

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY APRIL 09, 2015
6:30PM

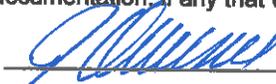
Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:30 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a **majority of Council members may be present at these meetings.** It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc., please contact Community Development Director Mike Jenkins at (928) 554-0051 or visit our website at www.campverde.az.gov.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **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:**
 - March 12, 2015 – General Plan Work Session
 - March 26, 2015 – General Plan Work Session
 - April 02, 2015 – Special Session
 - b. **Set Next Meeting, Date and Time:**
 - April 23, 2015 - General Plan Work Session
5. **Discussion, Public Input and Commission Consensus on Chapter 3,**
 - **Update on State Route 260 proposed project.**
 - **Land Use table calculations on pages 3.1 and 3.2 & 3.3.**
 - **Under ‘Major Amendments’ the second and third bullet points on page 3.5.**
6. **Discussion, Public Input and Commission Consensus on the “Introductions” for each Character Area.**
7. **Adjournment**

Next Sub-Committee Meetings
April 15, 2015

Next General Plan Work Sessions
April 23, 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: 4-7-15 3:00 PM

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 MARCH 12, 2015
6:00 PM**

1. Call to Order

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

2. Roll Call

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

Also present; Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Vice Chairman Freeman 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:

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

On a motion by Burnside, seconded by Blue, the Commission unanimously approved the Consent Agenda.

5. Discussion, Public Input and Commission Consensus on the introductions for ten Character Areas.

Asst. Planner Jenna Owens reviewed each area with Commission:

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 20th 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.

Commissioner Norton questioned if the commission was discussing the content of Character Area's or if they would be finalizing word usage. Asst. Planner Owens indicated that content was being reviewed during the meeting.

Commissioner Burnside indicated that he felt the word eclectic should be replaced with a better synonym. Tom Pitts recommended that adding the day of incorporation for the Town. Burnside suggested including that recommendation in a statement at the end of the document.

Cathy Davis indicated that the subcommittee envisioned the introduction as a half page with a photo. Norton suggested trying to figure out better word usage at another time and requested including verbiage regarding the State Park.

It was the consensus of Commission to add the incorporation date in the document and replace the word eclectic with the word diverse.

Commission directed staff to take all recommendations back to the subcommittee for "word-smithing" and revision with the addition of commission recommendations.

Commission also suggested embellishing the information regarding the library and Rezzonico Park.

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.

Commissioner Norton suggested last sentence of 1st paragraph should be deleted as well as the last sentence of the last paragraph because he felt that it isolates only one enterprise and suggested deleting it as well.

It is the consensus of the Commission that if the Gypsum Mine is to be included other businesses should be as well.

Norton suggested more inclusion of Clear Creek.

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.

Commissioner Burnside indicated that the 3rd sentence has a typo "and" should be removed.

Commissioner Norton indicated that this character area has been written nicely and suggested that the other areas mimic such wording.

Commissioner Blue suggested including commercial industries to include farmers markets, wood yard, and other commercial industries.

Councilman George requested that the pecan farms be included.

Freeman indicted that this was written in a very appealing manner
Commissioner Burnside suggested removing the first part of paragraph 2 and to begin at "Quarterhorse."

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.

Commissioner Norton requested revision of paragraph 1 as it is a compound run on sentence.

Commissioner Burnside requested adding that the mining equipment can be found at the Smithsonian. Burnside also questioned the sentence indicating the "...rich agricultural past are dominant..."

Commissioner Freeman would like to change the 4th paragraph to mention more about the history and heritage of the mine.

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.

Commissioner Freeman suggested including road side stands as well as Jackson Flats View Shed.

Commissioner Norton suggested removing "wet" from Beaver Creek. Commission discussed the removing specific names of businesses and the specifics put toward the establishment of a conservation easement.

Tom Pitts indicated that although the casino isn't in town jurisdiction, it is a link to the town and feels it would be beneficial to include information regarding the enterprise. Commissioner Burnside suggested defining and identifying the area that the last sentence in the second paragraph refers too.

Commissioner Freeman suggested adding "limited commercial growth".

Commissioner Burnside requested that uses and areas are identified as done in other areas.

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.

Commissioner Burnside suggested mentioning "Exodus" as it is an important historical fact that is still recognized.

Tom Pitts suggested the adding of a few words for word flow such as "the" in the last line and "Nation".

