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**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, JUNE 26, 2014 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](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:  
June 5, 2014 – Planning and Zoning Commission Special Session**
5. **Discussion, Public Input & Commission Consensus on the Land Use Element of the General Plan:**
  - Character Area Maps and Character Area Charts.
  - General Plan, Chapter 3 – Land Use Document.

The public is encouraged to give input. Staff: Michael Jenkins

6. **Discussion, consideration, and possible direction to staff relative to a joint Work Session between the Planning and Zoning Commission and Town Council.**
7. **Adjournment**

**Next Sub-Committee Meeting  
July 2, 2014**

**Next General Plan Work Session  
July 10, 2014**

Posted by:

Date/Time:

6/23/14 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.

**Minutes DRAFT**  
**Special Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE 473 S. MAIN STREET**  
**CAMP VERDE, AZ. 86322**  
**COUNCIL CHAMBERS STE. 106**  
**THURSDAY JUNE 05, 2014**  
**6:30 PM**

***Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.***

- 1. Call to Order**  
Chairman Davis called the meeting to order at 6:30 pm.
  
- 2. Roll Call**  
Chairman Davis, Commissioners Norton, Freeman and Hough, Blue, and Parrish were present;  
Absent: Commissioner Hisrich.  
  
Also Present  
Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch and Recording Secretary Marie Moore.
  
- 3. Pledge of Allegiance**  
Commissioner Hough 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:**  
**May 01, 2014 – General Plan Work Session**
  
  - b. Set Next Meeting, Date and Time:**  
As Needed

On a Motion by Hough, seconded by Freeman, the Consent Agenda was unanimously approved by the Commission.
  
- 5. Call to the Public for Items not on the Agenda**
  
- 6. Public Hearing, Discussion and Possible Recommendation (or denial) to Council, an application submitted by Rob Witt agent for owner Tierra Verde Holdings, LLC for parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.**  
  
On a Motion by Hough seconded by Blue Commission recommends approval to Council on the application submitted by Rob Witt agent for owner Tierra Verde

Holdings LLC for parcel 404-18-181D requesting a Minor General Plan Amendment to go from Rural Residential 2 acre minimum to Commercial for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma. Commissioner Parrish opposed

#### Staff Presentation

Community Development Director Jenkins reviewed the requirements for a General Plan amendment and explained why this application is a Minor General Plan amendment. Mr. Jenkins reviewed comments from the neighborhood meeting and comments from the agencies.

#### Public Hearing Open

Applicant Rob Witt presented a Power Point presentation which explained the request for a minor General Plan amendment and gave statistics. The Power Point provided information on the economic status of various communities to substantiate his request

Commissioner Hough stated that he feels the statistics presented were not comparable to the Town of Camp Verde, Arizona.

Chairman Davis inquired how deep the property is regarding the proposed commercial property from Montezuma Castle Hwy. west to where the residential property begins. Jenkins confirmed it is approximately 600 feet.

#### Comments from Other Persons

John Bassous – owner of the property spoke of his tenure in Camp Verde as a resident and business owner. Bassous stated he has personally been able to bring in 8 businesses without the help of the Chamber of Commerce or Town during the time he has lived in Camp Verde. All but one of those businesses are still operating and create \$2 million in revenue.

Bassous spoke of 4 businesses known to him that have chosen not to build in Camp Verde due to some sort of zoning issue and the extensive time period involved before those businesses would be open to the public. Bassous encouraged the Commission to consider the consequences of not allowing further expansion and economic growth in the town.

Janet Kreienkamp questioned what the impact of water usage would be if the amendment is passed. Jenkins informed the Commission and public that the general plan refers to potable water and the requested minor General Plan amendment meets the requirements as described in the current General Plan. The problem being is, in regards to water, is the unknown of what would be going on the property.

Chairman Davis inquired about the possibility of sewer service. Jenkins stated there has not been plan to provide sewer by the Town of Camp Verde.

Ronald Kreienkamp informed the Commission that it is difficult to comment on the matter when it is not known what type of business would be constructed on the property. He did have a concern about the potential traffic increase.

John Bassous conferred that Kreienkamp had a valid concern, but indicated that Planning and Zoning has to consider traffic and there are certain laws they have

to live by such as access and deceleration lanes. We have to provide the site plan and construction is contingent on the Town requirements.

Vince Polo commended the Power Point presentation, but questioned how the applicants propose to attract tourists to come down the road, is the Casino going to put up a sign which says "go this way for commercial activity?" How are they going to attract the tourists they want to target for this development?

Amber Polo stated her concern about the increase in traffic on the residential road Arena Del Loma. Stated she has seen substantial increase in usage just in 10 years. Polo spends a lot of time driving down Arena Del Loma and there is a lot more traffic now than there was 10 years ago. Polo also stated that the General Plan was passed and the citizens feel this area should be residential feels there is an aspect of trust of the citizens.

Chairman Davis indicated that there is a long term plan for traffic in the general plan.

#### Applicant's Rebuttal

Rob Witt stated he believes that the community development needs to take care of the neighbors. He did agree there would be an increase in traffic, it's a consequence of development. Speaking in regards to traffic, it is the Town's responsibility in terms of engineering, to make sure that the it is mitigated by making sure the roads are wide enough. Witt also stated it's whoever is doing the development it will be their responsibility to figure those out too. No one who builds a building will have to look at the impacts and engineering. Mr. Witt stated that they are in a good place as far as engineering, but stated there is an impact. No developer wants to do all of the plans if they don't have the zoning.

Janet Walther asked if the town has a long term traffic plan and is there a way for the public to find out this information?

Jenkins stated that the Town engineer & Public Works Director had a small mobile transportation study done within the Town of Camp Verde on traffic flows and how they have increased over the years and where they expect they will be needing to do improvements to be able to handle projected traffic flows. Once an applicant make a submittal they, will have to provide hydrology grading and drainage, traffic studies, whatever would be required to provide the safety and functionality of roadways and the drainages for development in Camp Verde.

#### Public Hearing Closed

Parrish inquired with all the extra traffic down the road, who is going to pay for the widening of the road. People who live near the project are not going to want to look at the back of the buildings with their dumpsters and trucks running back in that area. How are we going to handle all of the traffic in the front? Who is going to pay for the road out there?

Hough stated that in all of his years he has never considered a zoning change without knowing what was going to be on the property. I'm not opposed to changing this to commercial. We are currently re-writing the General Plan which is required by law and we have already talked about this area and we have agreed that this area should be commercial property on this side of Montezuma

Castle Hwy. Question for staff is if we make a recommendation to Council, how many times can this land be divided? I'm concerned on how this parcel is going to be broken up and how it is going to be used.

Jenkins stated the minimum lot area required for commercial is 2500 square feet.

Hough if this were to be recommended to Council for commercial zoning, what is the potential of selling off a single acre of land with no access study or circulation study?

Jenkins if a developer purchases a property with a zone change and decides to sell a portion of that off whoever buys the property will not have to go through the zone change process but they will have to go through the Development Standards Review.

Hough asked how many times a residential property may be divided? My question is can they divide this property (commercial) into 25 parcels?

Jenkins in the state of Arizona subdivision is considered on residential properties. To the best of my knowledge, the state does not consider the division of commercial properties, it's only residential which is regulated. Our Ordinance says you do not split more than three times. However our Ordinance does not differentiate between residential and commercial.

Hough stated he is in favor of this being commercial property but I would like this brought back to us as a PAD with a circulation element with some idea of what type of development will be there. I'm am concerned about the circulation patterns.

Jenkins we deal with these types of problems on a daily basis. We have to work with all of these concerns. Our Ordinance is at a point where we have control, therefore we can insure good development in the Verde Valley.

Hough if you put in a PAD do you have to put in the infrastructure or can the property just be there without it?

Jenkins if someone comes in with a PAD or a PUD the customer has to provide a site plan for the Commission's recommendation and Council approval. The applicant cannot deviate from their site plan or they will have to come back with an amendment.

Hough asked if a PAD or a PUD have to be built all at one time.

Jenkins projects of this type can be done in phases, but permits have to be pulled within a two (2) year period it will void automatically.

Hough a PAD cannot have underlying hard zoning?

Jenkins a PAD allows for flexibility in development. You have to have a certain level of requirement and that requirement is the underlying zoning.

Jenkins continued with a further explanation of PAD & PUD development requirements.

Hough stated that if the Commission approves the minor General Plan amendment the only way they can do this development is to do a PAD or a PUD.

Jenkins by making this property C2, they will not be on a time limit. Any use allowed in C2 will be allowed to occupy the property.

Freeman acknowledged the questions and concerns and stated that this activity is what the town is looking for. In the last few months, working with the proposed General Plan, that this is the right place and time for this project. A lot of people, myself included would like to have guarantees and we want to know the outcome before we take a change. There are no guarantees. I've been a builder for many years. The current Community Development Department is capable of controlling these kinds of issues with good set of ordinances which we have not had in the past. It's a good system which is getting better all the time. I want Camp Verde to become the best it can become. Finances in our town are not enough to do the minimal things. A step like this is important and needed. We need to move forward with caution with informed information and safeguards and this is difficult with a guarantee. This is the type of thing the Town needs to step up and have the courage to do. As a commissioner support in essence with what we have to do and where we need to go.

