

AGENDA
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY JUNE 11, 2015
6:00PM

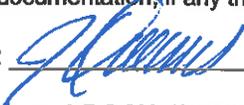
Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and participation and input is encouraged during this process. Work Sessions will end no later than 8:30 p.m., and it is possible that some items will be carried over to a subsequent meeting. In 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:**
May 14, 2015 – General Plan Work Session
June 04, 2015 – Planning & Zoning Special Session
 - b. **Set Next Meeting, Date and Time:**
June 25, 2015 – General Plan Work Session
July 02, 2015 – Planning & Zoning Regular/Special Session
5. **Discussion of General Plan Schedule.**
6. **Discussion, Public Input and Commission Consensus for Chapter 9 Open Space & Recreation.**
7. **Discussion, Public Input on Commission Consensus for Chapter 6 Cost of Development.**
8. **Adjournment**

Next Sub-Committee Meetings
June 17, 2015

Next General Plan Work Sessions
June 25, 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: 6-9-15 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
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY MAY 14, 2015
6:00PM

1. Call to Order

Vice Chairman Freeman called the meeting to order at 6:06 pm.

2. Roll Call

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

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

3. Pledge of Allegiance

Commissioner Burnside led the pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

April 23 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

May 28, 2015 - General Plan Work Session

June 04, 2015 – Special Session

On a motion by Blue seconded by Burnside, Commission unanimously passed the consent agenda.

4. Update on Chapter 3 Land Use table calculations on pages 3.1 and 3.2 & 3.3.

Mike Jenkins stated he inquired with the County to get involved but at that time they were not available to assist him. Therefore, he did his own research and indicated that as soon as the Open Space Element was implemented, the figures would be adjusted and the County would assist at that time.

5. Discussion, Public Input and Commission Consensus for Chapter 5 Growth Area.

Potential Growth Areas:

Assistant Planner Owens indicated that the subcommittee had concerns regarding the potential growth areas description. Tony Gioia explained that in the past there has been problems with subdivisions and used the Town of Clarkdale as an example with the mountain gate subdivision. Subcommittee felt it was essential with future planning in place to add the statement promote all development to post assurance bonding for all infrastructure within commercial and residential development.

Commissioner Burnside questioned if this was already in the code for development and why would it need to be repeated. Burnside questioned the need to state specific developments commercial or residential as there wouldn't be a different kind of development. Burnside indicated as long as the code is enforced it doesn't need to be placed in this document.

Commissioner Blue agreed with Commissioner Burnside and suggested striking the statement. Brad Gordon indicated that assurance bonds are standard practice and if it is already in the code it isn't necessary to repeat it.

Mike Jenkins indicated that this exact scenario happened to the town and an assurance bond was waived resulting in loss for the town and with the potential of issues arising from that it is felt this would be a good to include the statement. After further discussion, it is the consensus of the commission to remove the statement.

A: Commissioner Burnside questioned if the majority of the growth area discussed was residential or commercial, Jenkins indicated it was mixed and pointed out the specific areas on the map. Burnside questioned why the City of Cottonwood was replaced with Upper Verde Valley in the goal language and it was explained that the fluidity of the document doesn't name specific towns.

B: Subcommittee recommended striking goal B, Jenkins explained that committee indicated that this was already in a recommended view shed and was initially included due to the Ruskin Land Change which no longer exists and the area is not included in the 260 corridor.

C: Commissioner Blue indicated his support to include C and requested rewording A to include both sides of 1-17. The commission discussed the growing smart legislation and the benefit of it. Commissioner Norton indicated his support in removing B and adding C.

On a motion by Blue, seconded by Norton, it is the consensus of the commission to strike B and add the verbiage of C to A.

Goals:

A Goal: No comment from Commission.

B Goal: It is the consensus of the commission to adopt the changes recommended by the subcommittee for B1 and B2 and B4. On a motion by Blue, seconded by Norton, it is the consensus to reword B3 to state: Encourage securing grants, improvement districts and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.