Commissioner Burnside suggested including the Yavapai Apache Nation more than has been and especially in this area.

Cathy Davis indicated that she felt this character area doesn't have a strong opening statement and could use revision.

Councilman Bruce George recommended the mention of Rainbow Acres.

Commissioner Norton indicated he didn't find the last paragraph appealing and there are more positive things that include regarding heritage and the Yavapai Apache Nation that would assist the paragraph.

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.

Tom Pitts commented on some grammatical corrections.

Commissioner Freeman suggested rewording paragraph 1 to be more positive and either shortening or removing paragraph 2.

Commissioner Norton suggested removing the last two sentences of paragraph 1.

Commissioner Burnside indicated that he didn't feel it was necessary to describe the area as the "smallest" as no other areas are described in comparison.

It was the consensus of the Commission to speak with residents in the area to find out more information regarding the area for more descriptive wording.

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.

Commission discussed that there are residences in the area, but no residentially zoned areas.

Commissioner Norton requested removing the wording that begins the last paragraph as he feels it is negative and not appealing for potential businesses.

Commissioner Burnside suggested including historic trails in the area.

Commission discussed that views coming into the area should be included in the general plan.

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.

Commissioner Norton suggested the last paragraph would be more suitable as a first paragraph with some editing. Norton indicated the middle paragraph needed revision including the lack of attention given to the Yavapai Apache Nation.

Chairman Davis had suggested in written request to include the new sewer, etc. Freeman suggested using more descriptive wording for the area information.

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.

Commissioner Burnside suggested removing the last sentence in second paragraph.

Councilman Bruce George indicated he would like to see the archeological center get its own paragraph.

Commissioner Freeman suggested including the history and culture of the Pueblo land. Commissioner Norton indicated he felt it was good to refer to the medical center as when people consider moving to an area, having a medical center is an attraction.

Commissioner Freeman questioned if high speed internet should be included.

Commissioner Norton questioned if there is more that could be included in the description.

Commissioner Blue stated that he would like to see a re-write coming from the subcommittee as he feels they are aware of the route the commission is trying to go.

Commissioner Freeman feels that residents and businesses in the area should be contacted and included.

6. Discussion, Public Input and Commission Consensus on Chapter 3, Land Use.

On a motion by Burnside, seconded by Norton, Commission voted unanimously to set item 5 on the agenda for the meeting scheduled on March 26, 2015.

7. Adjournment

On a motion by Burnside, Seconded by Norton, the meeting adjourned at 7:57pm.

Chairman B.J. Davis
Planning & Zoning

Michael F. Jenkins Community Development Director

CERTIFICATION I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission 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 March, 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

**DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106
THURSDAY, MARCH 26, 2015 at 6:30 p.m.**

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

1. Call to Order

Chairman David called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman B. J. Davis, Commissioner Hisrich, Blue, Parish and Burnside are present.
Vice Chairman Norton and Commissioner Freeman were not present.

Also Present

Community Development Director Michael F. Jenkins, Assistant Planner Jenna Owens, and Recording Secretary Lynn Riordan.

3. Pledge of Allegiance

Commissioner Blue led the pledge.

4. Consent Agenda:

After discussion and upon a motion by Commissioner Burnside, seconded by Commissioner Blue, the commission unanimously voted to approve the Consent Agenda with the following corrections/amendments:

a. Approval of Minutes: February 5, 2015 General Plan Work Session

Chairman B. J. Davis requested the February 5, 2015 Minutes be corrected (No. 7) to read "Chairman B. J. Davis attended a public meeting held by Steve Ayres at the Crystal Lattice..."

b. Set next meeting, Date and Time

Commissioner Burnside requested the next meeting, Date and Time be corrected to read "April 2, 2015 – Special Session".

5. Discussion, Public Input & Commission Consensus on Chapter 3, Land Use.

Chairman Davis advised that the CHAPTER 3 LAND USE has been updated to include a vision statement, introduction of Character Area amendments, statement of Character Areas, appendix and definitions.