Norton referred to the proposed General Plan Land Use element and the process in which this character area there is a committee comprised of members from the community was discussed stating that this proposed amendment was recommended to be commercial during the process. It was recommended that this land be commercial. This area is currently zoned rural residential and that this property won't stay vacant forever, therefore, the question is how will this land be developed. It was mentioned in the proposed General Plan update that the area known as Jackson Flat be open space with no land trade. The area of land on the west side of Montezuma Castle Hwy will be developed in the future. When this land is developed, this is a small areal along Montezuma Castle Hwy. which is proposed to be developed is a small portion and a majority of the land is still residential. There will be traffic impacts regardless. This process of a minor General Plan amendment is new to me and I've always had a plan to review for what was going to be developed.

Hough stated that if this project was proposed 10 months from now, and the proposed General Plan was ratified by the voters this would not require a General Plan amendment. The new General Plan should be adopted in 2016.

Chairman Davis indicated that the commission had already looked at this Character Area during the work sessions for the proposed General Plan it the commissions feeling that this land should be commercial this is a good place for this to happen and the Town needs this. We are here to do things which will help the Town. After the discussion, I believe it should be recommended to that this area be amended to commercial and feels that C2 is appropriate. He supports the change.

Norton one of the other elements in the proposed General Plan work sessions is the transportation element which will be discussed within the next three (3) months. This will be a public meeting where this can be discussed.

Freeman there are safeguards already in place in behalf of the public's interests.

Over the past five or six years, there has been a concern that the traffic would be a problem, noise might be a problem etc. These items are already part of the Town procedures and there are hearings which have to take place where we work on the common goal. I want the safeguards and guarantees like everyone else, but we are better than we have ever been before. I feel as a citizen that our safeguards are being protected. That is what gives me the confidence to move this endeavor forward.

Norton, it's the process we go through when someone comes to us with a project all of the concerns with traffic, water and fire. It comes to us for a public hearing and it's pretty inclusive. The process is very involved and that the questions asked will be addressed.

Jenkins with the General Plan update the Commission has a consensus along with the citizen participation. Just a reminder that the General plan once it has the recommendation to Council and Council approves it still has to be ratified by the voters. The commission and sub-committee and the public have agreed at this time that the property along Montezuma Castle Hwy. should be commercial. Mike discussed PAD & PUD site plans and amendments to the site plans.

Hough, I came in tonight opposed to this application, but after discussion I have had a change of heart and I would like to make a motion of approval to Council.

7. **Public Hearing & Discussion & Possible recommendation (or denial) to Council on, an application submitted by Rob Witt agent for owner Tierra Verde Holdings LLC for parcel 404-18-181D requesting a Zoning Map Change to go from R1L District (Residential: single-family limited) and R1 (Residential: single-family) to C2 District (Commercial: General sales and services) for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma.**

On a Motion by Hough seconded by Blue Commission recommends approval to Council on the application submitted by Rob Witt agent for owner Tierra Verde Holdings LLC for parcel 404-18-181D requesting a Zoning Map Change to go from R1L District (Residential: single-family limited) and R1 (Residential: single-family) to C2 District (Commercial: General sales and services) for approximately 24.95 acres located on Montezuma Castle Hwy. at Arena Del Loma. The vote was unanimous.

#### Staff Presentation

Jenkins stated that the C2 district allows for single family residences. As well as multi-family which is why they are compatible uses. Jenkins read from the current Planning & Zoning Ordinance.

#### Public Hearing Open

No public comment was presented.

8. **Public Hearing & Discussion & Possible recommendation (or denial) to Council on an application submitted by Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the south side of State Route 260, north of I 17 approximately .39 miles on**

**parcel 403-22-019H.**

On a Motion by Hough seconded by Freeman Commission recommends approval to Council on the application submitted by Rob Witt agent for owner I 17 Cottonwood Properties, LLC, for parcel 403-22-019H requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial) for approximately 4.13 acres located on the south side of State Route 260, north of I 17 approximately .39 miles on parcel 403-22-019H.

**Staff Presentation**

Owens gave background information on the property and explained the zoning map change would be compatible with other properties which are adjacent and zoned similar. Owens read from the Planning & Zoning Ordinance regarding "spot zoning" and explained that spot zoning does not apply in this request. Owens stated that the neighbors had been informed of the proposed Zoning Map Change.

**Applicant's Statement**

Witt explained the reason why this parcel would better benefit the applicant vs the previous public hearing request. Mr. Witt stated he feels this would allow an increase in revenues for the Town.

**Comments From other persons**

Mr. Jim Bachlor, owner of Vince's Auto Body, stated that he and his wife currently have a business in Sedona for 25 years along with a RV repair business in Camp Verde stated that the building will be self-contained with all of the work being done inside the building. His intentions are to eventually employ 15 – 25 people. Everything I do is super clean. Mr. Bachlor provided a conceptual drawing of the proposed building to the Commission.

**Applicants Rebuttal**

There was no rebuttal by the applicant.

**Public Hearing Closed**

Hough stated he drove out to the property and I feel the property is appropriate for the Zoning Map Change.

**There will be no Public input on the following items:**

9. **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.

No informational reports were given.

10. **Staff Comments**  
No staff comments.

11. **Adjournment**  
On a Motion by Hough, seconded by Freeman, the meeting was adjourned at

8:14p.m.

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Chairman B.J. Davis

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Michael Jenkins – Community Development Director

**CERTIFICATION**

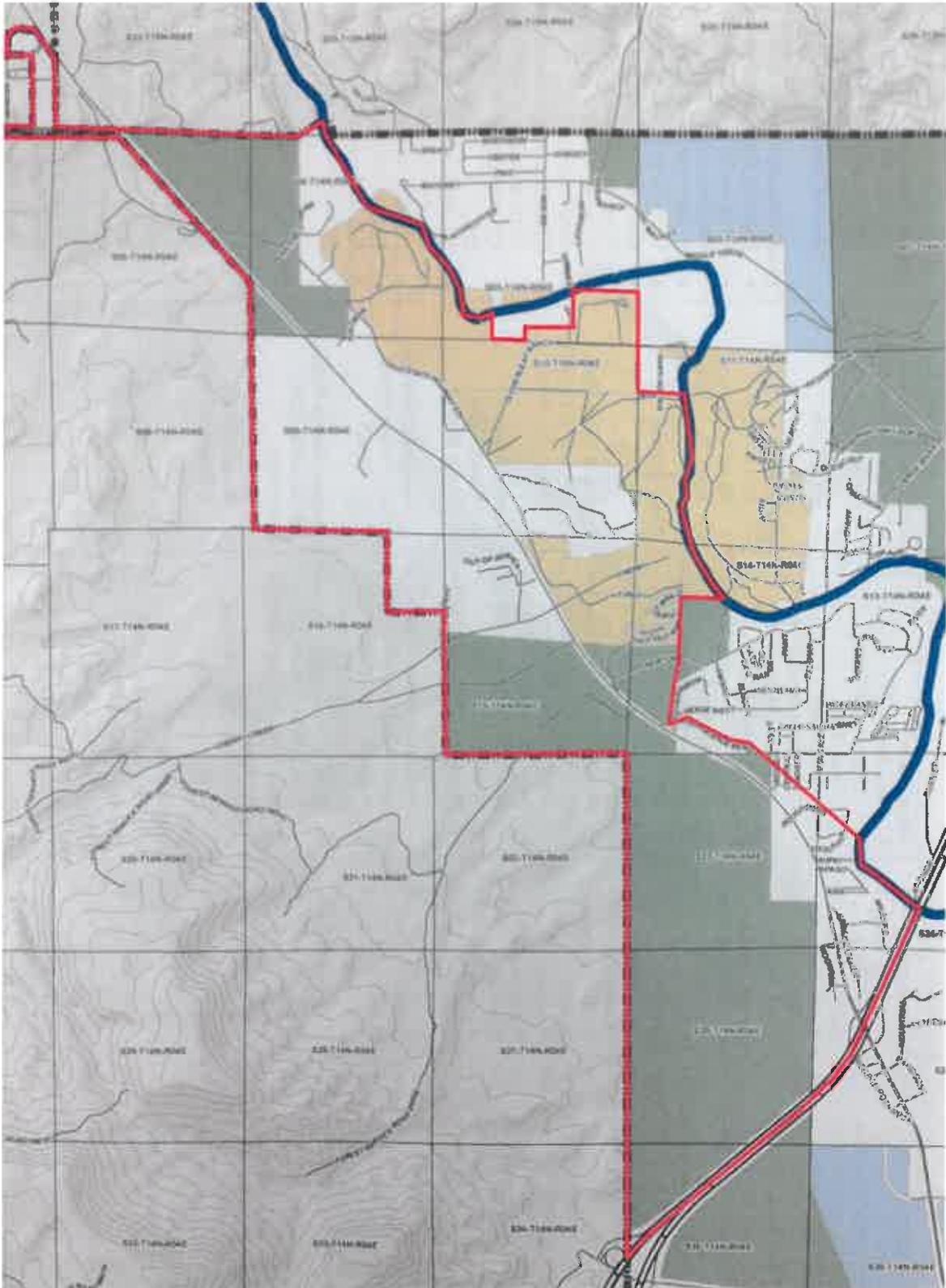
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Chairman and Planning and Zoning Commission of the Town of Camp held on June 5, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Marie Moore, Recording Secretary