Commissioner Burnside questioned who would be securing grants and indicated that developers come to a town seeking what they need, a town doesn't seek a developer. Tom Pitts agreed with Burnside and supported rewording B3. Councilman Gordon explained that at this time there is a lack of manpower to write grants for the Town.

Goal C: Originally Goal D, was discussed by commission. Owens clarified that although it was indicated as stricken, commission never reviewed the goal. On a motion by Blue seconded by Burnside, commission unanimously voted to strike Goal C in its entirety.

Goal E: The original Goal E is stricken entirely from the document. No comments from Commission.

Goal F: Now becoming Goal D: It is the consensus of the commission to adopt the changes recommended for Goal D.

Goal G & Goal H have been stricken from the document, No comments from the commission.

Implementation Guidelines:

Commissioner Burnside feels the statement is misleading and striking it as it doesn't flow with the goals.

Commissioner Blue also doesn't feel the statement flows well and suggested striking out the recommended line "and the needs of the Town." And include the verbiage "intended development" in the statement.

After further discussion from the commission it is the consensus as follows:

Growth Area Implementation Guidelines:

Parcels within the designated growth areas have a reasonable expectation to be rezoned subject to practical requirements to meet the intended development of the Growth Area Element of the General Plan. Conversely, parcels outside the designated growth areas should not expect to be rezoned to a higher intensity activity.

6. Adjournment

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 & 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 23rd 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

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 JUNE 04, 2015
6:30 PM

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

1. Call to Order

The meeting was called to order at 6:29 PM by Chairman Davis.

2. Roll Call

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

Also present is Community Development Director Michael Jenkins, Assistant Planner Jenna Owens, Building Official Robert Foreman, and Recording Secretary Kendall Welch.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Norton.

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:

June 11, 2015 – General Plan Work Session

A motion was made by Commissioner Burnside to approve the consent agenda. The motion was seconded by Commissioner Norton. All are in favor, motion passes unanimously.

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

(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

Assistant Planner Jenna Owens gave a brief presentation regarding a plaque that was donated to the Town of Camp Verde at last night's Town Council Meeting. The plaque contains a hand painted spider from the movie "Kingdom of the Spiders" that was filmed in Camp Verde approximately 38 years ago (1977). Owens explained that she had saved the spider approximately one year ago from a building located behind Town Hall that was being demolished, and that to her knowledge it is the last one in existence. Owens explained through donated time and effort, staff members Kendall Welch, Mike Dumas, and Dave Russell were successfully able to preserve the hand painted spider. Owens also stated that she was successfully able to have the plaque signed by Mr. William Shatner. Owens concluded the presentation by stating the plaque will proudly be displayed at Town Hall, most likely in the Town Clerk's Office for all of Camp Verde to admire.

Tom Pitts, a resident of Camp Verde, shared with the Commission that he will be taking a seat on the Board of Directors for the Arizona Association for Economic Development (AAED) at a retreat being held later this month. Pitts also stated that he has been asked to chair the Rural Economic Development Committee for the State of Arizona, where he hopes to help organize rural economic development events all over the state including Camp Verde. In addition, Pitts also stated that he is a member of two Governor's Committees, the Sector Strategy Committee and Strategic Partnership Committee. Pitts gave the Commission a brief update on the Strategic Partnership

Committee which is a committee that is currently working on developing various work force strategies across a variety of governmental agencies and platforms.

Agenda Item 5, Call to the Public for Items not on the Agenda, was closed at 6:38 PM.