After commission discussion and consideration, including input/comment from Mike Jenkins and public comment and suggestions from Tony Gioia, Brenda Hauser and Tom Pitts, for the clarification of purpose, correction of language and sentence structure, it was the consensus of the commission to modify CHAPTER 3 LAND USE as follows:

VISION STATEMENT (P 3.1, paragraph 1, sentence 2) modified to read: Camp Verde embraces its existing business community and welcomes new businesses and the need to develop commercial opportunities for its citizens. *No other changes to VISION STATEMENT.*

INTRODUCTION (P 3.1, paragraph 1, sentence 2 and 3) modified to read: Camp Verde has identified 10 Character Areas that have been defined by common unifying characteristics of its neighborhoods and/or land area, including physical characteristics, historical use, current land use patterns, environmental qualities and cultural identities. Land use decisions are made on whether they will uphold or strengthen the character of each area. *No other changes to INTRODUCTION.*

CURRENT LAND USE CHARACTER (P 3.2, paragraph 1, sentence 2 and 3) modified to read: Its lush riparian areas are visually appealing and provide habitat for several species of migrating birds and indigenous wildlife. Tourists come year round to Camp Verde not only because of its great beauty and nostalgia, but also because of the Fort Verde State Historic Park and nearby Montezuma Castle National Monument, which attract many national and international visitors annually. *No changes to Table 3.2*

(P 3.2, paragraph 6, sentence 1, 2, and 3) modified to read: East of Interstate 17 on State Route 260 to Finnie Flat Road, the land use is presently commercial. With State Route 260 West of Interstate 17 undergoing expansion with ____ (# of intersections to be researched and provided by Mike Jenkins) new intersections and four lanes, the improved traffic flow will make this location suitable for higher intensity commercial uses. The existing availability of water, electric, natural gas and fiber optics and the addition of sewer service and high-speed internet will make this improved corridor a key area for new commercial development. Other prime commercial areas are Finnie Flat Road, Downtown, 260 East and Middle Verde Road near I-17. *No changes to*

Table 3.2

(P 3.3, paragraph 3, sentence 2) modified to read: The entertainment district is a specific area in downtown Camp Verde designated by the Town Council wherein certain permitting exceptions may be allowed. *No other changes to CURRENT LAND USE CHARACTER.*

AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS *No changes to Table 3.4.*

At the request of Commissioner Burnside, Major Amendments will be placed on the next Work Session Agenda. Mike Jenkins will research Town Code, designated growth areas and density transfers and provide current information to the Commission.

(P 3.6, paragraph 2) is deleted in its entirety. *No other changes to AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS.*

IMPLEMENTATION GUIDELINES (P 3.6, paragraph 1, sentence 1) modified to read: The Character Areas do not reflect the intended zoning of individual parcels, but rather generalized desired future land use. *No other changes to IMPLEMENTATION GUIDELINES.*

GENERAL DEFINITIONS P 3.8, paragraph 1, sentence 1 & 2) modified to read: Character Area – Character Area is the term given to an area-based approach to land use planning. It is an approach that identifies and interprets the notable qualities and historic features that unite like neighborhoods and/or land areas. *No other changes to GENERAL DEFINITIONS.*

6. Discussion on the General Plan Work Session Schedule

Chairman Davis advised that the Commission is currently slightly behind schedule with the General Plan, and he feels it is critical to get back on schedule so that the General Plan can be prepared for the public before ratification. In order to get back on schedule, the Commission will consider two Character Areas per Work Session beginning next month, and if necessary, an additional P & Z Work Sessions will be scheduled. Chairman Davis will prepare and submit to each Commission a revised schedule for consideration at the next Work Session.

Commissioner Burnside requested the meeting be opened up for discussion on the Simonton Ranch Amendments and Development Agreement. Chairman Davis advised that the Simonton Ranch Development Agreement was not on the Agenda for this meeting. Mr. Jenkins advised that the development agreement is between the Town and the developer, and it will be placed on the P & Z Commission Agenda after review by the Town Attorney, and when it is ready for P & Z consideration.

Commissioner Burnside requested the Commission put an item on the Agenda each meeting that allows the Commission to discuss matters that are not specifically stated as Agenda Items.

Adjournment. Commissioner Hisrich made a motion to adjourn the meeting at 8:06 p.m. Motion seconded by Commissioner Blue. Motion passed unanimously.

Chairman B. J. Davis

Michael F. Jenkins – Community Development Director

CERTIFICATION

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

Dated this _____ day of _____, 2015.

Lynn Riordan, Recording Secretary

DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY APRIL 02, 2015
6:30 PM

1. Call to Order

Chairman Davis called the meeting to order at 6:30 pm.