## 260 CORRIDOR CHARACTER AREA MAP

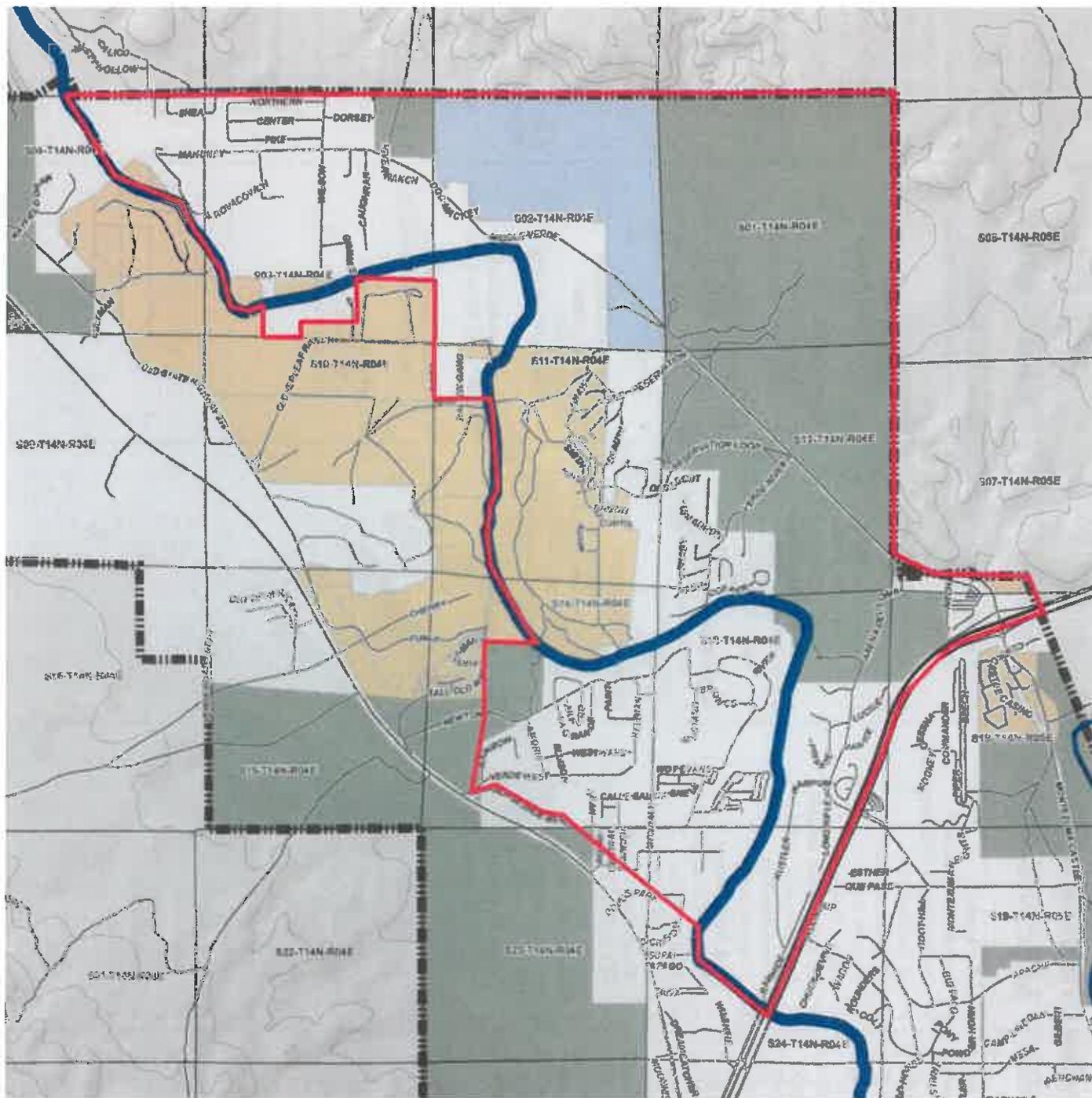


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

(6/16/14) LAND USE; 260 CORRIDOR CHARACTER AREA

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

# MIDDLE VERDE CHARACTER AREA MAP



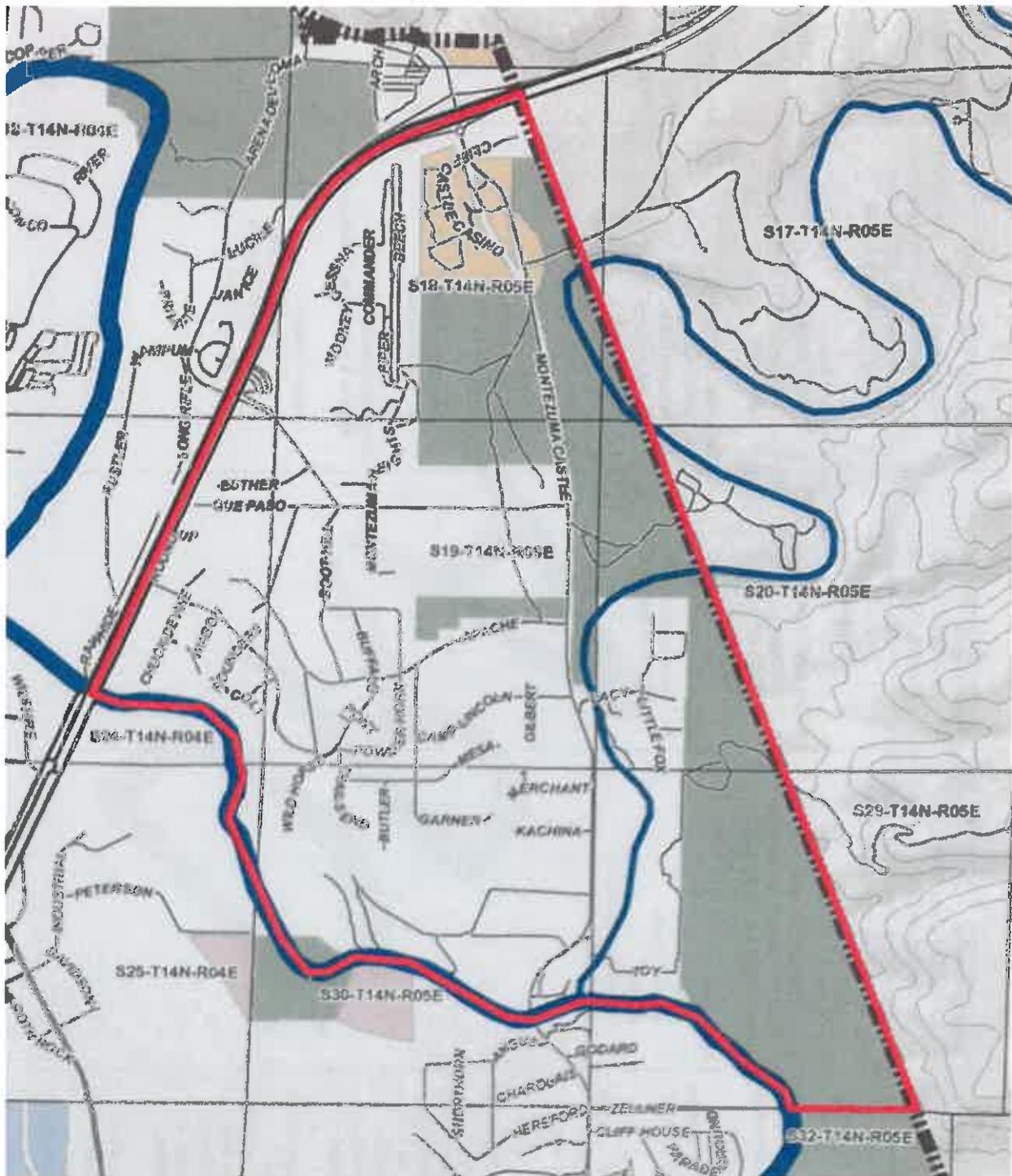
PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(6/16/14) LAND USE; MIDDLE VERDE CHARACTER AREA**