6. **Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, which is 2.5 acres. The property owner is requesting a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential: single-family). A Bed & Breakfast is an allowed use under the Planning & Zoning Ordinance with a Use Permit, limited to four bedrooms. The property is located at 1512 N. Montezuma Heights Rd.**

A motion by Commissioner Norton, seconded by Commissioner Blue, to recommend for approval to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, located at 1512 N. Montezuma Heights Rd, which is 2.5 acres, for a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential single-family). The Use Permit would comply with the Planning & Zoning Ordinance, limited to four bedrooms and must conform to the parking regulations in Part 4, Section 403. We further recommend that the duration of stay for Bed & Breakfast customers would be for no more than 30 days, and that the duration of the Use Permit be limited to a period of 5 years. The motion passed unanimously.

Chairman Davis, Vice Chairman Freeman, Commissioners Norton, Blue and Burnside are all in favor. Motion passes.

At 6:39 PM Commissioner Parrish recused himself from this agenda item due to a conflict of interest. Assistant Planner Jenna Owens confirmed to the Commission that Commissioner Parrish had indeed filed a formal recusal letter. Commissioner Parrish left the meeting to wait outside and was not present in Council Chambers while this item was heard.

Assistant Planner Jenna Owens gave the staff presentation on this agenda item. Owens stated that the intent of this application is to obtain a Use Permit for the applicant to rent out her two cabins located on her property as a Bed & Breakfast. Owens stated that the applicant mailed out letters to the neighboring property owners within three hundred feet of the property and confirmed that a neighborhood meeting was held on May 13, 2015 from 5:30-6:30 PM, with a total of eight neighbors in attendance. Owens stated that the Community Development Department received a total of five letters from Ms. Ayer's neighbors, four in support of the Use Permit, and one against. Owens added that in addition to those letters, two additional letters were received in support of the Use Permit. Owens confirmed that staff mailed out fourteen letters to properties within three hundred feet of the subject parcel on May 14, 2015 which advised the property owners of the Planning & Zoning Commission and Town Council meeting times and dates. Owens stated that she had received various agency comments regarding this Use Permit application, the most notable of which was from the Town's Building Official, Robert Foreman. Foreman's written comments stated that since no record was found indicating the construction of the cabins, their suitability for habitation could not be vouched for, therefore the cabins are not to be occupied until they are brought up to meet the intent of current building codes.

Chairman Davis asked Owens for staff's recommendation. Owens stated that staff is recommending approval of the submitted Use Permit for a period of five years.

The Public Hearing was declared open at 6:43 PM.

Applicant Brenda Ayers made a statement to the Commission at 6:44 PM. Ayers stated that she has been the property owner since 2008, and has been a Camp Verde resident for the past two years. Ayers stated that she has a motel/hotel degree and that this is her second Bed & Breakfast project – the first of which was located in the State of New York.

Chairman Davis asked Ayers if her business is a seasonal one or year round. Ayers replied that her high season is usually around February, and that her cabins are primarily used by couples who want to enjoy a peaceful setting. Ayers also added that she lives on premise and can monitor activity closely.

Pamela Bridgnell, a local business owner, spoke in favor of the Use Permit at 6:47 PM. Bridgnell has been a Camp Verde resident for approximately eleven years. Bridgnell stated that Ayers Bed & Breakfast is a fantastic idea and feels that it is just the type of project that Camp Verde needs, as

it speaks to the small town atmosphere. Bridgnell also added that as a small business owner she appreciated the referral and cliental aspect of Ayers business model.

Tom Pitts, a Camp Verde resident, spoke in favor of the Use Permit at 6:49 PM and reiterated Bridgnell's comment about Ayers Bed & Breakfast being the type of project Camp Verde needs. Pitts mentioned a Geo-tourism project he felt this project would be great for, and added that he would provide additional information to Ayers.

Deborah Allen, friend of Ayers, spoke in favor of the Use Permit at 6:50 PM. Allen's daughter volunteers and helps care for the animals on Ayers's property. Allen commented that the property is kept in an immaculate condition and added that Ayers takes an immense amount of pride in her business. Allen stated Ayers is a "breath of fresh air" for the neighborhood.

