

**AGENDA**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY MARCH 12, 2015**  
**6:00 PM**

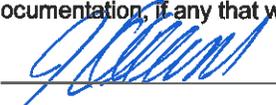
**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. 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. **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:**  
February 12, 2015 – General Plan Work Session  
February 26, 2015 – General Plan Work Session
  - b. **Set Next Meeting, Date and Time:**  
March 26, 2015 – General Plan Work Session
5. **Discussion, Public Input and Commission Consensus on the introductions for ten Character Areas.**
6. **Discussion, Public Input and Commission Consensus on Chapter 3, Land Use.**
7. **Adjournment**

Next Sub-Committee Meetings  
March 18, 2015

Next General Plan Work Sessions  
March 26, 2015

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 3-9-15 3:00PM

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

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

**MINUTES DRAFT**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY FEBRUARY 12, 2015**  
**6:00 PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm.

**2. Roll Call**

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

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

**3. Pledge of Allegiance**

Commissioner Burnside 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:**

January 29, 2015 – Regular Session

**b. Set Next Meeting, Date and Time:**

February 26, 2015 – General Plan Work Session

**On a motion by Blue, seconded by Freeman, the Consent Agenda passed unanimously. Burnside abstained due to his absence.**

**5. Discussion, Public Input and Commission Consensus on possible name change for the 260 Corridor Character Area to 260 West – Requested by Mr. Bill Jump from the General Plan Sub-Committee.**

Kathy Davis explained to Commission that the change is request is so that the description carries symmetry with the 260 east character area.

It is the Consensus of the Commission to change the name of the 260 Corridor Character Area to 260 West.

**6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementations for Gateway Entrances for those Character Areas involved.**

Kathy Davis indicated that she has researched and provided information to the Commission regarding gateways and how they are defined in other areas including Arizona gateway communities including Payson and how to keep the community as a desirable place, preserving historic areas, connections to geo tourism, etc.

Goal: Create Inviting Gateways

Implementation Strategy:

1. Implement information sources and signage to welcome visitors and promote Camp

- Verde's unique character.
2. Implement sources and signage which inform visitors about attractions in the Verde Valley.
  3. Design improvements for safe and efficient traffic flow to local businesses and amenities.

**Gateway Entrances:**

1. Town Boundary on State Route 260 coming east from Cottonwood – Welcome.
2. I-17 and State Route 260 area
3. I-17 and Middle Verde Road
4. Finnie Flat and State Route 260
5. South Main Street and State Route 260
6. State Route 260 at the Town boundary coming west from Payson
7. General Crook Trail and 1-17
8. Montezuma Castle Hwy. at the entrance to Montezuma Castle National Monument
9. General Crook Trail & State Route 260

Emily Diver handed out Gateway entry pictures and examples for the Commission to review for consideration.

Jim Switzer questioned if the gateways would include maps of the town and if food/motel/attractions would be listed. Suggested a welcome sign as well as a central sign for visitors to look at for information regarding town.

Steve Ayres indicated that at 3 of the potential gateways there will be round-about which will offer great potential for signage and gateways and ADOT has become slightly more lenient regarding signage laws.

Ayers explained that local business owners have requested signage as a priority to help promote traffic through town with a common directional look.

Blue indicated that he felt it important to discuss details on the Gateways due to the current time frames with ADOT and the Hwy 260 project.

Norton discussed the first two strategies and recommended replacing implement with utilize and remove the comma after Camp Verde's.

Kathy Davis clarified for the Commission that the Town is a gateway and there are entrances into the gateway community.

Burnside indicated that he agrees with Norton on change of implement to Utilize but feels that the first two strategies are redundant. Burnside also questioned where signage would be placed and indicated that the right of passage and private property must all be taken into consideration when making decisions.

Freeman suggesting rewording the 2<sup>nd</sup> strategy and feels there is a difference between the two.

Ayers suggested including the verbiage to #2 Utilize informational sources and signage which direct, inform and promote unique character and attractions.

Freeman used the example of Winslow Arizona and their signage and pamphlet information that promotes their town and suggested Camp Verde follow suit.

It is the consensus of the Commission to remove strategy #2 and reword the first strategy to read: Utilize sources and signage to welcome, direct, inform and promote Camp Verde's unique character and its environs.