2. Roll Call

Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Hisrich, Norton and Parrish. Commissioner Hisrich arrived at 6:31 pm.

Also present: Community Development Director Mike Jenkins, Deputy Public Works Director Troy Odell, Asst. Planner Jenna Owens, Economic Development Director Steve Ayers 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:**
As Needed

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

Tom Pitts addressed Commission notifying that the bill for crowd funding was signed by the governor today.

6. Public Hearing, Discussion and Possible Recommendation for approval (or denial) to Council on Use Permit 20150033, an application submitted by Joe Link – agent for owner Altman Land & Cattle III & IV, LLC of parcels 403-15-002Y, and a portion of 403-15-003C. The Use Permit will allow an operation that will mine, quarry and extract natural resources from the property which will be a total of 195.33 acres. The property is located on State Route 260 at milepost 214.27 on parcels 403-15-002Y & 403-15-003C.

On a motion by Blue, seconded by Norton, Commission unanimously recommends approval to Council on Use Permit 20150033, an application submitted by Joe Link – agent for owner Altman Land & Cattle III & IV, LLC of a portion of parcel 403-15-002Y, and a portion of 403-15-003C with clarification regarding the annual review and location to an entrance gate to allow traffic to turn around. The Use Permit will allow an operation that will mine, quarry and extract natural resources from the property which will be a total of 195.33 acres. The property is located on State Route 260 at milepost 214.27 on parcels 403-15-002Y & 403-15-003C.

Mike Jenkins introduced Andy Grosetta, owner of property, Joe Link, agent and civil engineer of project, Community Development Director Steve Ayers and Deputy Public Works Director Troy Odell.

Jenkins explained that the ordinance under consideration is under Town Code rather than as a use permit through Community Development. Jenkins explained that with this situation, if there are any violations or issues, the matters would be taken directly to council.

Jenkins read the town code regarding mining and quarrying and indicated that mining is allowed in any zoning district with council approval as well as a 300 ft property buffer and the impacts that should be considered.

Chairman Davis questioned the wording regarding the buffer zone. Jenkins explained that 300 ft is the default set back.

Jenkins indicated that the plan presented by the applicant would eventually be modified in some or many ways. Jenkins explained that even if the Commission were to approve this application, there are several other agencies that the applicant will have to receive permits from in order to begin operation and once all requirements are met with those other agencies, then the mining Use Permit will be issued.

Jenkins explained that there are several regulated items including washes, dust control and noise. Davis inquired about the town's dust control enforcement, Jenkins explained that the other agencies involved will have control over dust control. Deputy Public Works Director, Troy Odell explained that there could be a stipulation added to the permit if necessary.

Jenkins outlined the requirements from the applicant for the requested Use Permit and indicated that the Staff recommendations are as follows:

A bond be posted in the amount of reclamation as estimated by an Arizona Civil Engineer and that this bond remain in effect until such time that the town releases the bond. Also, the Town needs to be listed as the single beneficiary of the bond or as determined by the Town Attorney.

A time frame of one year shall be allowed the applicant to obtain all other agency permits or the Use Permit would need to be brought back before Council for review.

Once all permits have been submitted to the satisfaction of staff, a final Engineers Cost Estimate of the total restoration of the site per an updated Excavation and Reclamation plan will be required and reviewed by staff and once an administrative approval has been reached by the Town Engineer, Community Development Director and Town attorney, a notice to implement the Use Permit shall be issued to the applicant and the applicant may begin mining.

The use permit shall be reviewed by Council annually starting one year, or close to, from the notice of implementation and continuing for 9 additional years for a total of 10 years. At the end of the 10 year period, the Use Permit will expire. If the applicant wishes to renew the Use Permit and not have any interruption with the mining process, the applicant should submit an application for a new Use Permit at least 8 months before the expiration date. There is no guarantee that any subsequent Use Permit will be approved by Council and will be decided upon the prior years of operation and adherence to the conditions for the approval of the Use Permit or any new impacts to the surrounding properties.

Chairman Davis indicated that he liked the idea of a review process but expressed concern that if there were changes made the Town would not have much ability to enforce them outside of what is already permitted. Jenkins indicated that impacts to the property and surrounding areas should be reviewed and considered annually as well.

Jenkins informed commission of notifications mailed to surrounding neighbors and responses received back to the town including Camp Verde Water, ADOT, APS, Camp Verde Fire District, Yavapai County Flood Control, Yavapai County Environmental Services, and the Town of Camp Verde Community Development and Public Works.