Brenda Powell, neighbor of Ayers, spoke in favor of the Use Permit at 6:52 PM. Powell stated that like Ayers, she too has made a sizeable investment in her property. Powell felt that she could speak for the entire neighborhood by stating that Ayer's property is the best thing that could have happened to the area.

No applicant rebuttal was necessary, therefor the Public Hearing was declared closed at 6:54 PM.

Commissioner Blue expressed concerns about the building safety aspect of the project, and asked if the cabins both contained a full kitchen. Building Official Robert Foreman stated that upon inspection there currently is a full kitchen in both units, however the stoves will need to be removed, as no cooking facilities will be allowed. Commissioner Blue recommended a time limit be placed on the length of stay to a period of no longer than thirty days. Blue also recommended the cabins both be brought up to the 2012 Building Codes before they are occupied as a condition of the Use Permit.

Chairman Davis asked Building Official Robert Foreman for clarification on the types of upgrades needed prior to Certificates of Occupancy being issued. Foreman stated that Yavapai County's effective constructed date on the main house is 1974 and the construction date of the cabins is unknown, and that basic life safety items such as GFCI and arc-fault outlets, smoke detectors, carbon monoxide alarms, etc. will be required. Foreman added that he has walked the property with the owner, and her contractor, and that he felt confident that the intent of the 2012 Building Codes could be met. Chairman Davis asked if there were any major life safety issues of concern such as required emergency egress windows. Foreman stated that there were not any issues with required emergency egress windows.

Commissioner Burnside stated that he would like to address staff with a comment. Burnside asked Building Official Robert Foreman if he could revise his statement provided in the staff report to read "However, the Building Official, Contractor and owner walked the property and inspected the buildings and if certain work is completed the buildings WILL MEET the intent of the Codes in regards to an R3 occupancy. Foreman agreed to the change, but also clarified that the cabins likely will not meet every single aspect of the 2012 Building Codes and that his primary concern and focus is making sure the life safety aspects and intent of the codes have been met.

Commissioner Burnside then asked staff if there was a time limitation in regards to length of guest stay in the codes for a Bed & Breakfast use. Community Development Director Michael Jenkins confirmed that there is no time limitation stated in the code. Commissioner Burnside commented if that was indeed the case, then he would have to respectfully disagree with Commissioner Blue on his previous recommendation. Burnside further stated that he felt the cabins should be excluded all together from the Use Permit as the Use Permit is based on the use of the property, not on the use of the property's buildings. Burnside recommended that the Commission exclude the second paragraph of the recommended motion as he felt that it was "null and void".

Commissioner Norton stated that he had made a site visit to the property and added that it was a refreshing experience. Norton asked for clarification about the complaint letter, and if anything further needed to be done with it. Community Development Director Michael Jenkins stated that if any changes occur to the property the Use Permit will need to be updated. Jenkins also added that the health, safety and welfare stipulations could be added to the Use Permit in order to protect the citizens. Chairman Davis asked for clarification on the property setbacks as they were part of the complaint letter. Jenkins responded that the buildings are already in existence, and that Ayers cannot be penalized as a subsequent property owner.

Chairman Davis expressed an interest in placing a time limit on the length of stay of guests. Ayers commented that the length of stay is short term only. Commissioner Burnside commented that he would not be in favor of a length of stay condition placed on the Use Permit. Commissioner Norton asked for clarification on the code not having a time limit placed on Bed & Breakfasts. Assistant Planner Jenna Owens read aloud the definition of Bed & Breakfast out of the current Planning & Zoning Ordinance for clarification. Community Development Michael Jenkins spoke about unenforceable ordinances, and added that staff does not have a preference on a time limit stipulation as any complaints they receive will be handled through Code Enforcement.

Chairman Davis stated that he agreed with Commissioner Burnside to remove the building stipulations as there are other procedures in place to handle the Certificate of Occupancy requirements. Commissioner Blue stated that he would still like to see a time limit placed on length of stay to keep the property from potentially turning into long term apartment rentals or multi-family units, which neighbors might have different feelings and concerns about.