After further discussion, it is the consensus of the Commission to reword the third implementation strategy to read: Promote improvements for safe and efficient flow. Commission also agreed to remove any suggested forms of signage.

Commission also discussed and agreed to the addition of an implementation strategy to read: Coordinate with land owners, businesses and government entities at gateway entrances.

**7. Adjournment**

**On a motion by Burnside, seconded by Parrish, the meeting adjourned at 7:32 pm.**

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
Michael F. Jenkins – Community Development  
Director, Planning & Zoning

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 12th day of February, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Marie Moore, Recording Secretary

**MINUTES DRAFT**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**  
**THURSDAY FEBRUARY 26, 2015**  
**6:00 PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm.

**2. Roll Call**

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

Absent: Commissioner Burnside.

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

**3. Pledge of Allegiance**

Commissioner Parrish 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:**

No Minutes for approval

**b. Set Next Meeting, Date and Time:**

March 12, 2015 – General Plan Work Session

**On a motion by Freeman, seconded by Parrish, Council unanimously approved the Consent Agenda.**

**5. Discussion, Public Input and Commission Consensus on consistent proposed Goals and Implementations language for all of the Character Areas.**

Assistant Planner Jenna Owens reviewed the proposed Goals and Implementation language for all of the Character Areas.

**260 West.**

Commissioner Freeman questioned Goal E and asked if the Verde River Recreational area included Clear Creek. Owens indicated that it is considered a tributary.

**Finnie Flat –**

Chairman Davis requested adding the Verde River Recreational Plan as Goal E.

**Downtown –**

No comments from commission.

**260 East-**

No comments from commission.

**Middle Verde-**

Owens indicated she added the Verde River language twice and would correct that.

**Pecan Lane –**

Chairman Davis requested a word change for Goal E, Strategy 1. to read “meet stated goals” rather than “the above goals”.

**McCracken –**

No Comments from commission.

**Quarterhorse/Rancho Rio Verde -**

No Comments from commission.

**Salt Mine -**

No Comments from commission.

**Clear Creek –**

Commissioner Blue questioned if the representatives from SRMG had followed up with the Department regarding their requests and the meeting previously attended. Owens indicated they had not but that she had included their property in the chart.

**6. Adjournment**

**On a motion by Norton, seconded by Freeman, the meeting adjourned at 6:25 pm.**

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
Planning & Zoning

CERTIFICATION I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 26th day of February, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Marie Moore, Recording Secretary

## **Downtown**

Camp Verde's downtown did not become a commercial and residential district until the late 1890's. Prior to that the area was part of the Fort Verde Military Reservation. By the early 20<sup>th</sup> century, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop a handful of homes and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street. A "Town Site" was platted in 1918.

Today's residential section is an eclectic collection of bungalows, cottages, manufactured and site-built homes making up a high density neighborhood. Downtown Character area is envisioned as a pedestrian friendly commercial corridor with entertainment venues, shops and restaurants. It is also home to the Town of Camp Verde's government offices.

In 2003, when State Route 260 bypassed the downtown, funds were allocated for a beautification program which constructed the sidewalks, curb, gutter and landscaping that defines the current streetscape. Additional plans have been made to create a trail that links the downtown commercial area with the library and Rezzonico Family Park, which is located at the north end of the character area and adjacent to the Verde River.

## **Clear Creek**

Located at the southeast end of Camp Verde, the Clear Creek Character Area is defined by two distinguishing elements, the Verde Lakes Subdivision along the creek and the White Hills which overlook the area from the north. With the exception of its eastern border with the Quarterhorse and Rio Rancho Character Area, Clear Creek Character Area is surrounded by Forest Service land. Straddling the lower reaches of West Clear Creek, the Verde Lakes subdivision is a high density neighborhood defined by a mix of modular, manufactured and site built homes. The Town of Camp Verde acquired ownership of several lots along the creek after repeated flooding

The White Hills portion was known as the "Garden Reservation" after it became part of the Fort Verde Military Reservation in 1887. Soldiers farmed the area along the creek for several years. Two irrigation ditches constructed in the late 1800's still serve properties in the area. A defining feature of the upland landscape, the White Hills were formed from the sediments laid down by a freshwater lake that existed between 10 and 2 million years ago.