Public Hearing open:

Applicant/Agent, Joe Link, addressed Commission and explained that all potential permits were listed in the application as well as room for any other permits that may become necessary during the process. Mr. Link explained that an archeological report and biological report have been completed and passed and the process has now reached the point for a Use Permit.

Commissioner Blue questioned the applicant regarding the requirements of the Fire District in reference to the hydrant requirements. Mr. Link indicated at this point he anticipated an above ground tank for usage. Blue suggested that because road work would be in the process it would be beneficial to link to the water system.

Commissioner Norton inquired if it would be possible if the project could be started before the State Route 260 expansion project and materials mined from the location it could potentially be used for the project.

Commissioner Burnside inquired if the fire district indicated a location for the hydrant. Mr. Link stated that no location was specified or determined at this time.

Burnside inquired why the applicant was unsure if other permits were needed. Link indicated that if one kind of permit is required than another permit would be required and visa-versa.

Nancy Tackett requested that natural vegetation be used to hide the appearance of the project from State Route 260 and requested eye appealing signage.

Rick Tackett, Camp Verde Water System representative explained the plans for the water system with the State Route 260 expansion project and an indication of what is usually required from the fire district if the property is fed by a well.

Nancy Ware questioned the access used to remove the soil and if it would be temporary. Mr. Link explained the location of the round-about would be the initial driveway entrance and the 2nd entrance would be a right in- right out, meaning there would be no left turn available. Link explained that all driveway entrances would require ADOT permits.

Mr. Link explained the aesthetics issues, noise, visibility and security are points of berms and as far as landscaping, natural vegetation among straw rolls and requirements from ADEQ and the storm water pollution permits would be implemented. Link discussed permanent and temporary fencing as well as town requirements.

Commissioner Hisrich inquired about the anticipated employment opportunity. Link explained that this would be a materials yard for the current CEMEX operation. Link stated that at this time he did not anticipate the need for sewage, etc. because there would not be a permanent structure on the location. Hisrich also stated his concern with the verbiage used regarding the maximum setbacks.

Mr. Link addressed the concern of the mining ordinance and setback limitations and feels that it was put into the code as a maximum the council can impose.

Commissioner Norton questioned what role ADOT would have in the process. Link explained that ADOT would have to issue a driveway permit regarding the right-away and their additional requirements.

Commissioner Burnside questioned why a site plan was created without utilizing the 300 feet maximum. Link explained that this was inclusive of the pits, not the mining operations.

Link also explained that the typical general setback requirement is 2 feet and the road, and mining equipment could be within the buffer zone. Burnside inquired where the location of the entry gate would be and suggested that a large enough access and turn around area be available for motorist who potentially could get lost in the round about.

Community Development Director Mike Jenkins informed the Commission that staff interprets the setback requirement to include not only mining pits but equipment as well.

Tom Pitts stated he wanted to applaud staff for all the work put into getting the application to this process and feels that this concept is beneficial to the community and a positive step toward what the Town's economic goal currently is.

Steve Ayers expressed that CEMEX has deep roots in the town and has always worked with in the Town's rules and regulations and they provide quality jobs. There isn't a significant amount of sales tax collected from the mining directly but it is collected once the material is sold.

Ayers also questioned the aesthetics issue and the berms that will be created as well as the 300 feet extensions built by ADOT could be removed, and recommended a stipulation of reclamation be addressed.

Commissioner Davis questioned if the property would be of better use in ten years rather than being tied up by allowing the mining operation to proceed.

Nancy Tackett informed Commission that currently the tax generated is \$37.00 annually and with the progression of this application it will move to approximately \$16,000 annually.

Commissioner Freeman questioned what would happen if the operation was not successful and what reclamation opportunity the Town would have rather than waiting out any additional time left in the permit. Jenkins explained that the Council will have the ability to expire the permit at any time. Freeman suggested the necessity of more clarity on the matter.

Chairman Davis indicated that the only way the town could rescind the use permit would be if the applicant had violations and therefore additional wording should be included stating that if there is a period of inactivity, the town would have the ability to consider expiration of the permit at that time.

Commission discussed if it would be suitable to move forward with a recommendation or rather bring the matter back to Commission after review from the Town Attorney.

Commissioner Blue indicated that he was comfortable with giving a recommendation with indication of the Commission's concerns.