At 7:15 PM a motion was made by Commissioner Norton to recommend for approval to Council on Use Permit 20150131, an application submitted by Ms. Brenda Ayers owner of parcel 404-18-167, located at 1512 N. Montezuma Heights Rd, which is 2.5 acres, for a Use Permit to operate a Bed & Breakfast in a residential neighborhood zoned R1-70 (residential single-family). The Use Permit would comply with the Planning & Zoning Ordinance, limited to four bedrooms and must conform to the parking regulations in Part 4, Section 403. We further recommend that the duration of stay for Bed & Breakfast customers would be for no more than 30 days, and that the duration of the Use Permit be limited to a period of 5 years. The motion was seconded by Commissioner Blue.

Commissioner Parrish returned to the meeting at 7:17 PM.

7. Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203 (Use Districts) item D., RR (Residential-Rural) adding use to item (3) uses and structures subject to use permit. The use added is "Agri-Tourism".

A motion by Commissioner Norton, seconded by Vice Chairman Freeman, to recommend to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) item D, RR (Residential-Rural) adding use to item (3) Uses and Structures subject to Use Permit. The Use added is "Agri-Tourism". Excluding items "G" through "L" in the Staff Report. The motion passes unanimously.

Chairman Davis abstains from voting due to a potential future conflict of interest.

Vice Chairman Freeman, Commissioners Parrish, Norton, Blue, and Burnside are in favor. Motion passes.

Community Development Director Michael Jenkins gave the staff presentation on this agenda item. Jenkins stated that currently agri-tourism is only available in the agricultural zoning district, which requires a minimum of five acres of land. Jenkins stated that it recently has been brought to his attention the need for the agri-tourism designation to be available in a zoning district that has a smaller acre of land requirement, RR (residential-rural) so that smaller wineries and other similar types of operations may take advantage of the agri-tourism designation.

The Public Hearing was declared open at 7:21 PM.

Tom Pitts, a Camp Verde resident, spoke in favor of the Text Amendment at 7:22 PM. Pitts stated that there are a number of small wineries in the Camp Verde area that he has been working with that have been looking for ways to expand their operation. Pitts added that this is the type of business (wineries) we all would like to encourage in the area and that this proposed text amendment will help do that.

The Public Hearing was declared closed at 7:25 PM.

Commissioner Blue asked if applicants could use this designation for livestock and products associated with livestock. Commissioner Norton also asked for clarification on the definition of agri-tourism. Community Development Director Michael Jenkins gave a brief clarification on State Statutes and exemptions to help clarify the subject matter.

Commissioner Burnside asked for clarification on the acreage relative to the proposed text amendment. Community Development Director Michael Jenkins clarified that the text amendment will make it possible for applicants to obtain an agri-tourism designation on properties sized between two and five acres. Burnside expressed a concern with additional housing units or temporary facilities being added to properties sized at two acres. Chairman Davis clarified that the proposed text amendment only adds item F 1-5 in the staff report, and that the remaining items already exist in the code. Jenkins agreed with Davis and added that Use Permits are site plan specific, and that the Commission always has the right to turn down an applicant's proposal. Burnside clarified his initial question for the Commission. Jenkins corrected his initial response, as the items in question (G-L) are not existing and were brought over from the agricultural zoning district.

After further confusion, clarification and discussion of items G-L, and their potential impacts on a property sized at the two acre minimum Commission Freeman recommended the removal of everything below item F5 in the staff report.

At 7:59 PM a motion was made by Commissioner Norton to recommend to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) item D, RR (Residential-Rural) adding use to item (3) Uses and Structures subject to Use Permit. The Use added is "Agri-Tourism". Excluding items "G" through "L" in the Staff Report. The motion was seconded by Vice Chairman Freeman.

