



AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY NOVEMBER 12, 2015 6:00PM

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:**
 October 1 – Special Session
 October 8 – General Plan Work Session
 - b. **Set Next Meeting, Dates and Times:**
 November 13, 2015 – Open Meeting Law Training (9AM-NOON)
 November 20, 2015 – Town Council Work Session (8AM-11AM)
 December 3, 2015 – Special Session (6:30PM)
 December 10, 2015 – General Plan Work Session (6PM)
5. **Discussion, Public Input, and Commission Consensus on Chapter 4 – Economic Development.** Continued from the October 8, 2015 General Plan Work Session.
6. **Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.** Continued from the October 8, 2015 General Plan Work Session.
7. **Adjournment**

Next Sub-Committee Meeting:
December 3, 2015 - Thursday
Community Development Dept. Office

Next General Plan Work Session:
December 10, 2015 – Thursday

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: 11/5/15 By 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.

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 OCTOBER 1, 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, Norton, and Parrish are present. Commissioner Hisrich is absent.

Also present: Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, Building Official Robert Foreman, 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:**
No Minutes for Approval
 - b. **Set Next Meeting, Date and Time:**
As Needed
No action was taken on this item.
5. **Call to the Public for Items not on the Agenda**

None.
6. **Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150245, an application submitted by Mrs. Sue Mesa, agent for Mr. Ignacio M Mesa, owner of parcel 404-13-013D, which is 10.09 acres. The property owner is requesting a Use Permit to allow for Agri-Tourism in a residential neighborhood zoned R-R (Residential-Rural) for the purpose of selling and operating a wine tasting room as authorized by Arizona Domestic Farm Winery License #13133013. Agri-Tourism is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit. The property is located at 4053 E State Route 260, in Camp Verde, Yavapai County, Arizona.**

On a motion by Commissioner Norton, seconded by Vice Chairman Freeman, the Commission recommends for approval to Council, Use Permit 20150245, an application submitted by Mrs. Sue Mesa, agent for Mr. Ignacio M Mesa, owner of parcel 404-13-013D, which is 10.09 acres. The property owner is requesting a Use Permit to allow for Agri-Tourism in a residential neighborhood zoned R-R (Residential-Rural) for the purpose of selling and operating a wine tasting room as authorized by Arizona Domestic Farm Winery License #13133013 with the following stipulations:

- *Per Arizona Department of Transportation (ADOT), should the use increase additional improvements at the entrance may be required.*
- *Per the Camp Verde Fire District, should the entry gate be locked after closing then a knock box will be required.*

- *Provide suction water pipe at an accessible location for fire water as approved by the Camp Verde Fire District and supply adequate supply for fire protection as determined by the Camp Verde Fire District.*
- *Per the Building Official, as a condition of the Use Permit approval for Clear Creek Vineyard & Winery LLC a Commercial Tenant Improvement Building Permit Application along with As-Built Plans will be required by the Building Division in order to change the use and occupancy of the existing Residential Barn (Group U Occupancy) into a Commercial Wine Tasting Room (Group A-2) Occupancy) and Wine Processing Facility (Group F-2 Occupancy). The applicant should note that the Certificate of Occupancy from the Building Division will not be issued until this item has been completed.*
- *This Use Permit shall be in perpetuity.*

Agri-Tourism is an allowed use under the R-R (Residential-Rural) District in the current Planning & Zoning Ordinance with a Use Permit. The property is located at 4053 E State Route 260, in Camp Verde, Yavapai County, Arizona.

All Commissioners are in favor. Motion passes unanimously.

Community Development Director Michael Jenkins read the definition of Agri-Tourism to the Commission out of the current Planning and Zoning Ordinance. Jenkins also read in detail from the staff report items that the applicant and staff had completed as well as information and comments that had been received from various agencies that were notified regarding the Use Permit application. Jenkins also explained the current and proposed development conditions of the property and concluded his presentation with the approval recommendation from staff.

Various Commission members such as Chairman Davis, Commissioners Norton and Burnside questioned and indicated their concern in the wording of the requirements for Agri-Tourism within the existing R-R (Residential-Rural) zoning district and agreed the wording of the existing requirements under Agri-Tourism would need to be addressed and discussed in further detail at a later date in time.

Commissioner Burnside questioned the reason for the six month stipulation/condition being placed on the permitting of the existing winery by the Building Official. Building Official Robert Foreman explained that this condition is already stated in the current Planning and Zoning Ordinance and was a reasonable recommendation.

Chairman Davis declared the public hearing open.

The property owner, Ignacio Mesa, gave a brief presentation to the Planning and Zoning Commission and used an aerial photograph of the property to explain his intentions of how the property is to be developed and the process he plans to follow.

Town Council Member and Camp Verde Resident, Bruce George, addressed the Commission and explained that the applicant had previously come forward at a Council Meeting expressing concerns that they were unable to start their business. George indicated that after that Council Meeting the Mesa's graciously allowed the Mayor and himself to tour the property. George closed by stating that he felt the Mesa's have diligently attempted to comply with the Town's requirements and supports the recommendation of approval to Town Council.

Tom Pitts made a brief statement of support toward the application and stated that he feels it is a step forward and a positive business for Camp Verde.

Kris Metzler stated to the Commission that it was difficult for him to run a small winery boutique due to all of the planning and zoning regulations. Metzler indicated his strong support toward the approval of the Mesa's application.

Chairman Davis declared the public hearing closed.

Community Development Director Michael Jenkins indicated that the Planning and Zoning Ordinance allows for a time limit to be placed on the use permit and that the Commission would need to determine the time limit. Jenkins also stated that there was still an issue of an adequate water supply capacity for the Camp Verde Fire District.

Commissioner Burnside recommended striking a time limit on the use permit. Vice Chairman Freeman agreed with Commissioner Burnside's recommendation. Commissioner Blue recommended the use permit be in perpetuity with Chairman Davis agreeing as well.

There will be no Public input on the following items:

7. Commission Informational Reports:

There were no Commission Informational Reports given.