Commissioner Norton indicated he supported making a decision tonight, he did not agree with the 300 foot buffer zone and doesn't feel it would be wise to have stipulations on activity of the property. Norton also indicated he spoke to a neighboring business who would be affected by this mining and the individual is in full support of progression for the project.

Deputy Public Works Director, Troy Odell indicated that the Town will require a complete reclamation of the property aesthetically which will make the property more appealing than it currently is.

Commissioner Burnside questioned the detail of the berm showed on the plans and what it represented as well as recommended that the buffer be equal to the height of the berm used. Burnside addressed his concern to the location of the entry gate and inquired when the reclamation plan would start after the use of the property was complete and a time frame of completion. Link explained reclamation would begin after the expiration of the permit, there would be a one year time limit to complete reclamation of the property.

Burnside questioned what "deals" were happening between staff and the applicant due to the fact that staff had not submitted a recommendation to Commission. Mr. Link stated there were no "deals" and explained again to commission that exact set backs are not known at this time, but again the Council can only impose a maximum of 300 feet. Link indicated all items would have to be addressed with drainage reports as well.

Commission directed staff to confer with Town attorney regarding example stipulations and the inclusion of the reclamation time frame after the expiration of the use permit.

There will be no Public input on the following items:

7. Commission Informational Reports:

None

8. Staff Comments

None

9. Adjournment

On a motion by Parrish, seconded by Freeman, the meeting adjourned at 8:39 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 2nd day of April, 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

CHAPTER 3
LAND USE

VISION STATEMENT

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

INTRODUCTION

Camp Verde has identified 10 Character Areas that have been defined by common unifying characteristics of its neighborhoods and/or land areas including physical characteristics, historical use, current land use patterns, environmental qualities and cultural identities. Land use decisions are made on whether they will uphold or strengthen the character of each area. Decisions made on this basis maintain a connection to the past and preserve the positive, while defining a way forward for future appropriate and sustainable development. To remain sustainable, Camp Verde must be responsible with the maintenance and future use of its land, air and water resources.

CURRENT LAND USE AND CHARACTER

The Land Use Element honors current land ownership and 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.

Table 3.1 - Town of Camp Verde Land Ownership

<u>LAND OWNERSHIP</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	10,918 8,763	40.37% 32.41%
Private	13,161	48.67%
Public Facilities	289 357	1.07% 1.32%
State Trust Land	994 3,081	3.68 % 11.39%
Yavapai-Apache Nation Reservation	1,678	6.21 %
Approximate Total Acres	27,040	100%

* Figures provided by Yavapai County GIS Department.

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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 provide habitat for several species of migrating birds and indigenous wildlife. Tourists come year round to Camp Verde not only because it's great beauty and nostalgia, but also because of the Fort Verde State Historic Park and nearby Montezuma Castle National Monument, which attracts many national and international visitors annually.

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, valuable view sheds, and numerous archeological sites, Wingfield Mesa is not suitable for development.

Another magnificent view is from Interstate 17 coming north from Phoenix 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.

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.

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

East of Interstate 17 on State Route 260 to Finnie Flat Rd., the land use is presently commercial. With State Route 260 west of Interstate 17 undergoing expansion with new intersections and four lanes, the improved traffic flows will make this location suitable for higher intensity commercial uses. The existence of water, natural gas, electricity and fiber optics, and the addition of sewer service and high speed internet will make this improved corridor a key area for new commercial development. Other prime commercial areas are Finnie Flat Road, Downtown, 260 East, and Middle Verde Road near Interstate 17. The individual Character Areas also define specific sites appropriate for commercial development.

Table 3.2 - Town of Camp Verde Land Use by Area

<u>LAND USE</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Public Lands	9,058 8,763	33.5% 32.41%
Rural Residential	5,581	20.6% 20.64%
Commercial Use	2,236	8.3% 8.27%
Low Density Residential	1,721	6.4% 6.36%
Open Space	1,698 1,696	6.3% 6.27 %

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LAND USE

Yavapai-Apache Nation	1,678	6.2% 6.21%
Agriculture	1,441	5.3% 5.33%
Medium Density Residential	882	3.3% 3.26%
Roadways	849	3.1% 3.14%
High Density Residential	502	1.9% 1.86%
Mixed Use – Commercial/Industrial	316	1.2% 1.17%
Natural Resources	307 536	1.1% 1.98%
Public Facilities	289 357	1.1% 1.32%
Industrial Use	281	1.0% 1.04%
Mixed Use	201	.7% 0.74%
Approximate Total Acres	27,040	100%

* Figures provided by Yavapai County GIS Department

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 Fort Verde State Historic Park. Additional information for this designation is found in the portion of this element that addresses revitalization and in the History & Culture Element.