Chairman Davis abstains from voting due to a potential future conflict of interest, as he may choose to subdivide his property at a later date.

8. **Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203 (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 District (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms.**

A motion by Commissioner Norton, seconded by Commissioner Burnside, recommending to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms. Motion passed unanimously.

Chairman Davis, Vice Chairman Freeman, Commissioners Parrish, Norton, Blue and Burnside are all in favor. Motion passes unanimously.

Community Development Director Michael Jenkins gave the staff report on this agenda item. Jenkins stated that a former Planning and Zoning Commissioner, Hough, had brought to light the need for the definition of automobile repair (heavy) as none exists in the current Planning & Zoning Ordinance.

The Public Hearing was declared open at 8:04 PM.
Hearing no comments, the Public Hearing was declared closed at 8:04 PM.

Commissioner Burnside stated that he disagreed with the statement regarding the drainage and dumping of oil as there are already other policies in place to cover it. Burnside also questioned the need for the hours of operations limitations in regards to residentially zoned property. Community Development Director Michael Jenkins clarified that caretakers on commercial property are considered commercial and not a residential use. Chairman Davis asked if staff felt three hundred feet was enough distance. Jenkins stated he felt the three hundred feet was enough distance, as the current Planning & Zoning Ordinance has already established the three hundred feet in other zoning districts.

Chairman Davis asked staff if this text amendment does anything for body and fender repair shops. Jenkins replied that this proposed text amendment does not impact or change body and fender repair shops. Davis also asked if the statement regarding the dumping of oil was needed. Jenkins commented that this statement also appears in Town Code under Nuisances.

Commissioner Burnside clarified with the Commission the reasoning and history behind the light automobile repair definition which helped to clarify the need for heavy automobile repair definition.

At 8:14 PM a motion was made by Commissioner Norton, recommending to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 2, Section 203, (Use Districts) H., C3 District (Commercial: heavy commercial), I. PM (Performance Industrial), J. M1 (Industrial: General) and K. M2 (Industrial: Heavy) to allow for Automobile Repair (Heavy). Adding a definition for Automobile Repair (Heavy) to Part 1, Section 103 Definition of Terms. The motion was seconded by Commissioner Burnside.

9. Public Hearing, Discussion and possible Recommendation to Council for a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306 Mobile/Manufactured Home Parks.

- Changing B.1.b.4 from the current language from "Building Department" to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.
- Changing B.2.c from "Town of Camp Verde" (wording located two times in the paragraph) to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing. Changing sentence "Arizona Department of Manufactured Housing" to Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing.

A motion by Vice Chairman Freeman, seconded by Commissioner Parrish, to recommend to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306, Mobile/Manufactured Home Parks. Changing B.1.b.4 from the current language from the "Building Department" to "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing." Changing B.2.c from "Town of Camp Verde" (wording located two times in the paragraph) to "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing." Motion passed unanimously.

Community Development Michael Jenkins asked Building Official Robert Foreman to give the staff presentation on this agenda item. Building Official Robert Foreman gave a brief history on the Arizona Department of Fire Building and Life Safety, Office of Manufactured Housing and recent procedural changes regarding rehabilitation of mobile homes. Foreman stated that the Arizona Department of Fire Building and Life Safety, Office of Manufactured Housing now handles all mobile home rehabilitation inspections and certifications, this item is no longer handled by the Building Department.

The Public Hearing was declared open at 8:17 PM.
Hearing no comments the Public Hearing was closed at 8:17 PM.

Chairman Davis asked if this procedural change was a feasible change, if there would be any negative impacts to the citizens of Camp Verde. Commissioner Burnside also asked if this change impacted the Intergovernmental Agreement with the Office of Manufactured Housing. Building Official Robert Foreman stated that the Office of Manufactured Housing will provide all of the inspections for the mobile home rehabilitations as well as rehabilitation certifications. Foreman also stated the current IGA does not grant authority to the Building Department to perform the mobile home rehabilitations or inspections.