In 1912, two wells were drilled in the area after a noted geologist speculated there was oil to be discovered. Both came up dry. Today the only significant commercial enterprise is a gypsum mine that supplies the cement plant in Clarkdale.

## **Quarterhorse and Rancho Rio Verde**

The Quarterhorse and Rancho/Rio Verde Character Area is considered one of the most beautiful residential areas of town, comprised of mostly custom homes built on large irrigated lots and or acreage. It is bordered by the Verde River, West Clear Creek and Forest Service property. It is also home to the original settlement in the Verde Valley, the Historic Clear Creek Church and the Clear Creek Cemetery, the last resting place of many Camp Verde pioneers.

Like the Salt Mine and Pecan Lane Character Areas, the Quarterhorse and Rancho Rio Verde Character Area is an integral part of irrigation fed green belt that defines the streams and adjacent properties that flow through Camp Verde.

Unique to the character area are the open spaces and abundant farm land, legacies to the community's rich agricultural past. In fact, the original 200 acre farm cleared by the first settlers remains a farm to this day. It is a landscape that continues to offer opportunities as the popularity of boutique wineries and local agriculture continues to grow.

## **Salt Mine**

Named for a deposit of salt laid down 2 million years ago by a receding freshwater lake and eventually mined by the prehistoric and historic occupants of the area, the Salt Mine Character Area comprises a distinctive view-shed of Prescott National Forest and Arizona State Land open space and riparian greenbelt. Seen from Interstate 17 as the highway passes down Copper Canyon, the Salt Mine Character Area is for many their first view of Camp Verde.

The residential neighborhoods, which follow the path of the Verde River, are a mix of high density subdivisions, small farms, ranchettes and custom homes on varying size lots. Because the area was the closest tillable land to the military reservation, the remnants of Camp Verde's rich agricultural past are dominant in the Salt Mine Character Area

Although the salt mine provided employment for many Camp Verde residents during the Great Depression, it is today a curiosity to rock hounds and a sacred site for Native American people. Since the mine closed in 1934, economic activity in the area has been limited to agriculture and ranching. Serviced the Verde Ditch, which dates back to 1868, the character area still supports pecan groves, cattle pastures and roadside farm stands.

## **Pecan Lane**

The Pecan Lane Character Area is defined by a towering row of stately pecan trees planted in 1927-1928. So spectacular, it was added to the National Registry of Historic Places in 2002 as a Rural Historic Landscape. The nearly century-old trees provide a canopy of shade all summer, a scenic drive during the when their leaves turn gold and a favorite place to search out pecans as when they begin to drop in winter.

The area is bordered on the east by Wet Beaver Creek and the White Hills of the Prescott National Forest and along the south by the Verde River. It includes Cliff Castle Casino, owned and operated by the Yavapai-Apache Nation, the Camp Verde Unified School District complex and Hauser and Hauser Farm, an iconic open space for which an effort is currently underway to establish a conservation easement. Commercial growth is planned along Middle Verde Road and Montezuma Castle Highway.

The southern half of the character area is served by the Eureka Ditch, the newest of Camp Verde's irrigation canals, built immediately after the government opened the area to settlers in 1895. Overlooking Wet Beaver Creek and the Verde River is a distinctive white rock mesa that offers outstanding views of the Town.

## **Middle Verde**

West of Interstate 17, north of State Route 260 and adjacent to the Yavapai-Apache Middle Verde Reservation lies the Middle Verde Character Area. Like nearly all the land west of I-17, the character area was once part of the Rio Verde Indian Reservation, created in 1871 and dissolved just four years later. At 900 square miles it was once largest Indian reservation in Arizona.

The two dozen residential communities within the character area are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The OK Ditch, Verde Ditch and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. The uplands are defined by the stark White Hills that provide the northern boundary.

What land is not residential is for the most part Forest Service property, limiting the commercial opportunities in the character area. Nevertheless, plans are underway for a boutique vineyard and the Yavapai-Apache Nation operates a thriving recreational vehicle park on property adjacent to Interstate 17.

## **McCracken**

The smallest of the eight character areas, McCracken is tucked against the White Hills on the north, State Route 260 on the south, open space on the east and the Verde River on the west. What land within the character area that is not residential is managed as open space by the Red Rock Ranger District of the Coconino National Forest. There is no commercially zone property within the McCracken Character Area.