Entertainment District - This is defined as an area in downtown Camp Verde with a significant number of entertainment, artistic, and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios or galleries, restaurants, bars, and other related facilities. The entertainment district is a specific area in downtown Camp Verde, designated by Town Council

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 under Prescott National Forest stewardship, 45.14 acres are privately owned and 2.56 acres belongs to the Camp Verde Water System.

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AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS

Arizona Revised 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 Statutes gives requirements for how amendments can be made to the General Plan.

Table 3.3 - 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.

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

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LAND USE

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 Character Area changes for parcels located within designated growth areas shall not be considered a major amendment.
- Density transfers within a designated growth area shall not be considered a major amendment.

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

Table 3.4 - Major General Plan Amendment Criteria

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

CHAPTER 3 LAND USE

CHARACTER AREAS

The ten individual Character Areas within the Town of Camp Verde are defined in detail following this general introduction. Those descriptions identify the character, existing land use and future land use goals for each of the Character Areas, which are:

260 West
Finnie Flat
Downtown
260 East
Middle Verde
Pecan Lane
McCracken
Quarterhorse/Rancho Rio Verde
Salt Mine
Clear Creek

APPENDIX

Implementation Guidelines, Non-residential Zoning District Descriptions and General Definitions

IMPLEMENTATION GUIDELINES

The Character Areas do not reflect the intended zoning of individual parcels, but rather generalized desired future land use.

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

NON-RESIDENTIAL ZONING DISTRICTS

Camp Verde Non-Residential Zoning Districts referred to in the following Character Area 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)

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- **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)

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

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

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

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

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

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

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

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

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OS District (Open Space resource conservation zone) – 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.

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

GENERAL DEFINITIONS:

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

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

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

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.

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

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

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

Commissioners, The Subcommittee and Kathy Davis in particular, has put a lot of work into revising the Character Area Introductions per your request. I would ask that you all take the time to read these in detail and come to Thursday's meeting with your comments already thought thru. That way we can move this issue forward and I believe put the Land Use Element to bed.

Thank you in advance for your efforts. B.J. Davis,
Chairman

Draft Introductions for Camp Verde Character Areas

Downtown

Downtown Camp Verde is the heart of its historic past. At the center is Fort Verde, established in 1865. By the late 1890s, Camp Verde became a commercial and residential district. By the early 1900s, Main Street boasted a general store, saloon, boarding house, blacksmith shop, barber shop, a handful of homes, and the community's first school, located in what had been the hospital for Fort Verde. In 1909, the Lower Verde Reservation was added at the south end of Main Street, which is now part of the Yavapai Apache Nation. Several historic buildings have been preserved: The fort became Fort Verde State Historic Park; Wingfield general store and White Hills trading post now contain several small businesses; and the 1914 grammar school currently houses the Camp Verde Historical Society. The elementary, high school, and gym built in the 1940s-1950s now serve as town government offices and community center. Camp Verde was incorporated in 1986.

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

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

Clear Creek

Clear Creek is the southeastern gateway for Camp Verde. It has two distinguishing elements; the Verde Lakes planned neighborhood along the creek bearing its name, and the White Hills cliffs that overlook the area from the north. Straddling the lower reaches of West Clear Creek, a perennial stream, the Verde Lakes neighborhood is a high density residential area. A singular feature is a large pond with houses around the perimeter and a community park. In addition to the residential area are some homes on larger, pasture acreage, a vineyard, and a small commercial businesses. A gypsum mine is located on Forest Service lands in the hills across SR 260 from the residences.

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

The White Hills formation, the defining feature of the upland landscape to the east, were formed from sediments laid down by a freshwater lake that existed between 10 and 2 million years ago. The Clear Creek area is surrounded mostly by Forest Service lands, which offer abundant opportunities for recreation. The roads to two popular recreation places, Clear Creek and Fossil Creek, are accessed from this locale. Nearby are prominent archeological sites -- Clear Creek site on the White Hills cliffs to the north and Wingfield Mesa site to the south. West Clear Creek collects water from several drainages of the Mogollon Rim and can be a quiet trickle or a roaring rush. It is a critical tributary of the Verde River.