8. Staff Comments

Assistant Planner Kendall Welch stated that the Commission Members had received an invitation to attend the presentation at Town Hall on November 13th regarding the Arizona Open Meeting Law. Welch requested that the Commission RSVP if they interested in attending.

9. Adjournment

On a Motion by Commissioner Blue, seconded by Vice Chairman Freeman, the meeting adjourned at 7:47 pm.

Chairman B.J. Davis
Planning & Zoning Commission

Michael Jenkins
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission 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 1st day of October, 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
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
473 S. MAIN ST. STE. 106
THURSDAY OCTOBER 8, 2015 6:00PM

1. Call to Order

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

2. Roll Call

Chairman Davis, Vice Chairman Freeman, Commissioner Blue, Burnside, Hisrich are present. Commissioner Norton and Parrish absent.

3. Pledge of Allegiance

Commissioner Hisrich 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:

September 24, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

October 16, 2015 – Joint Work Session with Town Council (Tentatively 8AM-11AM)

October 22, 2015 – General Plan Work Session

On a motion by Commissioner Hisrich, seconded by Commissioner Freeman, the Commission unanimously approved the consent agenda. Commissioner Burnside abstained from voting.

5. Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.

Continued from the September 10, 2015 General Plan Work Session.

It is the consensus of the Commission that Page 1-4, 6 are acceptable with the changes made.

Page 5 changes are to be made as follows:

The first paragraph shall be moved under the table to the second paragraph. Commissioner Blue indicated that he felt the paragraph was misleading with the current wording.

The second line beginning with “Table 6” has a typo error “structure” as well as in the heading of the table.

Commission discussed the information listed in the Table 6 in depth. Commissioner Blue indicated he didn't feel the numbers listed were correct. Commissioner Hisrich indicated he felt the Recreational Vehicle Parks information should be stricken as it doesn't represent the same type of information as the other residential structure types. Commissioner Blue indicated he favored leaving the information due to the fact that RV Parks provide affordable permanent housing in the area.

Commission came to the following consensus regarding Table 6:

The comments section of the table shall contain definitions of the residential structure types from Yavapai County. Another column shall be added and referred to as approximate unit count. There should be a note or disclosure included with the table indicating that a full definition can

be found at the appropriate website listed.

6. Discussion, and Direction to Staff regarding a possible Text Amendment to the current Planning and Zoning Ordinance under Part Two – Zoning Classifications, Section 203 – Use Districts, Item D – R-R District (Residential-Rural), Item 3. – Uses and Structures Subject to Use Permit, Item F. Agri-Tourism. Resource: Chairman Davis.

It is the consensus of the Commission for the following changes to be made to the current Planning and Zoning Ordinance under Part Two – Zoning Classifications, Section 203 – Use Districts, Item D – R-R District (Residential-Rural), Item 3. – Uses and Structures Subject to Use Permit, Item F. Agri-Tourism. It is also the consensus of the Commission to direct staff to add the text amendment as an Agenda item in the next regular meeting scheduled.

- f. Agri-Tourism, Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:
- 1) Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
 - 2) Ample on-site parking for normal business activity and provisions for special even overflow parking;
 - 3) Adequate separation distance, limitation of hours of operation, and/or additional measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially zoned property.
 - 4) Provisions for patrons' health, safety and comfort including but not limited to shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal and appropriate security.
 - 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism. (2015-A206)

7. Discussion, Public Input, and Commission Consensus on Chapter 4 – Economic Development. Resource: Community Development Director Michael Jenkins.

It is the consensus of the Commission that the following changes shall be made to the Chapter 4 – Economic Development element:

Vision Statement:

The Vision Statement shall read:

Camp Verde encourages and supports business growth and retention to give residents the ability to live, work and shop in the community. We strive to preserve our rich cultural history, agrarian heritage, and natural resources while fostering a resilient economy.

Commissioner Blue disagreed with the labeling of "western" and stated he liked the original statement and suggested striking all of the blue text as he felt it didn't pertain to economic development. Chairman Davis indicated he felt that the blue text represents balance in the economic development. Vice Chairman Freeman recommended removing the word "western" from the statement and leaving the rest of the text.

Introduction:

The Introduction paragraph shall read:

Camp Verde includes an Economic Development Element in its General Plan because of its relationship to other elements in the plan and its importance to the community. The economy and a community's economic development policies are critical factors that influence the quality of life for all citizens.

Economic development typically focuses on business growth through retention, expansion, and attraction. Expanding the tax base is directly related to the overall quality of life of the area, the services provided, and ensuring the local economy is sustainable over time.

Educational attainment is a key indicator to the overall health of the community. Graduation rates are relatively high at 99% compared to a state average of 96.5%. The graduation rate for the Camp Verde School District shows a steady increase in rates beginning in 2011. Camp Verde's four year graduation rates excel compared to Yavapai County and the State of Arizona results over the past 6 years.

It is also the consensus of the Commission that the Four Year Graduation Rate (2008-2013) Table shall be removed as it is already represented in a graph chart (figure 1). It is also the consensus of the Commission that the blue percentage change line on the graph chart (figure 1) shall be removed.

Chairman Davis also directed staff to provide the Commission with a clean copy of the information reviewed above without track changes shown at the next available General Plan Work Session meeting.

8. Adjournment

On a motion by Commissioner Burnside, seconded by Vice Chairman Freeman, the meeting adjourned at 7:38 pm.

Chairman B.J. Davis
Planning & Zoning Commission

Michael Jenkins
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 8th day of October, 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 4 ECONOMIC DEVELOPMENT

[Note: Clean Copy After 10/8/15 P&Z General Plan Work Session Consensus – For Review 10/22/15 P&Z General Plan Work Session]

VISION STATEMENT:

Camp Verde encourages and supports business growth and retention to give residents the ability to live, work and shop in the community. We strive to preserve our rich cultural history, agrarian heritage, and natural resources while fostering a resilient economy.