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

**DRAFT PECAN LANE CHARACTER AREA MAP**

**PECAN LANE CHARACTER AREA MAP**

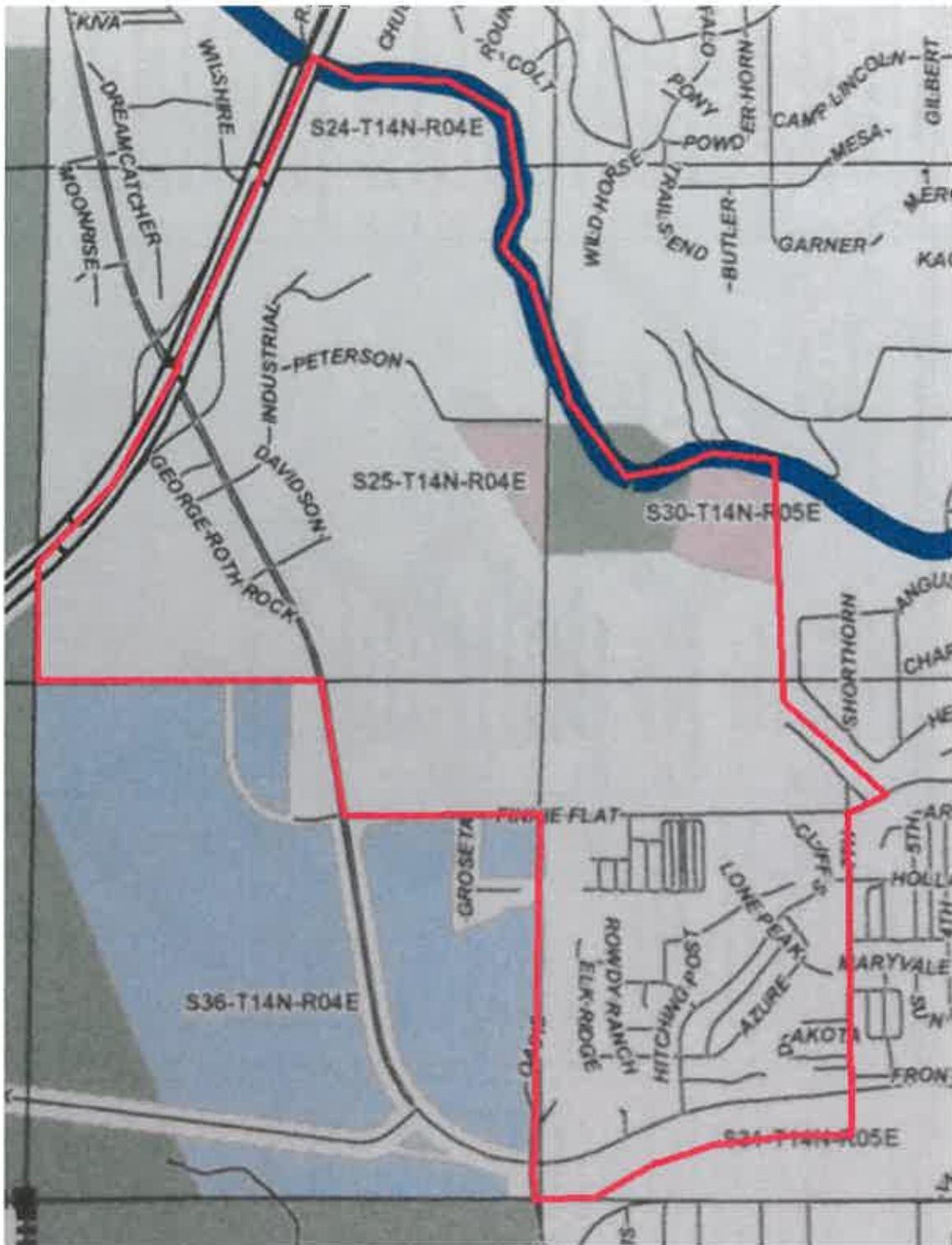


**PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.**

**(3/4/14) LAND USE; PECAN LANE CHARACTER AREA**

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

## FINNIE FLAT CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(3/6/14) LAND USE; FINNIE FLAT CHARACTER AREA**

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

## DOWNTOWN CHARACTER AREA MAP

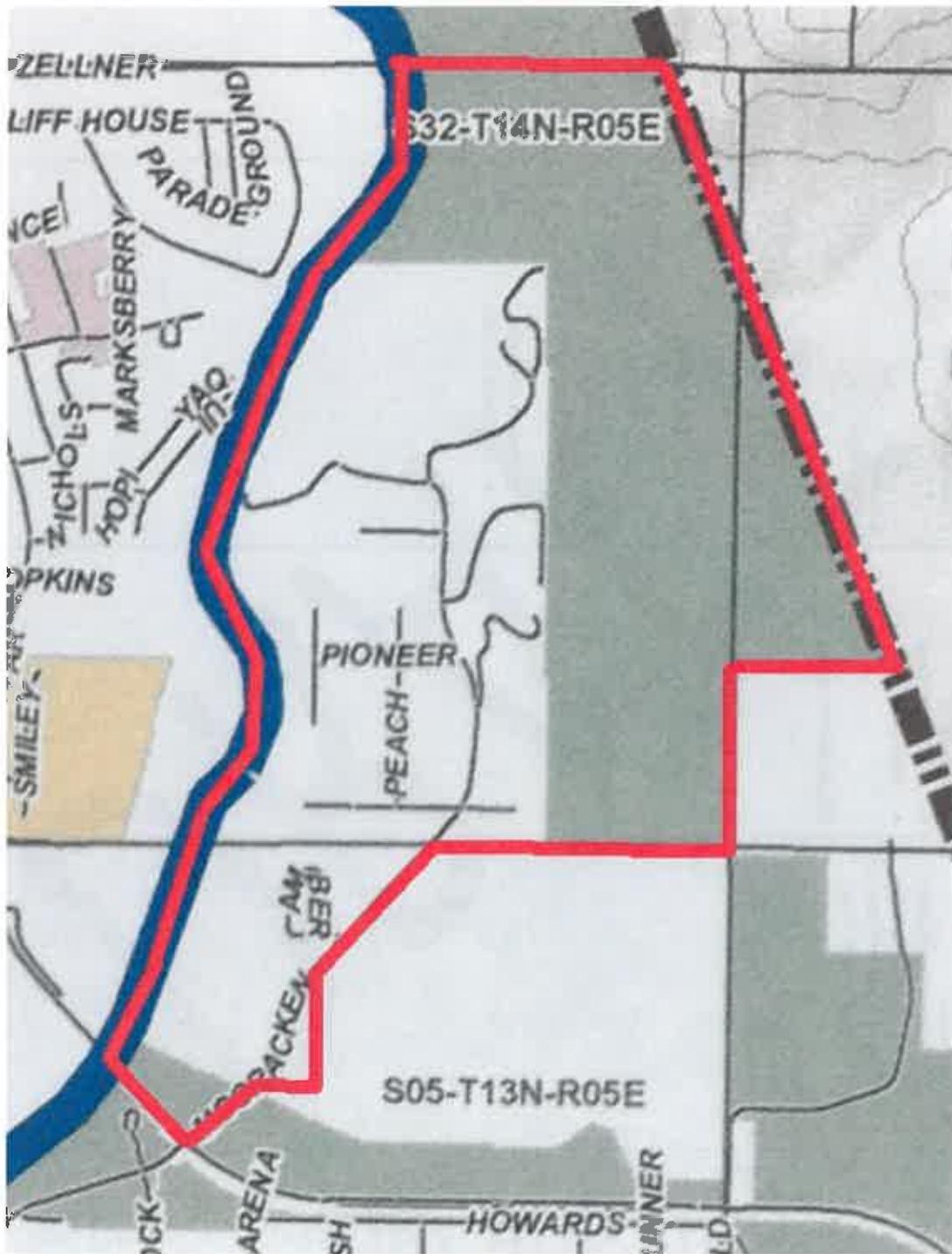


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(4/17/14) LAND USE; DOWNTOWN CHARACTER AREA**

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

## MCCRACKEN CHARACTER AREA MAP

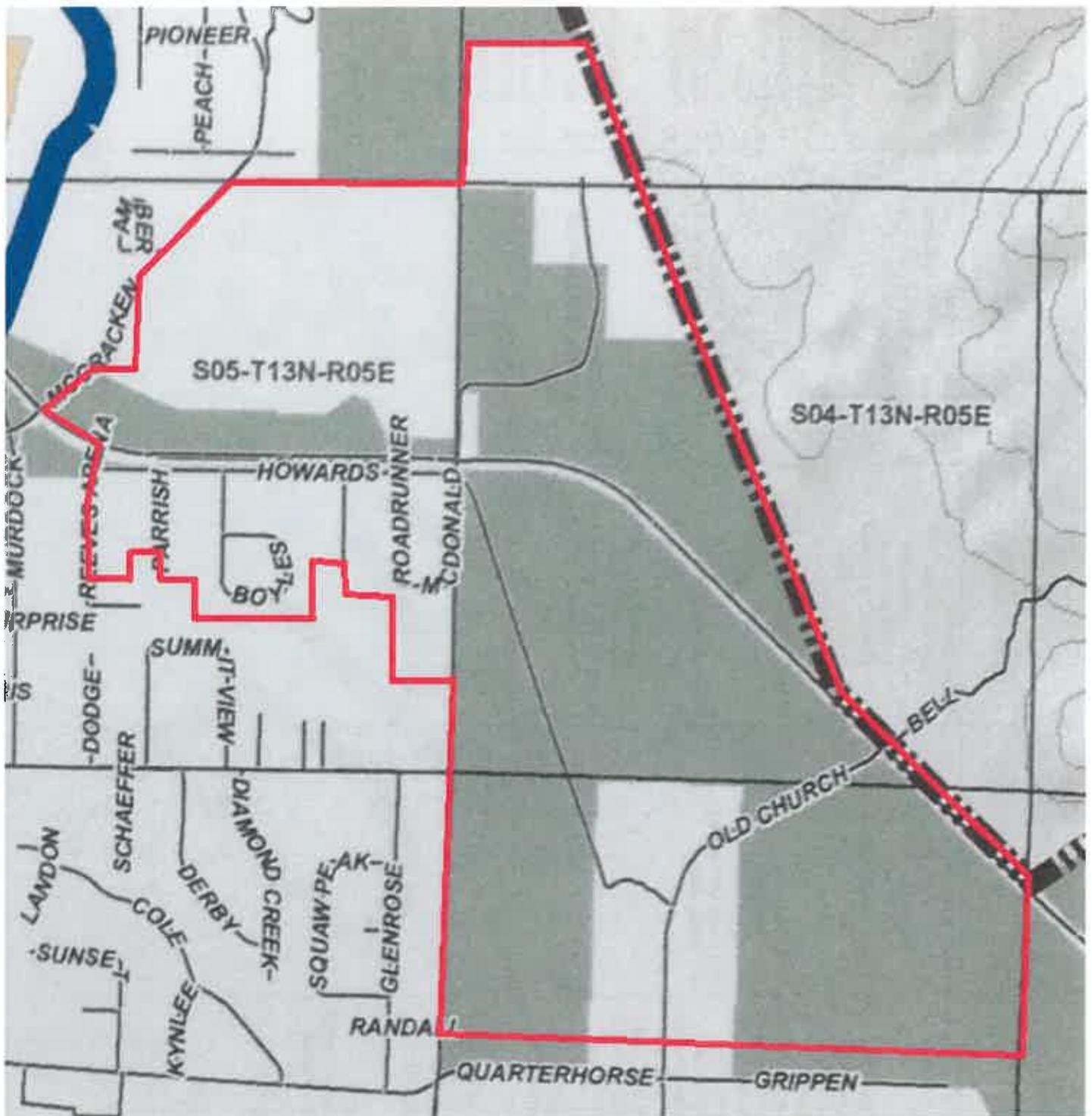


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(5/15/14) LAND USE; MCCrackEN CHARACTER AREA**

