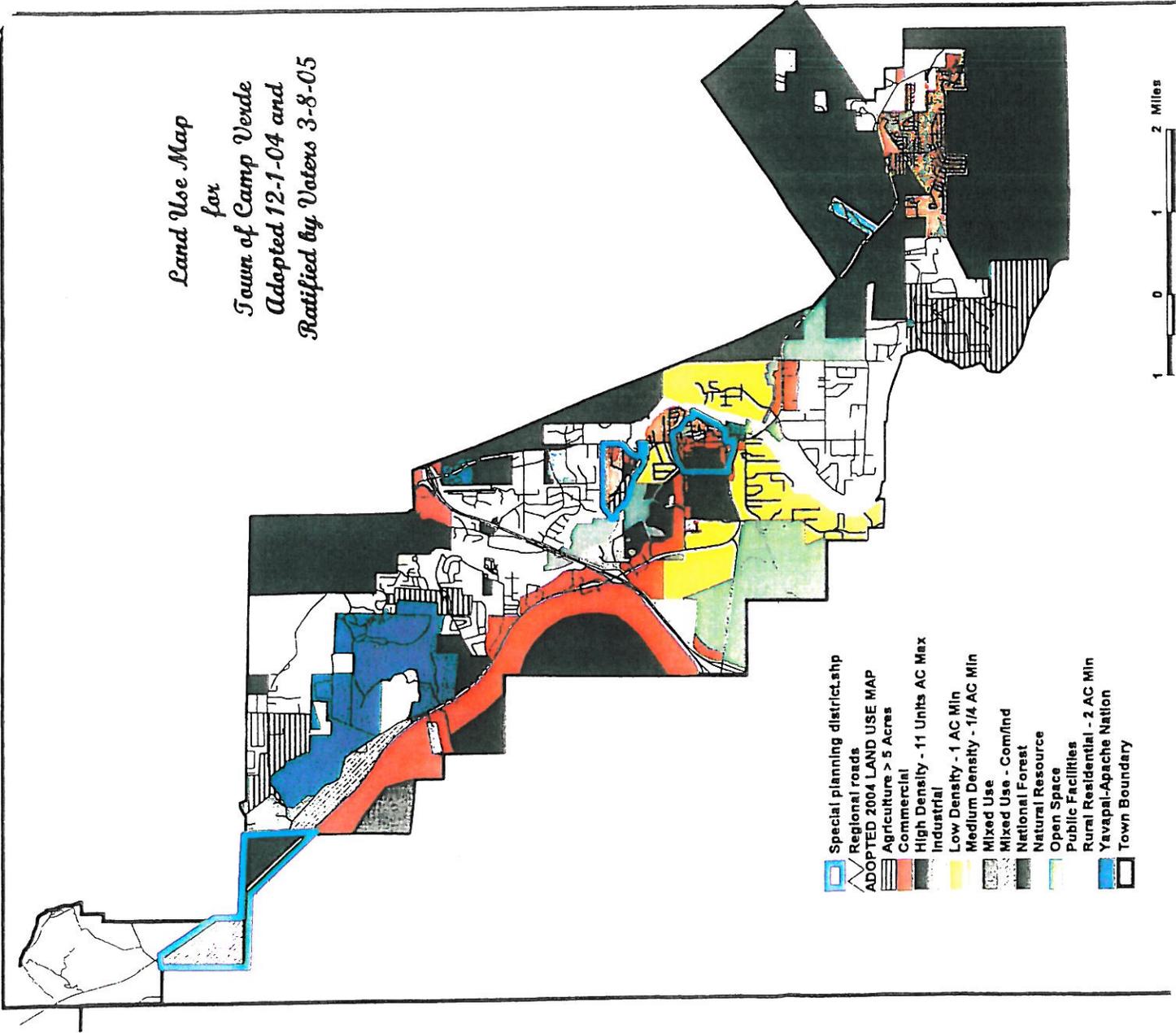
*** 15 acre-feet of potable water are enough for approximately 48 single-family residential units and approximately 44 multi-family residential units. The amount of commercial development that 15 acre-feet of potable water can sustain depends on the type of commercial use.