INTRODUCTION:

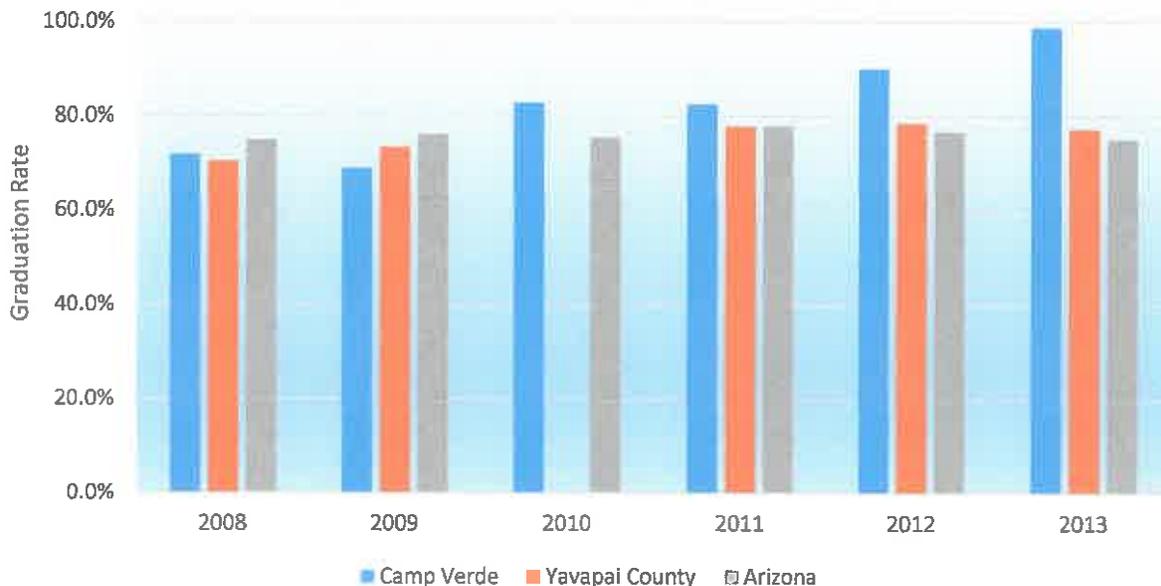
Camp Verde includes an Economic Development Element in its General Plan because of its relationship to other elements in the plan and its importance to the community. The economy and a community's economic development policies are critical factors that influence the quality of life for all citizens.

Economic development typically focuses on business growth through retention, expansion, and attraction. Expanding the tax base is directly related to the overall quality of life of the area, the services provided, and ensuring that the local economy is sustainable over time.

Educational attainment is a key indicator to the overall health of the community. Graduation rates in Camp Verde are high at 99 percent compared to a state average of 96.5 percent. The graduation rate for the Camp Verde School District shows a steady increase in rates beginning in 2011. Camp Verde's four year graduation rate excel compared to Yavapai County and the State of Arizona results over the past six years. See Figure 1 below:

Figure 1:

**Camp Verde School District Four-Year Graduation Rates
Compared to Yavapai County and State of Arizona (2008-2013)**



CHAPTER 4
ECONOMIC DEVELOPMENT

The chart below compares social characteristics from Yavapai County, the State of Arizona and the nation.

U.S. Census Bureau 2013 Demographic Comparisons

Social Characteristic	Camp Verde	Yavapai County	AZ	USA
High School Graduates/Equivalency, 25 Years Of Age Or Older	85.4%	88.9%	85.4%	85.6%
Bachelor's Degree or Higher, 25 Years Of Age Or Older	13.5%	22.8%	26.7%	28.9%
Home Ownership Rate (2010)	76.4%	70.8%	66.0%	65.1%
Persons Per Household	2.52	2.34	2.68	2.60
Median Household Income	\$38,871	\$42,987	\$49,774	\$53,046
Persons Below Poverty	24.5%	15.8%	17.9%	15.4%
Persons Under 19 Years Old	20.6%	20.7%	27.9%	26.6%
Persons 20 – 64 Years Old	58.4%	54.0%	57.7%	60.0%
Persons 65 Years Old and Over	21.0%	25.3%	14.4%	13.4%

In late 2014, citizens, landowners, agencies, policy makers, and other stakeholders were brought together to develop the Camp Verde Focused Future Strategic Plan for Community and Economic Development. The plan and its policy framework, which will serve as a stand-alone community and economic development plan once approved by Town Council, was used in 2015 to provide direction and information within this element.

CHAPTER 4
ECONOMIC DEVELOPMENT

[Original Goals From 2005 General Plan]

[Proposed Goals From Focus Future]

[Sub-Committee Recommendations, As Are Strike-Outs that appear in black and blue]

A. GOAL: CREATE AN ENVIRONMENT THAT ENCOURAGES BUSINESS GROWTH, RETENTION, REVITALIZATION AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

- A. 1. Encourage a variety of businesses that offer diverse employment opportunities require skilled and professional labor to locate within the Town limits.
- A. 2. Encourage businesses that offer a retail base to locate within the Town limits to offer residents the opportunity to purchase a wide variety of merchandise locally.
- A. 3. Utilize the Town's location at the crossroads of Interstate 17 and State Highway 260 and use both highways to encourage regional retail and distribution centers.
Utilize the Town's geographically central location within the State, and proximity to the major interchange of Interstate 17 and State Route 260, to encourage regional retail and distribution centers to locate within the Town.
- A. 4. Pursue and evaluate grants, studies, and regional economic development proposals that will provide a direct benefit to the community.
- A. 5. Encourage flexibility of small businesses to adapt to changing technological conditions, through training programs, perhaps linking their businesses through telecommunications to larger companies or markets.
- A. 5. 6. Encourage coordination with Town, Chamber of Commerce and local schools to provide a skilled workforce. Encourage the Town to collaborate with local businesses, economic organizations, schools, and colleges to create a skilled workforce.
- A. 6. Work with local businesses and development interests to identify processes that can be streamlined/optimized.
- A. 7. Recruit complementary businesses to support existing employers.

B. GOAL: MAINTAIN COMMUNITY VALUES AND PROVIDE A HIGH QUALITY OF LIFE FOR RESIDENTS AS AN ATTRACTIVE ECONOMIC ENVIRONMENT.