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

## 260 EAST CHARACTER AREA MAP

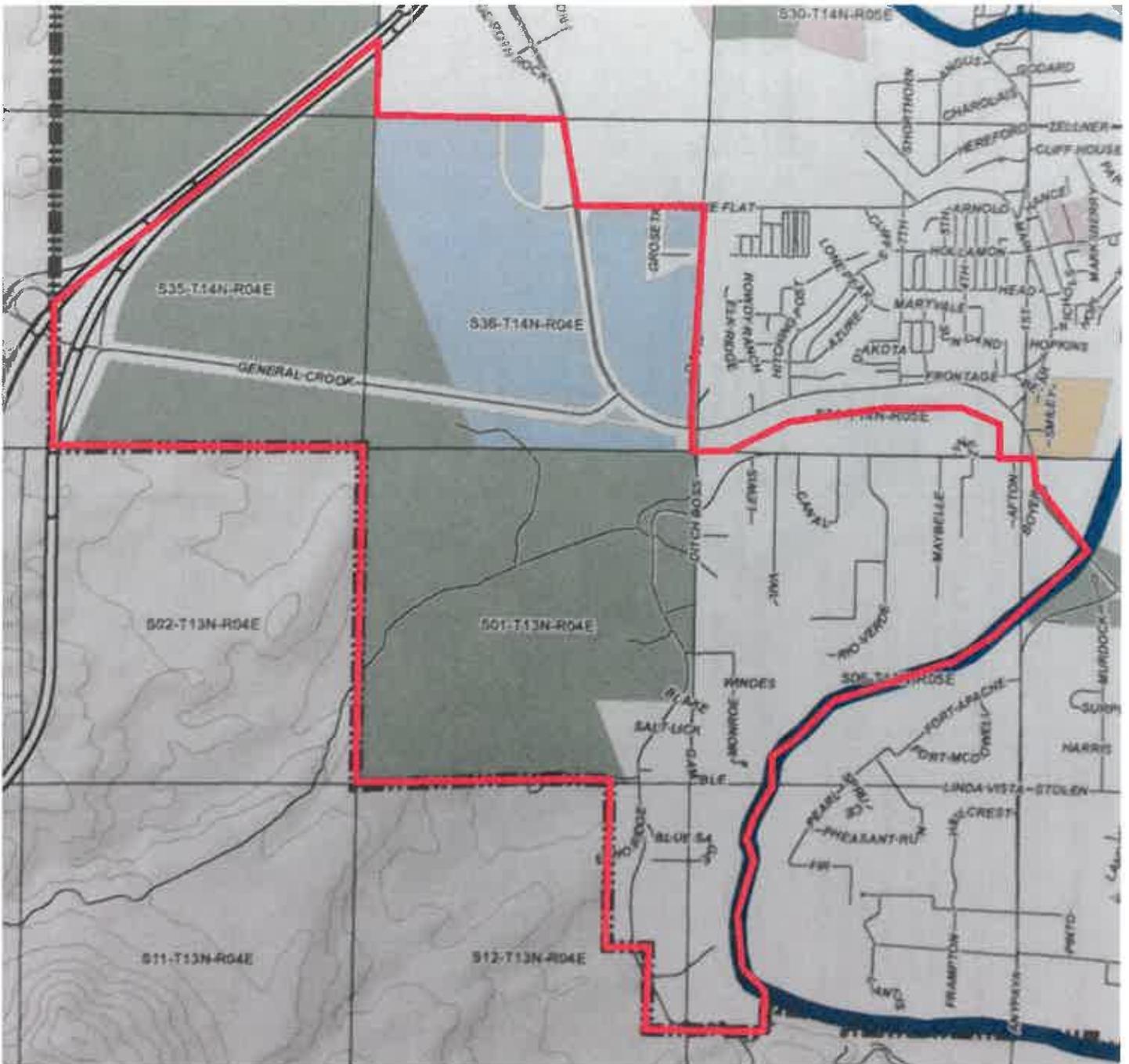


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(5/15/14) LAND USE; 260 EAST CHARACTER AREA**

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

## SALT MINE CHARACTER AREA MAP

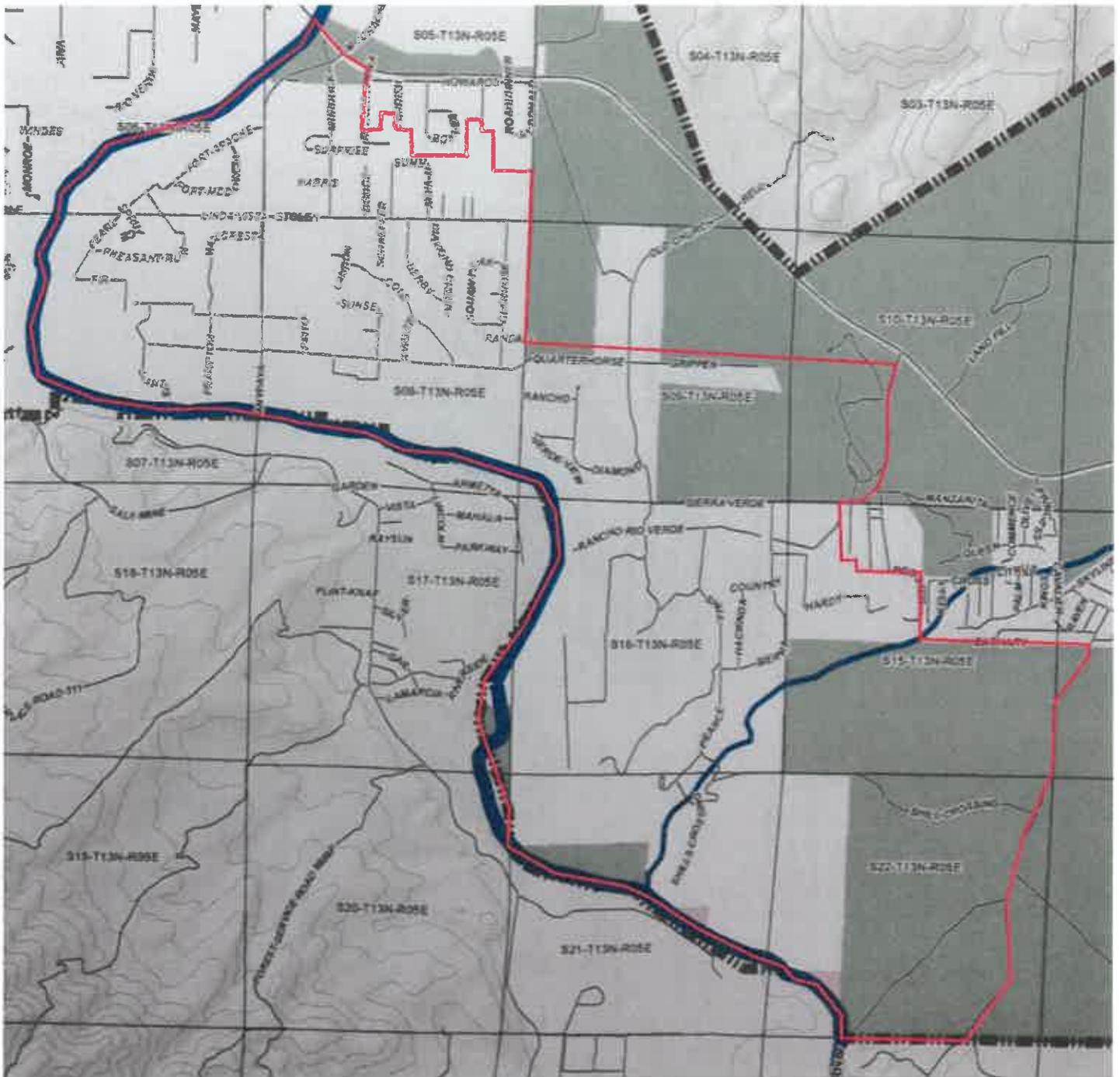


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(5/13/14) LAND USE; SALT MINE CHARACTER AREA**