Quarterhorse/Rancho Rio Verde

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

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

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

Salt Mine

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

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

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

Pecan Lane

Pecan Lane is defined by a towering row of stately pecan trees planted in 1927-1928. So spectacular, it was added to the National Registry of Historic Places in 2002 as a Rural Historic Landscape. The nearly century-old trees provide a canopy of shade all summer and a scenic drive during autumn when the leaves turn gold. The Eureka Ditch, built immediately after the government opened the area to settlers in 1895, serves the southern half. A large family farm draws hundreds of locals and visitors to its popular summer vegetable and fruit stand. In 2014 a conservation easement was acquired to **keep this place,**

Hauser and Hauser's farm, for agriculture in perpetuity and continue the town's agricultural history as well as open space. Montezuma Castle Highway connects central Camp Verde with the Yavapai Apache Nation's cultural center, casino, and hotel complex and other businesses in the area. This center of commerce is in a position to grow providing more amenities.

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

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

Middle Verde

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

Middle Verde has variety -- the Yavapai Apache Nation reservation, an agricultural history dating to the 1860s, concentrated commercial enterprises near I-17, and Forest Service lands to explore. The Yavapai Apache Middle Verde Reservation is the central administrative site and housing location. The Nation provides services to its members, including medical, social, judicial, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and I-17.

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

McCracken

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

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

Much of the McCracken area is Forest Service lands on the White Hills and a small section of the Verde River. Entry to the river and hills is limited; however, access points and a trail along the river are being planned by the town.

260 East

260 East is a focal industrial area on the east side of Camp Verde. There is a commercially zoned area on the both sides of State Route 260 with a developed business park and numerous available commercial lots on the south. The area offers ideal business locations that are near town and on busy SR 260 for easy access. South of this commercial development, a small medium density residential neighborhood exists.

In addition to commercial properties, it consists of a mosaic of an 80 acre tract owned by the Camp Verde Unified School District, Town of Camp Verde's wastewater treatment plant, and Forest Service lands with the Verde Ranger District Office for the Prescott National Forest. There is also the 118-acre parcel the Town of Camp Verde has designated for a future community park. It has a good deal of potential as a future recreational facility that proposes soccer-football fields, baseball fields, trails, equestrian facilities and other outdoor recreational amenities. Views consist of the White Hills to the north and the Verde River's tree-lined canopy to the west and south.

Finnie Flat

Named for the Finnie family, early pioneers to the Camp Verde community, this area contains some of the community's newest and largest residential subdivisions in the southeastern portion. Distinct neighborhoods are found along Finnie Flat Road, South Cliffs Parkway, South 7th Street, and SR260 with mostly high densities dwellings including two planned developments. Along the Verde River, a couple old farm properties are found. At the center of the Finnie Flat area is an available housing development property with nearby infrastructure. A small section of Arizona state land is in the southwest corner, which has livestock grazing.

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

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

260 West

260 West is the primary road from I-17 to other communities and attractions in the Verde Valley. SR 260 is the town's largest business corridor and has high traffic, which makes the area perfectly situated for business, industrial, and residential growth and development. ADOT and the Town of Camp Verde

are currently facilitating road and infrastructure improvements in order to expand the commercial corridor.

Over the years a number of businesses and government entities have been established along SR 260. Immediately west of the I-17 junction is a busy traveler center. 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. A wildlife park widely draws visitors. An industrial sector is on Old SR 279, which parallels SR260, with multiple businesses including production wineries, construction and trucking companies, aggregate mining, fencing, etc.

The Yavapai Apache Nation Middle Verde Tribal Community maintains diverse commercial enterprises and a residential area here. The Nation continues to seek economic opportunities for its people, using its land in the area. In addition to the Yavapai Apache Nation neighborhood, there are other distinct and varied residential areas scattered mostly in association with the Verde River. Low density housing is typical, yet there is a planned development.

This area borders the Verde River on some of its eastern boundary, but access is limited. However, there is plenty of access to Forest Service lands to the west with many trails and roads, including Cherry Creek road that crosses the Black Hills going to small neighborhoods and connecting to SR 169 to Prescott. Hayfield Draw OHV recreation area is along SR 260.