Implementation Strategy:

- B. 1. Retain the community's character and history by the redevelopment of the Town site. and celebrate the Town's history and rural character.
- B. 2. Commit, as a community, to Support quality education as a community.
- B. 3. Encourage activities and job opportunities for all residents.
- B. 4. Develop recreational amenities within the community.
- B. 5. Acquire Encourage acquisition or cooperative use of Federal, State and Floodplain privately owned lands to meet the community's need for public lands and open space.
- B. 6. Capitalize, as a community, on the many tourism opportunities in and around Camp Verde.
- B. 7. Actively enforce litter laws by coordinating with other agencies and private landowners to enforce illegal dumping laws. Continue enforcement of Town Ordinances to ensure public health, safety and welfare.
- B. 8. Encourage townspeople to actively participate in town government, town commissions and committees, Chamber of Commerce committees, service clubs, school boards, parent-teacher organizations, and other groups to ensure that programs being implemented keep with community values and a high quality of life.

CHAPTER 4 ECONOMIC DEVELOPMENT

- B. 9. Celebrate the Town's history and rural character.
- B. 10. Promote cooperation between the Town, Chamber of Commerce, local businesses and residents to work together on projects, ~~which create a better understanding of the community such as local trails system, community brochure, and active recreation programs and facilities that promote regional and statewide tournaments and other activities.~~ **to enhance the economic environment.**

C GOAL: ESTABLISH CAMP VERDE AS A DESTINATION, INCREASING VISITOR AND RETAIL TRAFFIC. ~~TO GROW THE TAX BASE.~~ [B6; Focus Area Tourism and Recreation, Goal 1 (Page 16)]

Implementation Strategy:

- C. 1. Define and implement a new five-year asset-based branding, marketing and self-promotion program for Camp Verde. [B10; a] **Encourage the creation of a branding, marketing and self-promotion program for Camp Verde.**
- C. 2. Implement a community amenity wayfinding package and improve signage along key corridors (i.e., I-17, SR 260). [B10; c] **Encourage improvement of signage along key corridors.**
- C. 3. Establish a Camp Verde visitor center along I-17 to promote tourism and hospitality activities. [B10; d] **Continue to develop a comprehensive multi-use trail network with stakeholders.**
- C. 4. Establish an outdoor, multifunctional venue (e.g., concerts, sports and games, festivals, community events, local vendors, etc.) by leveraging existing assets or investing in new amenities and better utilize existing indoor facilities. [B4, B10; e] **Support implementation of the Verde River Recreation Master Plan.**
- C. 5. Continue to develop a comprehensive multi-use trail network with strategic partners, including marking all trails/trailheads and updating trail network map. [B4, B5, B10; f] **Continue to implement historic preservation initiatives and the telling of Camp Verde's story.**
- ~~C. 6. Complete and implement Verde River Recreation Master Plan to help enlighten the future of potential recreational properties (i.e., Rocking River Ranch and Shield Ranch). [B5, B10; g]~~

B, D GOAL: PROVIDE ADEQUATE INFRASTRUCTURE TO SUPPORT AND GROW BUSINESS, TOURISM AND DEVELOPMENT. [N/A; Focus Area Infrastructure and Placemaking Development, Goal 1 (Page 19)]

Implementation Strategy:

- D. 1. **Encourage development to areas currently located on major collector roads where water, sewer and electric are existing & anticipated.**
- D. 2. Extend Encourage utilities and related infrastructure to "West 260" to support future commercial and industrial and commercial growth. [A3; a] **growth as appropriate.**
- D. 3. Protect, develop and expand light industrial land uses (i.e., in coordination with Yavapai County's sector strategy). [N/A; c] **In the design of the 260 Corridor create a plan to enable an aesthetic balance of community development and view sheds, utilize design opportunities in roundabouts, and preserve trail connectivity.**
- D. 4. Establish gateway monuments and leverage design opportunities with planned "West 260" roundabouts. [N/A; d] **Encourage a beautification program to improve the overall aesthetics of the community.**
- ~~D. 5. Facilitate and implement a downtown circulation plan (e.g., event traffic, bike, pedestrian, etc.) [N/A; e] [Relocate to Circulation Element?]~~
- ~~D. 6. Establish a beautification program to improve the overall aesthetics of the community (e.g., streetscape). [B7; f]~~

CHAPTER 4
ECONOMIC DEVELOPMENT

~~D. 7. — Support continued “complete street” design. [N/A; g] [Relocate to Circulation Element?]~~

~~D. 8. — Continue to implement historic preservation initiatives and the telling of Camp Verde’s story.
[B9; h]~~

~~C.  **GOAL: SUPPORT AND GROW LOCAL ENTERPRISES TO MAXIMIZE ECONOMIC OPPORTUNITIES.**
[A. Goal; Focus Area Business Development, Support, Attraction and Retention, Goal 1 (page 20)]~~

Implementation Strategy:

- ~~1. — Work with local businesses and development interests to identify processes that can be streamlined/optimized. [B8; a]~~
- ~~2. — Recruit complementary businesses to support existing employers. [A1; b]~~
- ~~3. — Encourage establishment and perpetuation of a business advocacy organization to support and promote retention of small businesses. [A6, B3, B8; c]~~

CHAPTER 4
ECONOMIC DEVELOPMENT

VISION STATEMENT:

Camp Verde will encourage business growth and retention to give residents the ability to live, work and shop in the community. Camp Verde should continue to grow at a rate of about three percent per year, putting the Town's population close to 12,300 by the year 2010.

INTRODUCTION:

Camp Verde is not required by Arizona Statute to have an Economic Development Element in its General Plan. However, its relationship to other elements in the plan and its importance to the community outside the framework of the General Plan are significant. The economy and a community's economic development policies are critical factors that influence the quality of life for both government and local citizens.

The economy and economic development policies are an important source of jobs, personal income, and tax revenues and perform vital roles in the health of any local economy. During public workshops, citizens expressed a desire for higher paying jobs, a variety of shopping opportunities, available health and medical care and affordable housing. The Economic Development Element will be crucial for providing the quality of life residents desire.