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

# QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

**(5/1/14) LAND USE; QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA**

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



**(5/15/14) LAND USE; CLEAR CREEK CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately (insert size) square miles in size.</p> <p>The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E.</p> <p>The majority (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p><b>Neighborhoods:</b></p> <ul style="list-style-type: none"> <li>• Cave View Estates</li> <li>• Clear Creek West</li> <li>• Clear Creek West Unit 2</li> <li>• Preserve At Clear Creek</li> <li>• Verde Lakes Estates</li> <li>• Verde Lakes Units 2-5</li> <li>• Verde Paradise</li> <li>• White Hills Mobile Home Park</li> </ul> <p>* <i>Metes and Bounds Property not located in platted subdivisions.</i></p> <p><b>Businesses:</b></p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Home Occupations</li> <li>• Mining</li> <li>• Retail Sales</li> <li>• RV Parks</li> </ul>	<p><b>Major Roads:</b></p> <ul style="list-style-type: none"> <li>• State Route 260</li> <li>- Aspen Way</li> <li>- Big Valley Drive</li> <li>- Canyon Drive</li> <li>- Forest Service Road</li> <li>618/Bull Pen Road</li> <li>- Forest Service Road 626</li> <li>- Olive Lane</li> <li>- Sierra Verde Road</li> <li>- Verde Lakes Drive</li> </ul> <p><b>Major Interchanges:</b></p> <ul style="list-style-type: none"> <li>• State Route 260 and Big Valley Drive</li> <li>• State Route 260 and Forest Service Road</li> <li>618/Bull Pen Road</li> <li>• Canyon Drive</li> <li>• State Route 260 and Olive Lane</li> <li>• State Route 260 and Verde Lakes Drive</li> <li>• State Route 260 and Sierra Verde Road</li> </ul> <p><b>Major Trails:</b></p> <ul style="list-style-type: none"> <li>• General Crook Trail</li> </ul>	<p><b>Community Services:</b></p> <ul style="list-style-type: none"> <li>• Transfer Station</li> </ul> <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• Wickiup Creek</li> </ul> <p><b>Historic Sites:</b></p> <ul style="list-style-type: none"> <li>• Clear Creek Ruins</li> <li>• Wingfield Mesa</li> <li>* <i>Various private residences along Verde Lakes Drive and State Route 260.</i></li> </ul> <p><b>Parks and Recreation:</b></p> <ul style="list-style-type: none"> <li>• Clear Creek Campground</li> </ul> <p><b>Water Resources:</b></p> <ul style="list-style-type: none"> <li>• West Clear Creek</li> </ul> <p><b>Irrigation Ditches:</b></p> <ul style="list-style-type: none"> <li>• Pioneer Ditch</li> <li>• Wingfield Ditch</li> </ul>	<p><b>Existing Density:</b></p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre.</li> </ul> <p><b>Existing Non-Residential Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• RS on the north side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C1 at Clear Creek RV Park on State Route 260.</li> <li>• C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road.</li> <li>• C2 on the south side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive.</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p><b>Preferred Non-Residential Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Use</li> <li>• RS on the North side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• RS/C1 at Clear Creek RV Park on State Route 260.</li> <li>• RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road.</li> <li>• RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive.</li> <li>• RS/C1/C2/C3 on the East side of the intersection of State Route 260 and Verde Lakes Drive.</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Planned Unit Development (PUD)</li> <li>• Public Facilities</li> </ul>

## Jenna Owens

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**From:** Tony <tonygioia\_msn.com>  
**Sent:** Tuesday, June 17, 2014 6:11 PM  
**To:** Jenna Owens; B.J. Davis; Brad Gordon; brennda hauser; Clay Meyers; Irene Rezzonico; janewhitmire@gmail.com; Jim Bullard; johnwithharmony@msn.com; Mark Wyland; Merritt Shumard; Olive Fox; rob@nazcdpe.com; scmusser@gmail.com; steve estes; summerplacepecanfarm@yahoo.com  
**Subject:** Re: Land Use Element Chapter 3 corrections

B.J., staff and committee members,

I'm out of state at the moment and regretfully will not be able to join you for the committee meeting nor P&Z. I have a suggestion for the Land Use chapter:

On page 3.5 under Yavapai-Apache Nation paragraph the forth sentence, I believe, should be the start of a new paragraph and section, as it is not part of the YAN land use. "In addition to the above listed land use designations, the community recognizes three..."

It would be easier to work out change suggestions if the document was in a word doc file.

Since I will not be present I will restate my suggestion as a committee member and request as a resident in that area about the Character boundaries. The delineation on the dividing line of the Finney Flats area and the Salt Mine Character area should run along the State land line from Finney Flats (as it now does) to a point 300 feet back on the Northwest side from the Hwy 260 bypass near Oasis rd and follow 300 feet back on the North side (all Church and residential properties) heading east to Cliffs Parkway with an exception for the property on that corner which has been addressed in a General Plan change hearing. I suggest the line continue 300 ft back from 260 to 7th street, due to the drainage basin and cliffside wall under the Catholic church. The line should then cross 260 and jog back to the beginning of the commercial property (Sweet Pea Antiques) on the Southeast side and continue down 260 as previously determined.

This would keep existing residential properties which are similar to the Salt Mine area (in both nature and zoning) in the appropriate character area. The Finney Flats area has both a very different character description and in fact very different zoning presently. Residents have a right to expect a consistency honoring the zoning of the properties they purchased, particularly when there is consistency of zoning surrounding them. Many of the properties which end adjacent to 260 on the east side actually front on Salt Mine Road. You can not see nor appreciate this from the road on 260 but a number of these properties run up the hill from Salt Mine Road.

You have also heard the discussion of the community opposed to turning this part of the ByPass into another Commercial district causing inappropriate commercial sprawl in areas we have not planned for Commercial activity. We have planed several areas in Town for appropriate extension of infrastructure supporting Commercial development.

Contrary to what you have been told a written document exists which commits ADOT to not allowing any additional curb cuts or any additional access to 260 in that stretch. This commitment came, a large part, from pressure and insistence in the business community.

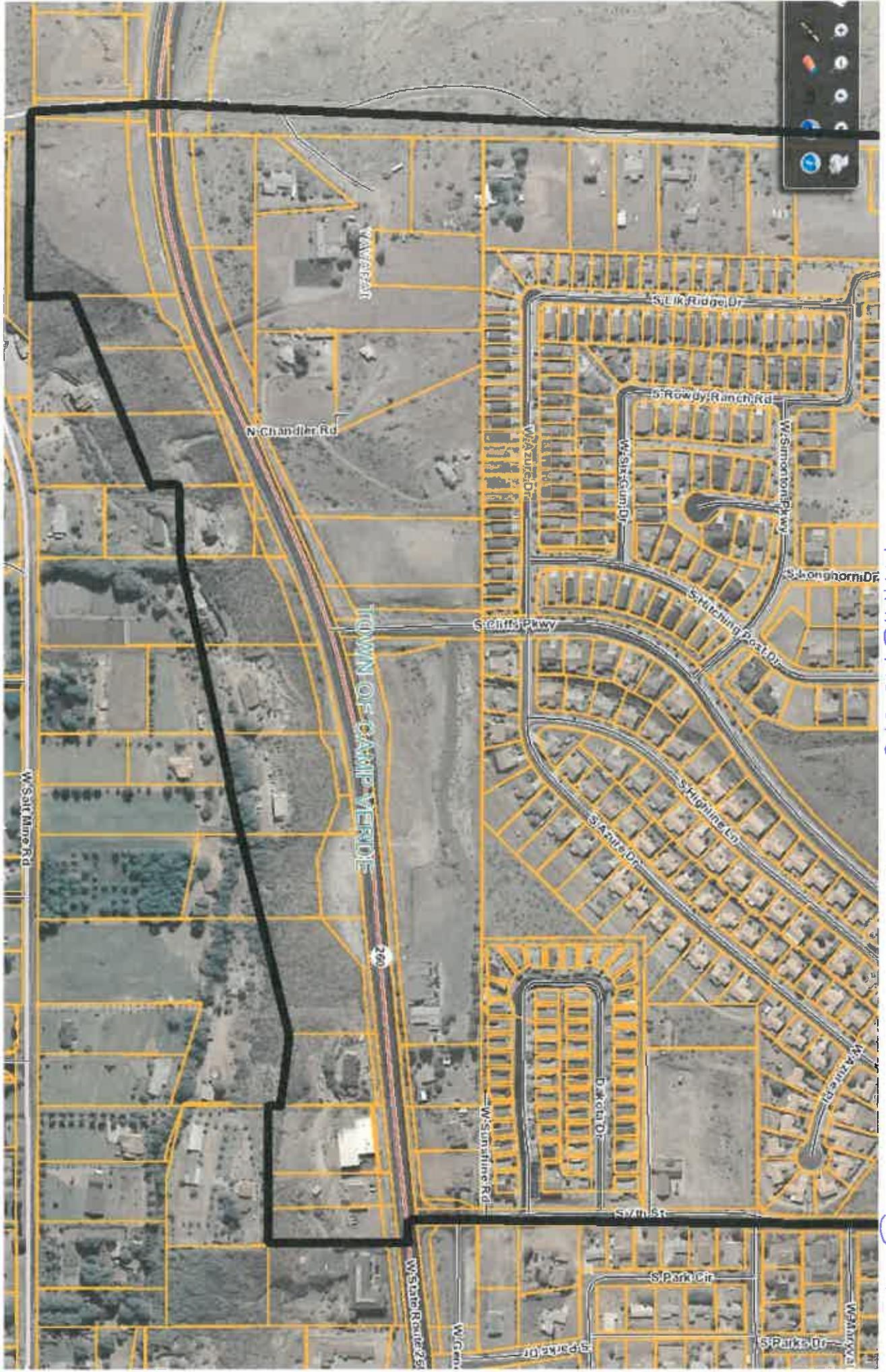
kindly share this e mail with members at the Gen Plan committee meeting.