In the late 1880's a group of resident contemplated the creation of the Enterprise Ditch, which if completed would have watered much of the land within the character area. The proposed ditch was among the largest ever contemplated and the only major irrigation project for which a water right was applied for but was never completed.

The residential properties are all low density, varying in size from an acre to more than ten acres. Many of the properties extend into the meander land along the Verde River offering private access to the riparian corridor along the Verde River.

## **260 East**

The 260 East Character Area consist of a mosaic of Forest Service land, The Verde Ranger Station of the Prescott National Forest, an 80 acre tract owned by the Camp Verde Unified School District, the Town of Camp Verde's wastewater treatment plant and a 118-acre parcel the Town of Camp Verde has designated for a future Community Park.

There is also a commercially zone area on the south side of State Route 260 with a developed business park and numerous available commercial lots. There are no residential properties within the character area.

Although it sounds like an unlikely combination, the 260 East Character Area has a good deal of potential for future recreational facilities. The 118-acre community park plans call for soccer-football fields, baseball fields, trails, equestrian facilities and other outdoor recreational amenities.

Like the adjacent McCracken Character Area, views consist of the White hills to the north and the Verde River's tree-lined canopy to the west and south.

## **260 West**

When the Town of Camp Verde incorporated in 1986, a line was drawn out State Route 260 west of Interstate 17 with the intention of developing a commercial corridor along the roadway. The intention has moved closer to reality with the Arizona Department of Transportation's decision to fund a road widening project that will take place between 2016 and 2018.

Over the years a number of businesses have been established along the roadway and along Old State Route 279, which parallels SR260. The list includes a wildlife park production wineries, aggregate mining, construction and trucking companies, storage facilities and an indoor shooting range. In addition, Yavapai County has built a road department facility and a justice facility at Cherry Road, which includes a sheriff's substation, courts, a jail complex and county offices. The Yavapai Apache-Nation has also eyed the corridor as it seeks economic opportunities for its people.

Although residential properties are sprinkled throughout the character area, the six mile long 260 West corridor, which parallels the Verde River on the northeast border and borders Forest Service land on the southeast, is seen as the Town's largest business corridor. Six roundabouts planned for the roadway will provide access to approximately 2,000 acres of commercial and industrial property on the north and south side of the roadway. State Route 260 also accesses the Prescott National Forest, including the Hayfield Draw OHV Recreation Area.

### **Finnie Flat**

Named for the Finnie family, early pioneers to the Camp Verde community, this character area is viewed as both a residential and commercial growth area for the town. In fact, it already contains some of the community's newest and largest residential subdivisions along with numerous commercial businesses.

The character area is bordered on the north by the Verde River and on the west by State Route 260 and Interstate 17 and on the south by the Prescott National Forest. The intersection of SR260 and I-17 has long been a commercial hub for the town, with numerous motels, restaurants, shops and gas stations catering to tourists and residents alike. A new campus for Northern Arizona Healthcare at the intersection of Finnie Flat Road and State Route 260 has become a stimulus for other new business.

The Industrial Drive section, is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. Plans call for the future development of residential subdivisions and commercial properties that are part of the Simonton Ranch development, a new home of the Verde Valley Archaeology Center and a riverfront trail.

CHAPTER 3  
LAND USE

VISION STATEMENT

Camp Verde is a community with a rural character. Land use within the Town and study area should be patterned in such a manner as to create a sustainable community while respecting the rural setting. We are a town which encourages appropriate development which is well balanced.

INTRODUCTION

The physical characteristics in the geographic study area of the General Plan largely determine Character Areas. 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 27,040 acres of which the National Forest Service administers approximately 40%. Retaining some lands as open space and public recreational 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	10,918	40.37%
Private	13,161	48.67%
Public Facilities	289	1.07%
State Trust Land	994	3.68 %
Yavapai-Apache Nation Reservation	1,678	6.21 %
<b>Approx. Total Acres</b>	<b>27,040**</b>	<b>100%</b>

\*All figures are approximate.

\*\* Figure provided by

**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 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 brings over a million visitors every year.

The topography of the Town consists of river valleys, hills and mesas that create steep sloped areas, (ten percent plus slope), of approximately 4,400 acres within the incorporated Town boundaries. These areas, including the Black Hills, White Hills and Wingfield Mesa, are therefore recommended to remain as public lands to avoid negative environmental impacts.