Demographic information provided from the 2000 United States Census indicates that a greater percentage of Yavapai County residents 25 years of age and older have a high school diploma or equivalency compared to state and country averages.

The median household income in Yavapai County is less than the state and country averages. Even with a lower median household income, the percent of residents below poverty is less in Yavapai County when compared to the state and national figures. However, Camp Verde, with a poverty rate of 14%, has a slightly higher poverty rate than the county, state and nation.

The charts below compare social characteristics from Yavapai County, the State of Arizona and the nation.

1999 Poverty Comparisons

Location	% Population in Poverty*
United States	12.4%
Arizona	13.9%
Yavapai County	11.9%
Camp Verde	14%

*Figures provided by U.S. Census 2000.

CHAPTER 4
ECONOMIC DEVELOPMENT

U.S. Census Bureau 2000 Demographic Comparisons

Social Characteristic	Camp Verde	Yavapai County	AZ	USA
High School Graduates/Equivalency, 25 yrs+	79.6%	84.7%	81%	80.4%
Bachelor's Degree or Higher, 25 yrs +	12%	21.1%	23.5%	24.4%
Mean Travel Time to Work, Workers 16+	28 min.	22.5 min.	24.9 min.	25.5 min
Home Ownership Rate	80%	73.4%	68%	66.2%
Persons per Household	2.5	2.33	2.64	2.59
Median Household Income -1999	\$31,868	\$34,901	\$40,558	\$41,994
Persons Below Poverty – 1999	14%	11.9%	13.9%	12.4%
Retail Sales per Capita – 1997	N/A	\$8,335	\$9,657	\$9,190
Persons Under 5 Years Old	6.1%	5.2%	7.5%	6.8%
Persons Under 18 Years Old	24%	21.1%	26.6%	25.7%
Persons 65 Years Old and Over	20.5%	22%	13%	12.4%
Grandparents As Caregivers				
Grandparents Living w/1 or More Own Grandchildren Under 18 Years	232	2,701	114,990	5,771,671
Grandparent Responsible for Grandchildren	116 (50%)	1,405 (52%)	52,210 (45.4%)	2,426,730 (42%)

In 1996, the Town Council accepted an economic development document sponsored by Arizona Public Service through the Focused Future Program. The Council never approved the document as an action plan for the Town. Citizen representatives formed the action team that researched and prepared the Focus Future Strategic Planning for Community Growth and Sustainability Study. At the time, the State of Arizona went through a planning process similar to Focused Future, which culminated in the development of an Arizona Strategic Plan for Economic Development (ASPED).

The 1998 General Plan listed the nine clusters identified in ASPED as primary business focus areas to encourage relocating to Camp Verde. Those focus areas are tourism and experience; food, fiber, and natural products; transportation/distribution; hi-tech industry; bio-industry; minerals and mining; environmental technologies; software; and optics. Since the Focused Future Strategic Plan was completed, the Town's population has increased by approximately 24 percent from 7,999 in 1997 to an estimated 9,940 in 2002.

In the seven years since the Council accepted the Focused Future development plan an enlarged medical center, two discount stores, and three convenience gas stations have located to Camp Verde. The Town has progressed to the next phase of the Focused Future plan by beginning the Focused Future 2 planning project.

CHAPTER 4
ECONOMIC DEVELOPMENT

Within the Town's boundaries but on the Yavapai-Apache Nation, a Casino, outdoor pavilion, bowling alley and two restaurants have been located. While the Town does not receive sales tax revenues from these activities, they do provide gainful employment to

residents. In addition, the Yavapai-Apache Nation's businesses serve as a destination to bring tourists to the area.

A. GOAL: CREATE AN ENVIRONMENT THAT ENCOURAGES BUSINESS GROWTH, REVITALIZATION AND EMPLOYMENT OPPORTUNITIES.

Implementation Strategy:

- A. 1. Encourage businesses that require skilled and professional labor to locate within the Town limits.
- A. 2. Encourage businesses that offer a retail base to locate within the Town limits to offer residents the opportunity to purchase a wide variety of merchandise locally.
- A. 3. Utilize the Town's location at the crossroads of Interstate 17 and State Highway 260 and use both highways to encourage regional retail and distribution centers.
- A. 4. Pursue and evaluate grants, studies, and regional economic development proposals that will provide a direct benefit to the community.
- A. 5. Encourage flexibility of small businesses to adapt to changing technological conditions, through training programs, perhaps linking their businesses through telecommunications to larger companies or markets.
- A. 6. Encourage coordination with Town, Chamber of Commerce and local schools to provide a skilled workforce.

B. GOAL: MAINTAIN COMMUNITY VALUES AND PROVIDE A HIGH QUALITY OF LIFE FOR RESIDENTS.

Implementation Strategy:

- B. 1. Retain the community's character and history by the redevelopment of the Town site.
- B. 2. Commit, as a community, to quality education.
- B. 3. Encourage activities and job opportunities for all residents.
- B. 4. Develop recreational amenities within the community.
- B. 5. Acquire Federal, State and Floodplain lands to meet the community's need for public lands and open space.
- B. 6. Capitalize, as a community, on the many tourism opportunities in and around Camp Verde.
- B. 7. Actively enforce litter laws by coordinating with other agencies and private landowners to enforce illegal-dumping laws.
- B. 8. Encourage townspeople to actively participate in town government, town commissions and committees, Chamber of Commerce committees, service clubs, school boards, parent-teacher organizations, and other groups to ensure that programs being implemented keep with community values.
- B. 9. Celebrate the Town's history and rural character.

CHAPTER 4
ECONOMIC DEVELOPMENT

- B. 10. Promote cooperation between the Town, Chamber of Commerce, local businesses and residents to work together on projects, which create a better understanding of the community such as a local trails system, community brochure, and active recreation programs and facilities that promote regional and statewide tournaments and other activities.

CHAPTER 7 HOUSING

[Clean Copy For Commission Consensus With Requested Changes To Table 6, For 10/22/15 P&Z Work Session]

VISION STATEMENT

Camp Verde provides a mix of residential densities to accommodate a variety of housing and lifestyle opportunities, while supporting the health, safety, and welfare of all residents by encouraging and actively seeking reasonably priced housing opportunities.