Thanks and I hope to see you at the next meeting.

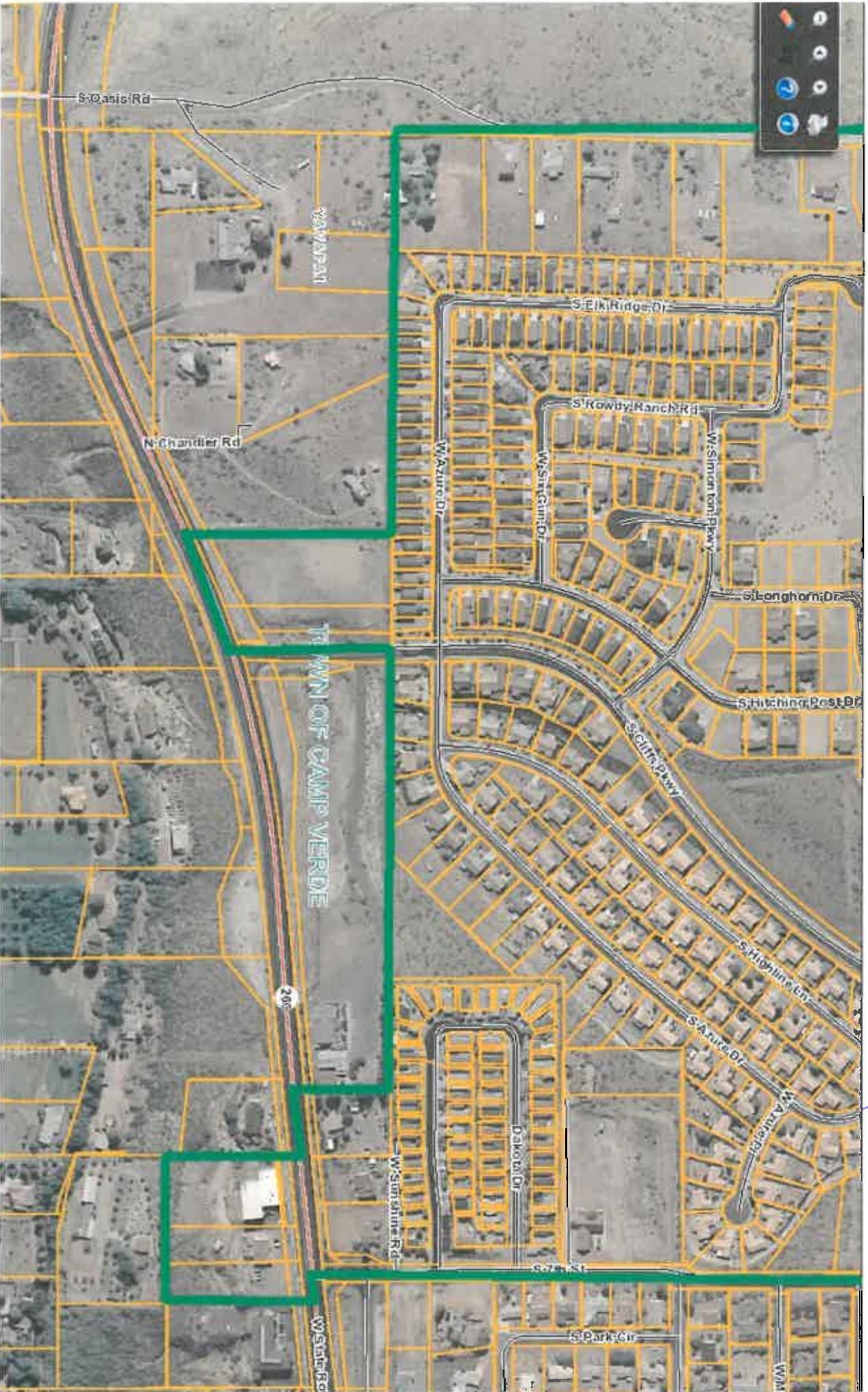
Tony Gioia



Finnie Flat Salt Mine current boundary expansion







Giaia Proposal 6/17/14



## Mike Jenkins

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**From:** Virginia Jones  
**Sent:** Friday, March 07, 2014 8:27 AM  
**To:** Mike Jenkins  
**Subject:** ADOT

Good morning Mike: You know how it really bugs me when I can't find a document for someone, and when I couldn't find anything for you regarding Tony's comment I continued my research. I have gone through the Summary Index since 2000 – 2009, reviewed the resolutions index and agreements index and cannot find any Council approval for a MOU with ADOT.

*Virginia Jones CMC  
Deputy Town Clerk  
Town of Camp Verde  
928-554-0023*

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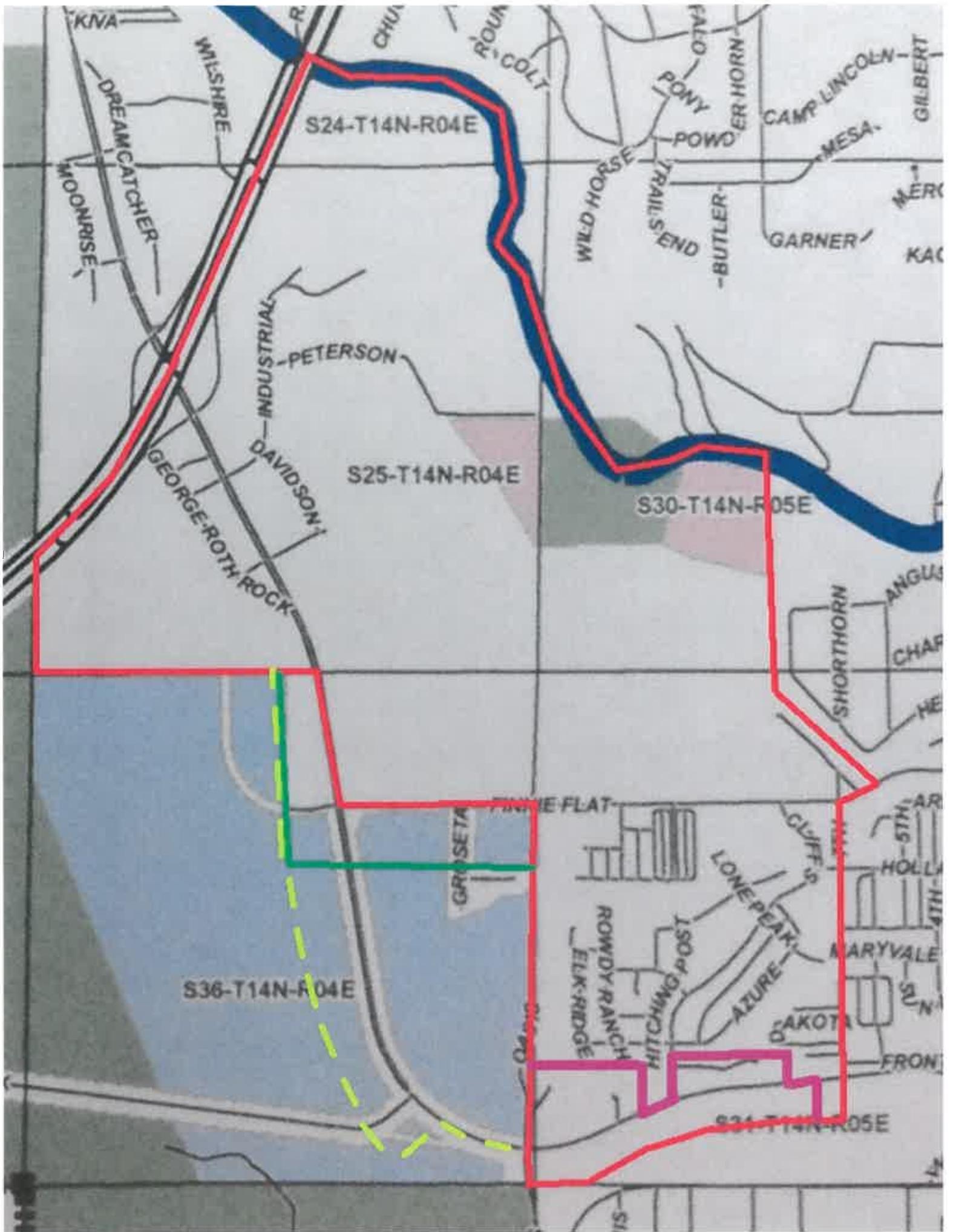
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Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. ♻️

RESEARCH PER GIOIA COMMENT IN  
GENERAL PLAN SUB-COMMITTEE MEETING  
ABOUT THE EXISTENCE OF A MOU BETWEEN  
TOWN & ADOT TO NOT ALLOW CURB CUTS  
ON HWY. 260 FROM MAIN PAST OASIS  
ALL THE WAY TO THE FINNIE FLAT INTERSECTION.