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

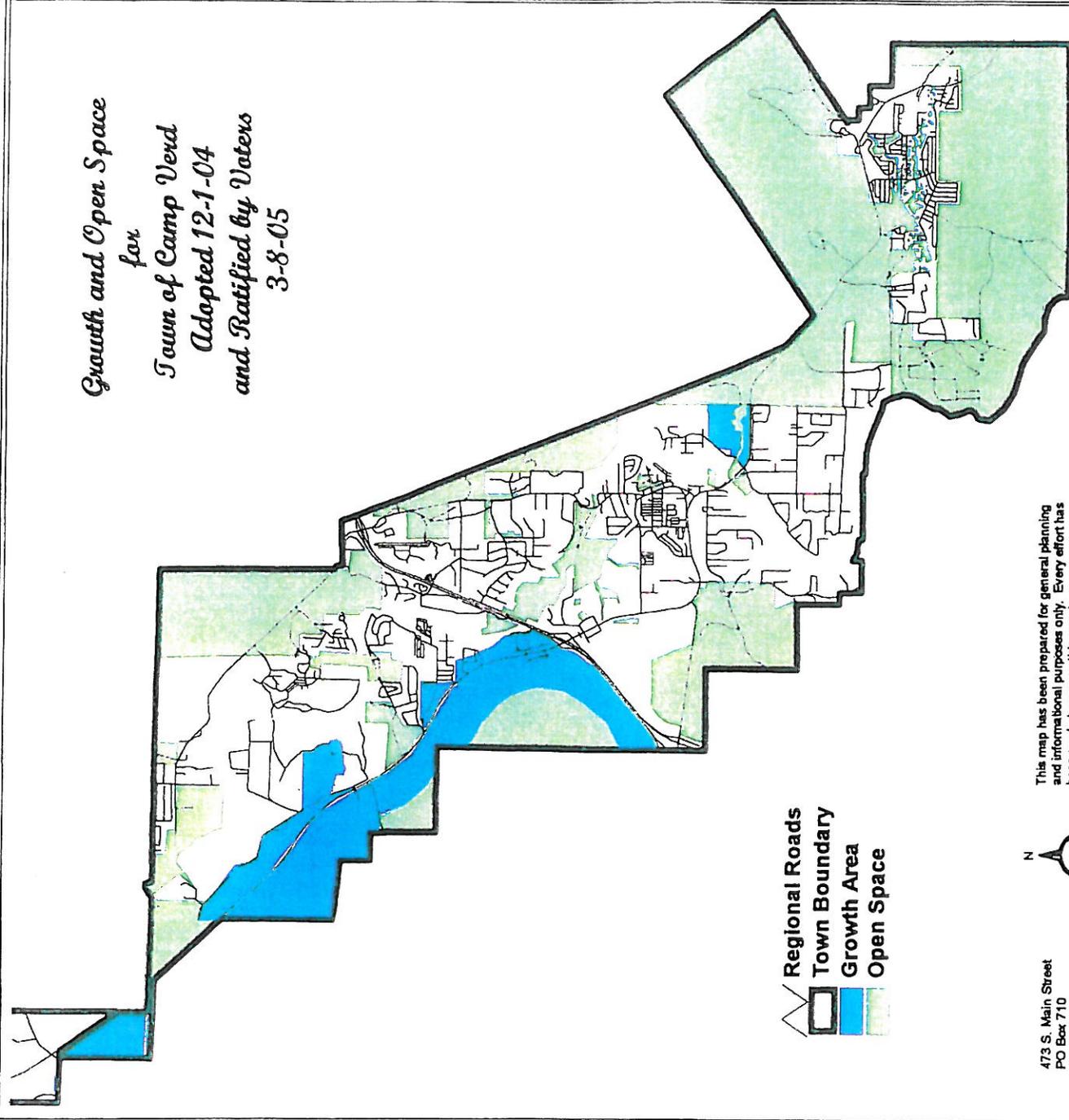


*Land Use Map
for
Town of Camp Verde
Adopted 12-1-04 and
Ratified by Voters 3-8-05*