INTRODUCTION

Camp Verde is not required by Arizona Statute to include a Housing Element in its General Plan. However, the preservation and development of adequate housing in Camp Verde is a significant consideration for elected and appointed officials, as well as Camp Verde residents and business owners. Camp Verde's leadership recognizes that housing, one of the most basic human needs is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde has elected to include a Housing Element in its General Plan.

Central to the success of the Housing Element, is the following policy statement taken from the 2005 General Plan which reflects the commitment of the community to address existing conditions and meet goals:

The Town of Camp Verde will strive to maintain and foster an environment where a variety of safe and affordable housing opportunities are available for all age groups and socio-economic levels. The community's success in economic diversification and job creation is directly linked to affordable housing within the community.

2010 ASSESSMENT OF HOUSING STOCK

The U.S. Census indicated that Camp Verde's 2010 population was 10,873. This represented approximately 5.2% of the population of Yavapai County.

The chart below shows the percentage of the population for various age groups. As of the 2010 Census, in terms of housing needs, the largest population category was between 25 and 54 years.

CHAPTER 7
HOUSING

2010 Camp Verde Population by Age Categories

Age Bracket	Percent	Number
Total Population	100%	10,873
Under 5 Years	5.8%	633
5 – 19 Years	18.9%	2,052
20 –24 Years	5.3%	575
25 –54 Years	35.6%	3,867
55 –59 Years	7.3%	796
60 –74 Years	19.0%	2,067
75 & Over Years	8.1%	883

According to the 2010 Census information, Camp Verde had 4,566 housing units. A majority of these (65%) were single-family, site-built residences, with manufactured homes accounting for the remaining 35% percent of the Town's housing stock.

In 2010, the average number of MLS listings for single-family dwellings in Camp Verde was 200. Of these, 80 listings (40%) were foreclosures, leaving an average of 120 single-family listings not in foreclosure.

2015 ASSESSMENT OF HOUSING STOCK

A demographic overview was prepared for Yavapai College in 2014 by Economic Modeling Specialists International (EMSI) ¹. This overview indicated the population of Camp Verde in 2014 to be 11,425 people which represents approximately 5.2% of the population of Yavapai County.

The chart below shows the percentage of the population for various age groups according to the data collected by EMSI. According to the data prepared by EMSI the largest population category in 2014 in terms of housing needs was between 25 and 54 years.

¹ [Awaiting Source Data From Tom Pitts]

CHAPTER 7
HOUSING

2014 Camp Verde Population by Age Categories

Age Bracket	Percent	Number
Total Population	100%	11,425
Under 5 Years	5.1%	584
5 – 19 Years	17.3%	1981
20 –24 Years	5.3%	608
25 –54 Years	33.0%	3762
55 –59 Years	7.6%	866
60 –74 Years	22.7%	2586
75 & Over Years	9.0%	1038

Camp Verde’s 2015 housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. Many neighborhoods are situated near densely vegetated waterways such as the Verde River, Beaver Creek, and Clear Creek, or on one of the many historic ditches. Low density and large lot areas typically enjoy setbacks that provide privacy and screening from noise and traffic. There is also higher density housing located near retail and health care.

The Town of Camp Verde provides sewer services to approximately 950 homes and businesses while the remaining units utilize septic systems. Private water companies service approximately 2,444 units, while remaining units are served by private wells.

The table below, provided by Yavapai County’s Assessors Office, notes the 2014 available housing in Camp Verde, segregated by housing classification.

CHAPTER 7 HOUSING

Table 6: Residential StructureType By Residential Property Grouping

Residential StructureType	Count	Approximate Unit Count	Percent	Cumulative Percent	Comments
Site Built	2,174 2,186	-	50.7 50.9	50.7 50.9	Includes single family residences. May include guest houses, guest quarters or other similar site built buildings.
Guest Houses	3	-	.4	50.8	
Factory/Site-Built	22	-	.5	51.3	
Factory Built/Modular*	24	-	.6	51.5	
Condo Less Than 3 Stories	21	-	.5	51.8 52.0	Includes townhouses, row houses, patio, and cluster homes. May include carports, garages or other buildings.
Duplex One Story	11	-	.3	52.1 52.4	
Duplex Two Story	1	-	.0	52.2 52.4	
Triplex One Story	1	-	.0	52.1 52.4	
Modular	2	-	.0	52.3	
Multiple - Residential	32	182	.7	53.0 53.1	Includes multiple duplex or triplex buildings, apartment buildings, fourplex buildings or greater, or any combination of the above.
Mobile Home**	2,006	-	46.8	99.8 99.9	Includes mobile homes produced before June 15, 1976, and manufactured homes produced after June 15, 1976.
Recreational Vehicle Parks	7	700	.2 .1	100.00	A property with four or more travel trailer or recreational vehicle spaces.
Total	4,289	882	100.0		

Disclaimer: The Yavapai County Assessor's Office provides information as a service to the public and has attempted to ensure that all data is up to date. Yavapai County makes no warranty or guarantee concerning the accuracy, reliability or timeliness of content. Accuracy, reliability and timeliness of Assessor information is the responsibility of the user. Yavapai County shall not be liable for any losses caused by reliance on the accuracy, reliability or timeliness of Assessor information. For additional information please contact the Yavapai County Assessor at info@ycap.us.

***Factory Built Buildings:** A factory-built building, also referred to as a modular building, is a residential or nonresidential building which is either wholly or in substantial part manufactured at an off-site location, however it does not include a manufactured home, recreational vehicle, or mobile home. Factory built buildings are distinguished from manufactured housing by the building code specifications to which the building is built. Manufactured housing is built to the HUD Code. Factory built buildings are built to International Building Code.

**Arizona property valuation statutes define a "mobile home" as a structure that is transportable in one or more sections including the plumbing, heating, air conditioning, and electrical systems that are contained in the structure and that, when erected on site, is either of the following: 1. Greater than eight feet in body width, thirty-two feet or more in body length and built on a permanent chassis; 2. Regardless of the size, used as a single-family dwelling or for commercial purposes with or without a permanent foundation.