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.

**[SEE ADDITIONAL PROPOSED COMMENTS FROM THE LAND USE SUBCOMMITTEE. COMMENTS WILL BE PROVIDED PRIOR TO THE 6/26/14 P&Z GENERAL PLAN WORK SESSION.]**

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

\*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.

CHAPTER 3  
LAND USE

The panoramic view of Wingfield Mesa and beyond from the valley floor holds beauty enough to justify it as a preserved area. With the added concerns of soils, transportation, water and numerous archeological sites, Wingfield Mesa is not suitable for development.

~~Another magnificent view is the entry into the Verde Valley descending from the top of the pass on Interstate 17 and the southern entrance into town 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 panoramic view 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 a wonderful first 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 260 area. Commercial is accepted by most residents along Interstate 17 and along Highway 260 west of Interstate 17.~~

**Proposed Land Use – Town of Camp Verde**

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

CHAPTER 3  
LAND USE

Mixed Use	203 <b>201</b>	.7%
Mixed Use – Commercial/Industrial	495 <b>316</b>	2% <b>1.2%</b>
Industrial Use	246 <b>281</b>	.8% <b>1.0%</b>
Natural Resources	389 <b>307</b>	1.5% <b>1.1%</b>
Yavapai-Apache Nation	1,660 <b>1,678</b>	6% <b>6.2%</b>
Roadways	1,365 <b>849</b>	5% <b>3.1%</b>
<b>Approx. Total Acres</b>	<b>27669** 27,040</b>	<b>100%</b>

\*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~~ **Character Areas**, designated on the Camp Verde ~~Land Use~~ **Character Areas** Map.

The following land use categories should be used when interpreting the ~~Land Use~~ **Character Area** 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

CHAPTER 3  
LAND USE

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

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

**[INSERT C1, C2, C3 DEFINITIONS FROM THE CURRENT PLANNING AND ZONING ORDINANCE]**

**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.

**[INSERT PM, M1, M2 DEFINITION FROM THE CURRENT PLANNING ORDINANCE]**

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

**[INSERT RS DEFINITION FROM THE CURRENT PLANNING AND ZONING ORDINANCE]**

**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.**

CHAPTER 3  
LAND USE

~~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.

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~~ **DEVELOP, ENHANCE AND PRESERVE** 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.~~ **enhanced. Please refer to the "Visual Library"**

C. GOAL: CONSERVE **AND PRESERVE** 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

CHAPTER 3  
LAND USE

- ensure the safety of townspeople, and to avoid the economic loss caused by floods.
- C. 5. Review commercial projects for adequate open space, waste disposal methods and possible impact on surface or ground water, or soil.

REVITALIZATION

Revitalization of Camp Verde’s historic downtown is a major concern not only to maintain the viability of this area, but also to give residents and visitors a sense of place. It is therefore important to implement effective long-range planning that ensures the economic success of this area and to avoid incompatible land uses by ensuring adjacent development is compatible and sensitive to the needs of the Main Street area, including the adjacent Fort Verde State Historic Park.

In the case of the Historic Town site, it is important to develop a sound economic market that supports quality residential and employment opportunities while maintaining the historic integrity of the area and providing a town center residents and visitors can identify with.

IMPLEMENTATION GUIDELINES

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

The Land Use Element does not reflect the intended zoning of individual parcels, but rather generalized desired future land use. The boundaries between use and density designations noted on the map are not precisely fixed.

AMENDMENTS TO THE ~~LAND USE~~ CHARACTER AREA 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

**CHAPTER 3**  
**LAND USE**

Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the 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 **Character Area** 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 **Character Area** 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"> <li>• A change in the functional classification of existing or planned public roadways.</li> </ul>	X

CHAPTER 3  
LAND USE

<ul style="list-style-type: none"> <li>The relocation or displacement of existing or planned public roadways.</li> </ul>	
Proposed development uses more than 15 acre-feet* of potable** water per year***	X
Any land use amendment contiguous to property previously amended through the minor amendment process.	X
Contiguous to a growth area and 100 acres or greater in size	X
Not contiguous to a growth area and 25 acres or greater in size	X
Text change in conflict with approved General Plan	X

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

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

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

The benchmark of 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.



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**From:** B.J.Davis <beejdavis@centurylink.net>  
**Sent:** Tuesday, June 24, 2014 2:19 PM  
**To:** nortonchip@gmail.com; gregoryblue@hotmail.com; jjhosden@aol.com;  
dkfreeman@npgcable.com  
**Cc:** Kendall Welch; Rob Witt; bgordon285@hotmail.com; Brenda Hauser; Irene Rezzonico;  
Jane Whitmire; Olive Fox; Steve Estes; Tony Gioia; summerplacepecanfarm@yahoo.com;  
Steve Ayers  
**Subject:** Additional Wording proposed to be added to Land Use Element

Commission Members,

Here are four statements proposed to be added to the Vision section of the Land Use Element. As background, the Sub-Committee discussed expanding the Vision with some additional areas to focus people reading it as to what we value and want to see in Camp Verde's future. These statements are in draft form but I wanted you to have them before the Thursday meeting so we do not have to read them verbatim at the meeting. Please read and consider them, and edit them if you desire.

I see a number of actions we can take on these including:

- a. Editing them and adding them to the Vision section of the Land Use element.
- b. Adding them to another Element of the General Plan
- c. Not adding them at all to the General Plan.
- d. Some combination of the above.

Thanks for reading these in advance of the meeting.

Note: I have copied many of the pertinent Sub-Committee members so they have these all in one location and can read them in advance and comment on them at the Worksession.

Cheers,

B.J. Davis  
P & Z Chairman

### **1. General Development Statement:**

"While Camp Verde places great value on its rural atmosphere we also acknowledge that well designed commercial development is a critical component of our future and provides much needed revenue. Projects that will bring additional revenue to the community will be considered on all appropriate parcels."

### **2. State Land and Open Space Statement:**

"Regarding State Trust Land property within the corporate boundaries of the Town of Camp Verde, these parcels (particularly near the intersection of State Highway 260 and General Crook Trail) constitute important and valued open space viewscapes. They also hold important naturally occurring hydrologic properties such as drainage and recharge. These key natural functions can be preserved, even in a developed state, by utilizing a clustered development scheme.

Here, residential units are arranged in clusters strategically sited to accommodate easy access to transportation, shopping, employment, and recreation. Developers often benefit because these designs usually reduce the costs of site development and increase the market price of individual plots in comparison with traditional subdivisions. In these types of developments, water consumption as well as energy consumption fall, as compact growth reduces lot sizes, landscape irrigation, water features, ponds, and pools.

Open space between clusters is preserved to allow for wildlife passage, view sheds, preservation of native vegetation, and natural water cycle dynamics. These corridors are well suited to the use of rural technologies for storm water management which can avoid the necessity of expensive curbs, gutters, oversized detention structures and storm sewers. Instead, the development's storm water management system can be responsive to the land's natural water cycle systems.

The design of storm water management systems in cluster developments can maximize overland flow and combine the use of plants and landforms to slow, hold, and treat runoff from new development and use it for landscape irrigation. Outdoor applications are the largest consuming use of water in residential areas, with irrigation of lawns and non-native plants contributing significantly. In the clustered development, employing existing native vegetation in the open space corridor and xeriscaped home sites, the demand for potable water for landscape irrigation is essentially eliminated."

### **3. Commercial Activities on Beaver Creek and the Verde River Statement:**

"Considered one of the most important (as well as last) free flowing rivers in the southwest, the Verde River constitutes the most highly valued resource among all the communities in the valley bearing its name. The Verde River is a central feature in the Town of Camp Verde and has long contributed to the economy of the town, particularly within the realm of agriculture.

With the town seeking new means of stimulating commerce within its bounds, increased river recreation as well as other uses are deemed worth pursuing. The river offers fishing, floating, kayaking, swimming, birding, and a host of eco-tourism attractions ranging from the scientific to the simple pleasure of relaxation in nature. Increased activities among these realms offers opportunities for new businesses to thrive in the areas of sporting equipment sales or rentals, outdoor apparel, and guide services, to name a few.

Exploitation of any resource requires care. In the case of this river and its watershed – with demands already seriously impacting water volume and quality – any increased use must be met with careful planning to mitigate foreseeable negative impacts. A bed and breakfast or restaurant near or overlooking the waterway has tremendous potential for success – with equal potential for harm. The town will need to ensure negative impacts from commercial activities are sufficiently regulated and monitored. Developing more or larger public access can be a real boon to the town, but must be managed in a manner consistent with the most conservative of outdoor ethics that will ensure preservation of the native qualities of this important waterway."

### **4. Agriculture Statement:**

**Version 1:** "The rich agricultural lands within the Camp Verde area have served the needs of Central Arizona for nearly 2000 years. That agricultural tradition is preserved and supported by the community today in its commercial farms, residential gardens, roadside produce stands, vineyards, wineries, agro-tourism venues, historic ranches and an emerging appreciation for sustainable agricultural practices, development and research. As such, the Camp Verde community places a high value on the ecological factors that have provided for its agricultural abundance as well as its unique setting."

**Version 2:** "Camp Verde is a center for agriculture for Central Arizona including traditional crop and livestock production, emerging sustainable agriculture methods and is a destination for agricultural and ecological tourism where learning, sharing and development of new ideas concerning agriculture abound."

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