1 0 1 2 Miles

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

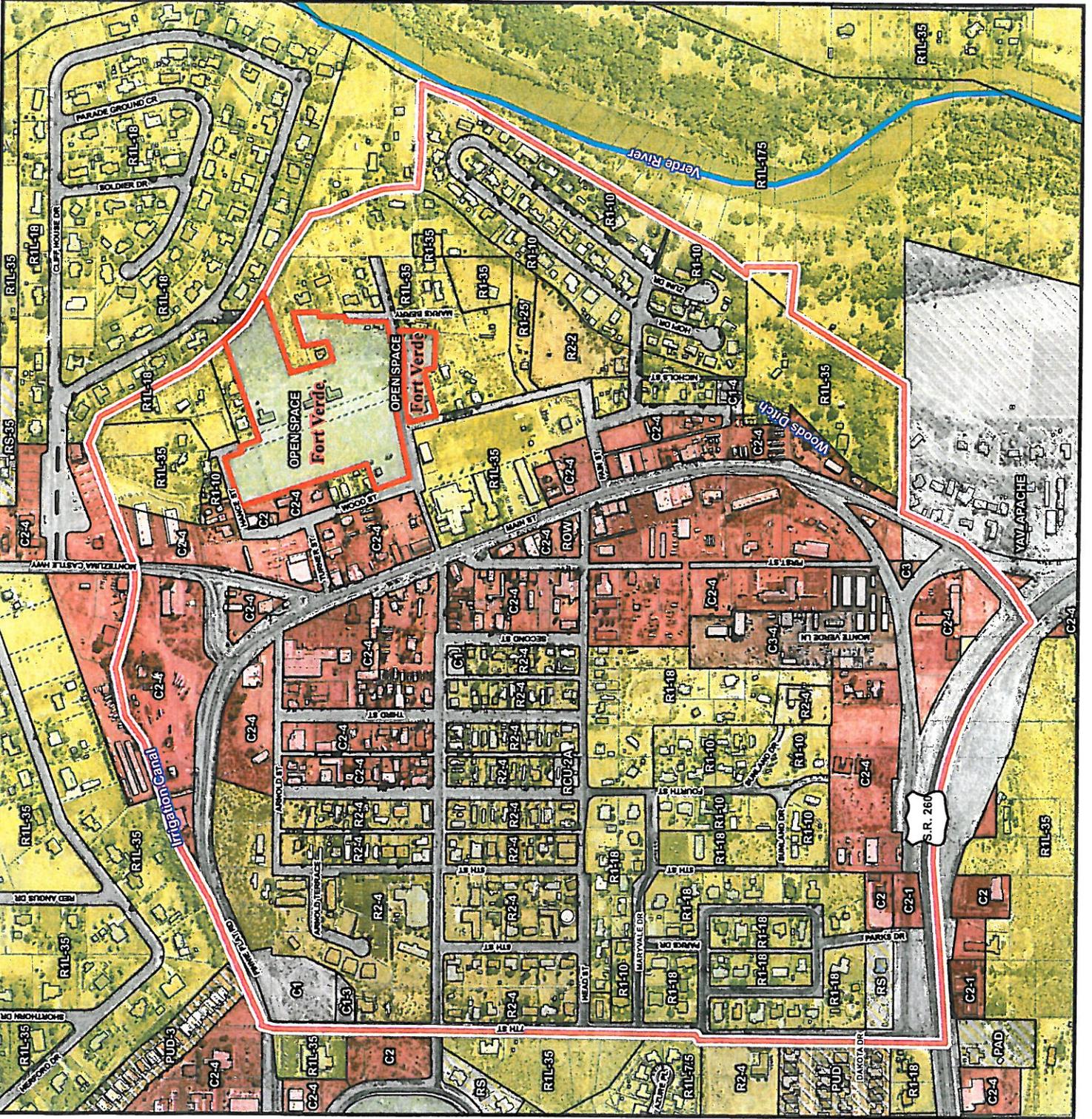


- Regional Roads
- Town Boundary
- Growth Area
- Open Space

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

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.







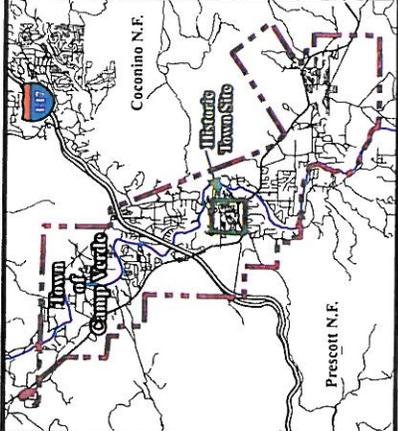

1 inch = 600 feet

Source: Yavapai County, Town of Camp Verde, USGS, U.S. Forest Service, and Arizona State Land.

Map Author: Matt Morris

Revision Date: July 1, 2010

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Prescott N.F.

Coconino N.F.



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

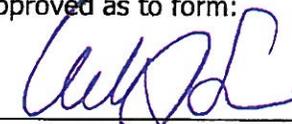
Date: 11-8-12

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