Mobile Home: A structure built prior to June 15, 1976, on a permanent chassis, transportable in one or more sections, and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. This category does not include recreational vehicles or factory-built buildings.

Manufactured Home: A structure built on or after June 15, 1976, that is eight or more feet wide and forty or more feet long, has a permanent chassis, is transportable in one or more sections, is equipped with complete plumbing, heating, and electrical systems from the factory, and is designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. Manufactured housing is built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, and Title VI of the Housing and Community Development Act of 1974. Federal regulations control both the design and construction of all manufactured housing.

In 2014, the average number of MLS listings for single-family dwellings in Camp Verde was 110. Of these, only four listings were in foreclosure. During the first six month of 2015, 75 single-family homes were sold in Camp Verde. 75% of these homes were listed for under \$200,000, 14% were listed for between \$200,000 and \$300,000, and 11% were listed for over \$300,000. More than 80% of these single-family dwellings were purchased by retirees.

CHAPTER 7
HOUSING

Camp Verde has 123 apartment units for income-qualified families. Forty of those units are for citizens over 62 years of age, or 18 and older who need accessibility to handicapped facilities. Rent for these apartments varies from 30 to 50 percent of the family's gross income. Sixty four (64) of these units are subsidized while the balance offers income-qualification adjustments.

During the first six months of 2015, occupancy rates for residential rental properties in Camp Verde were at or near 100%. This was true for all classes of rental properties, and reflects a circumstance of demand exceeding supply.

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE OPPORTUNITIES THAT ARE COMPATABLE WITHIN THEIR RESPECTIVE CHARACTER AREA.

Implementation Strategy:

- A. 1. Developments should be compatible in terms of character density and use as defined in the individual Character Areas.
- A. 2. Encourage higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 3. Promote alternate housing development concepts, such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 4. Encourage public and neighborhood participation in proposed projects.
- A. 5. Encourage in-fill housing development as opposed to sprawl.

CHAPTER 7

HOUSING

VISION STATEMENT

Celebrate Camp Verde's rural, western past, providing a mix of residential densities to accommodate a variety of housing opportunities, while supporting the health, safety, and welfare of all residents by encouraging and actively seeking reasonably priced housing opportunities.

INTRODUCTION

Camp Verde is not required by Arizona Statute to include a Housing Element in its General Plan; however, the preservation and development of adequate housing in Camp Verde are significant considerations for elected and appointed officials, as well as Camp Verde residents and business owners. During public workshops, residents expressed the need for reasonably priced housing and neighborhood upkeep.

Camp Verde's leadership recognizes that housing, one of the most basic human needs, is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde's leadership has elected to include a Housing Element in its General Plan.

In addition to this element of the General Plan, the Camp Verde Council adopted a Housing Strategy in 1999. The Housing Strategy was prepared in 1999 with assistance from the US Department of Housing and Urban Development, and is designed to supplement the Town's General Plan by offering an analysis and strategies for meeting community's future housing needs, including reasonably priced housing.

Central to the success of the Housing Element, is the following policy statement taken from the Housing Strategy, which reflects the commitment of the community to the issues and the implementation of actions to address existing conditions and meet goals:

"The Town of Camp Verde will strive to maintain and foster an environment where a variety of decent, safe, and sanitary, and affordable housing opportunities are available for all age groups and socio-economic levels. The community's success in economic diversification and job creation is directly linked to affordable housing within the community. To ensure the economic viability of Camp Verde, the Town, in partnership with public and private agencies, will pursue programs aimed at increasing the supply of affordable housing and addressing the critical housing needs of the community."

For the purposes of this element, the Housing and Urban Development (HUD) definition of affordable housing will be used. HUD defines affordable housing as not exceeding 30 percent of a household or family's gross income for the mortgage, insurance, upkeep and other related expenses. According to the 2000 U.S. Census, the median income for households in Camp Verde in 1999 was \$31,868 and for families the median income in 1999 was \$37,049.

**CHAPTER 7
HOUSING**

The following chart shows how much a prospective homebuyer can afford to spend on a home based on yearly income and monthly expenses.

Affordable Home and Mortgage Amount Based on Yearly Income

Yearly Income	Monthly Expenses*	Down Payment	Length Of Loan	Interest Rate	Monthly Mortgage**	Affordable Home***
\$31,868 – Camp Verde’s Median Household Income	\$664	\$3,000	30 Years	7 %	\$209	\$34,388
\$37,049 – Camp Verde’s Median Family Income	\$664	\$3,000	30 Years	7 %	\$364	\$57,710
\$45,000	\$750	\$4,000	30 Years	7 %	\$517	\$81,659
\$50,000	\$850	\$4,500	30 Years	7 %	\$525	\$83,430
\$55,000	\$850	\$4,500	30 Years	7 %	\$675	\$105,940
\$60,000	\$950	\$5,000	30 Years	7 %	\$708	\$111,468
\$65,000	\$1,000	\$6,500	30 Years	7 %	\$808	\$128,017
\$70,000	\$1,100	\$6,750	30 Years	7 %	\$858	\$135,746
\$75,000	\$1,200	\$7,000	30 Years	7 %	\$908	\$143,529
\$80,000	\$1,300	\$7,500	30 Years	7 %	\$958	\$151,563

* Total monthly expense does not include homeowner’s insurance, property tax, or mortgage payment.

** Monthly mortgage does not include homeowner’s insurance and property tax.

*** Figures calculated using bankrate.com, “How Much House Can You Afford?” calculator.

NEEDS ASSESSMENT

Camp Verde’s housing stock has great variety and diversity, ranging from historic homes to contemporary townhouses. Until recently, it has been unusual to drive down any street, and see two residences exactly alike. There are a number of reasons why this is true. Over the last century, most site-built homes have been owner-built. Some neighborhoods are situated near waterways on one of the many historic ditches with mature natural vegetation. Low density and large lot areas typically enjoy set backs that provide privacy and screening from noise and traffic.

The lots are seldom uniform, even in the highest density areas. Traffic tends to be slow moving, due to roads that curve to follow natural contours and scenic vistas throughout town. In the past, subdivisions have been small and sold as bare land.