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

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**LAND USE**

Another magnificent view is from Interstate 17 from Phoenix going north toward Flagstaff from the top of the Copper Canyon 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. Along with residential property, much of this land is National Forest and State Trust Land.

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.

Historically, the largest land use for the Town has been lower density, one dwelling per two (2) acres, residential with residential agricultural in the form of family gardens and orchards, lending to the Town’s rural atmosphere

**Town of Camp Verde**

(Figures provided by Yavapai County GIS Department)

<u>LAND USE</u>	<u>APPROX. TOTAL ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Open Space	1,698	6.3%
Public Lands	9,058	33.5%
Agriculture	1,441	5.3%
Rural Residential	5,581	20.6%
Low Density Residential	1,721	6.4%
Medium Density Residential	882	3.3%
High Density Residential	502	1.9%
Public Facilities	289	1.1%
Commercial Use	2,236	8.3%
Mixed Use	201	.7%
Mixed Use – Commercial/Industrial	316	1.2%
Industrial Use	281	1.0%
Natural Resources	307	1.1%
Yavapai-Apache Nation	1,678	6.2%
Roadways	849	3.1%
<b>Approx. Total Acres</b>	<b>27,040**</b>	<b>100%</b>

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\*All figures are approximate.

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.

### Per ARS§ 9-461.05 General plans; authority; scope

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

### Camp Verde Non-Residential Zoning Districts referred to in the Land Use Element Charts:

- **RS DISTRICT** (Residential and Services)
- **C1 DISTRICT** (Commercial: neighborhood sales and services)
- **C2 DISTRICT** (Commercial: general sales and services)
- **C3 DISTRICT** (Commercial: heavy commercial)
- **PM DISTRICT** (Performance Industrial)
- **MI DISTRICT** (Industrial: general)
- **M2 DISTRICT** (Industrial: heavy)
- **PUD DISTRICT** (Planned Unit Development)
- **OS DISTRICT** (Open Space resource conservation zone)
- **AG DISTRICT** (Agricultural)

### Definitions:

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

**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.

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**LAND USE**

**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.

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

**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.

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

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

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

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

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

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

**M2 District (Industrial: Heavy)** - The M2 Districts accommodate areas of concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation,

## CHAPTER 3 LAND USE

and the availability of public services and facilities. It is the intent of these districts to provide an environment for industries that is unencumbered by nearby residential or commercial development.

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

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

**In addition to the above listed land use designations, the community recognizes three Special Planning Districts: Historical Town Site, Entertainment District and State Route 260 Annexation.**

**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.

**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.

### **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 recommends an area for higher densities, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.*

The Land Use Element does not reflect the intended zoning of individual parcels, but rather generalized desired future land use.

### **AMENDMENTS TO THE CHARACTER AREA LAND USE CHARTS**

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

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

**State Law Requirements for Amending the Land Use**

State Law Requirement	Major Amendment	Minor Amendment
Public Notice in Newspaper	Yes	Yes
Letter to Property Owners within 300'	Yes	Yes
Property is Posted	Yes	Yes
P&Z Commission Public Hearing	Yes	Yes
Council Public Hearing	Yes	Yes
2/3 Council Vote Required	Yes	No
Simple Majority Council Vote	No	Yes
Town Council Resolution Needed	Yes	Yes
Scheduled Once A Year for All	Yes	No
Scheduled Throughout the Year	No	Yes
Subject to Referendum	Yes	Yes

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the 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.

CHAPTER 3  
LAND USE

- Request for 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 Character Area Land Use Chart change is a major or minor amendment. A Major Amendment is any proposal that meets any one of these criteria.

**Major General Plan Amendment Criteria**

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

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

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

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

\*\*\* The Benchmark of the 15 Acre Feet of Potable water per year was identified the previous 2005-2015 General Plan and was approximately 1.2% of the projected potable water use for Camp Verde.

A more current Build-Out Calculation was performed for this General Plan update utilizing the previous 15 Acre Feet of Potable water Benchmark and an assumed 2.15 persons per housing unit as extrapolated from the 2010 U.S. Census Data. Also, all data for this Build-Out calculation was taken from the “Water Demand and Conservation Assessment for the Town of Camp Verde” (WDCA), as prepared by Western Resource Advocates dated April, 2014.