**CHAPTER 7
HOUSING**

The U.S. Census indicates that Camp Verde's 2000 population is 9,451. Between 1980 and 1990 the population of Camp Verde increased 63.26%, while Yavapai County's population increased 58.07%. Camp Verde currently represents approximately 5.8% of the population of Yavapai County.

Camp Verde 10-Year Population Trends

Year	Population*	Change
1980	3,824	
1990	6,243	63.26% over 10 years
2000	9,451	51.39% over 10 years 147.15% over 20 years

* Figures are provided from the United States Census.

Camp Verde Recent Yearly Population Trends

Year	Population*	Change
1997	7,999	
1998	8,420	5.3% Increase
1999	8,690	3.2% Increase
2000	9,451**	8.8% Increase
2001	9,790	3.6% Increase
2002	9,940	1.5% Increase

* Figures are estimates provided by the Arizona Department of Commerce.

** This figure is from the 2000 United States Census.

The chart below shows the percentage of the population for various age groups. As of the 2000 Census, in terms of housing needs, the largest population category is between 25 and 54 years. Projections indicate the population of Camp Verde will reach 13,000 by the year 2010, indicating a significant aging population, with unique housing needs.

2000 Camp Verde Population by Age Categories*

Age Bracket	Percent	Number
Total Population	100%	9,451
Under 5 years	6.1%	578
5 - 19 Years	20.7%	1,960
20 - 24 Years	4.3%	407
25 - 54 Years	36.9%	3,484
55 - 59 Years	5.8%	548
60 - 74 Years	17.6%	1,661
Over 75 Years	8.6%	813

* Information supplied from the 2000 US Census.

Building permits issued from July 1998 through June 2002 further indicate this progressive growth. During that time, there were 163 permits issued for site built homes and 266 permits issued for mobile homes.

CHAPTER 7 **HOUSING**

According to the 2000 Census information, Camp Verde had 3,988 housing units. A majority of those, 48.6 percent are single-family, site-built residences, with manufactured homes accounting for 43.5 percent of the Town's housing stock. Compared to 1990, the number of housing units increased by 1,149.

The Camp Verde Sanitary District provides sewer services to approximately 500 of these homes, while the remaining units utilize septic systems. Private water companies service approximately 1,400 units, while remaining units are served by private wells.

Camp Verde has 122 apartment units for income-qualified families. Forty of those units are for citizens over 62 years of age, or 18 and older who need accessibility to handicapped facilities. Rent for these apartments is set at 30 percent of the family's gross income.

In 1998, Camp Verde staff, in conjunction with a HUD Technical Assistance Grant, undertook a street-by-street inventory of housing units, type, and condition within the Town. The inventory consisted of an external assessment of each unit to determine housing size, condition, and other characteristics. Staff cataloged the condition of the streets (paved or unpaved), counted the number of site-built, apartments (multi-family 4+ family units), and manufactured units.

The inventory and housing conditions surveyed indicate that of housing units inventoried, 13% (213) of site built units, 11% (186) of manufactured housing units, and 6% (4) of apartment units are in need of rehabilitation. In addition to those units in need of rehabilitation, 32% (512) of manufactured units are not suitable for rehabilitation and should be replaced. In total, 915 housing units or 27.4% of the existing housing stock are in need of rehabilitation or replacement. Concentrations of existing housing units in need of assistance were generally located in three areas of Camp Verde: Middle Verde, Verde Lakes, and downtown Camp Verde, with each area having unique housing conditions.

Finally, based on population projections, the 1999 Housing Strategy Analysis indicated a need for an additional 2,273 housing units from 1997 through 2020. Therefore, 90 to 100 additional housing units must be developed each year for the next 20 years to keep pace with the projected demand. The Town must be cautious to direct high-density growth in areas where infrastructure is available or can be provided to ensure that streams and ground water remain environmentally sound.

A. GOAL: ENCOURAGE A VARIETY OF HOUSING TYPES AND DENSITIES TO PROVIDE HOUSING OPPORTUNITIES FOR ALL RESIDENTS.

Implementation Strategy:

- A. 1. Promote higher residential density development in conjunction with commercial uses, in areas with available infrastructure and pedestrian corridors, or where infrastructure can be developed.
- A. 2. Promote alternate housing development concepts such as clustering on lands that have large open space, riparian, or other sensitive aspects.
- A. 3. Encourage development that is consistent with Camp Verde's predominant individualistic style.
- A. 4. Review rezoning requests for residential development in a comprehensive manner, with consideration to the impact water use, air quality, traffic

CHAPTER 7
HOUSING

circulation, and land use will have on the Town.

- A. 5. Encourage public and neighborhood participation in proposed projects.
- A. 6. Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.

B. GOAL: PRESERVE THE INTEGRITY AND COMPOSITION OF EXISTING NEIGHBORHOODS.

Implementation Strategy:

- B. 1. Update and enforce the Town's zoning and development regulations.
- B. 2. Guide developers to ensure compatibility with the qualities and character of neighboring development.
- B. 3. Encourage public and neighborhood participation in proposed projects.
- B. 4. Bring manufactured/mobile homes up to current code standards or replace hazardous units for the health, safety, and welfare of our families.
- B. 5. Encourage in-fill housing development to address reasonably priced and to lessen the demands on limited infrastructure.

C. GOAL: ENSURE THAT FUTURE RESIDENTIAL DEVELOPMENT PROTECTS THE EXISTING RURAL CHARACTER OF THE COMMUNITY, WHILE ACCOMMODATING THE COMMUNITY'S NEEDS.

Implementation Strategy:

- C. 1. Maintain "open space" and buffer zones between different use districts.
- C. 2. Define, designate and preserve all historic ditches and diversion dams.
- C. 3. Ensure the integration of proposed and existing trails into all development.
- C. 4. Work closely with Parks and Recreation and the U.S. Forest Service to protect and enhance historic trails and provide access to public lands.
- C. 5. Coordinate with lending institutions, builders, and developers to establish a method to assist first-time homebuyers.