At 8:20 PM a motion was made by Vice Chairman Freeman to recommend to Council, for approval, a Text Amendment to the Town of Camp Verde Planning & Zoning Ordinance under Part 3, Section 306, Mobile/Manufactured Home Parks. Changing B.1.b.4 from the current language from the "Building Department" to "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing." Changing B.2.c from "Town of Camp Verde" (wording located two times in the paragraph) to "Arizona Department of Fire, Building and Life Safety, Office of Manufactured Housing." The motion was seconded by Commissioner Parrish.

There will be no Public Input on the following items:

- 10. Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities.
The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

There were no Commission Informational Reports.

11. Staff Comments

There were no Staff Comments.

12. Adjournment

A motion by Commissioner Blue, seconded by Commissioner Burnside, the Commission unanimously voted to adjourn the meeting at 8:22 PM.

BJ Davis – Planning & Zoning Chairman Date:

Michael Jenkins – Community Development Director Date:

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 4th day of June, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of June, 2015.

Kendall Welch – Recording Secretary Date:

August 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
			Subcommittee			
9	10	11	28	29	14	15
16	17	18	19	20	21	22
			Subcommittee			
23	24	25	26	27	28	29
				Vote		
30	31	Notes:				

September 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	25	26	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
Notes						

November 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	Subcommittee	28	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30			Thanksgiving		
Notes						

December 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
Notes:						

January 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sample text.					1 New Years Day	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21 P & Z - Session for General Plan overview & Final Modifications	22	23
24	25	26	27	28	29	30
31				P & Z - Session for General Plan overview, Final Modifications & Recommend to Council		
Notes:						

February 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					
Notes:						

Town Council P & Z
Joint Session -
Discussion of /
Comment on
General Plan

Town Council Final
Discussion of
General Plan -
Direction to
Proceed with 60
Day Review

Need all GP
Documents printed
and mounted by
this date

Need all GP
Documents
updated and
posted by this date

1st Public Town Hall
Meeting on
General Plan

March 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
				2nd Public Town Hall Meeting on General Plan		
13	14	15	16	17	18	19
20	21	22	23	24	25	26
				3rd Public Town Hall Meeting on General Plan		
27	28	29	30	31		
		Notice				

July 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
	Independence Day			Days of Unusually Popular to Voters (10 days before Election Day) at the level		
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	Notes					

October 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	Notes				

Public International Meeting re Proposed General Plan - If allowed

Public International Meeting re Proposed General Plan - If allowed

CHAPTER 9
OPEN SPACE & RECREATION

P&Z Comm. Gen. Plan Wk. Session 06-11-2015

VISION STATEMENT

Open space within Camp Verde will protect sensitive natural areas and scenic vistas and provide a variety of recreational opportunities. Open space will be considered in future development as a means to preserve the community's rural character by providing buffers between different types of land uses and by working with developers to designate portions of new development as natural areas.

STATE REQUIREMENTS

The Open Space Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include an Open Space Element.

Arizona law further states that the Open Space Element specifically include:

- A. A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources
- B. An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources
- C. Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

DEFINITIONS

Open space is defined by ARS as "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land."

~~The Growing Smarter Legislation stipulates that private land or state trust land cannot be designated as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or allows at least one residential dwelling per acre.~~

Open space is described as:

Developed: Areas that may include turfed-parks, schools, golf courses, horse staging areas, trails, picnicking areas and bike paths and pathways.

Natural Environment: Includes forestland, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development including steep slope and flood plain areas.

Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment.

Agricultural Land: Lands that are used or can be used principally for raising crops, fruits, grains and similar farm products. For purposes of the general plan, Ranch land is also included in this category.

CHAPTER 9
OPEN SPACE & RECREATION

INVENTORY

The list below meets ARS by citing an inventory of open space areas, recreational resources and designations of access points to open space areas and resources within and bordering the Town that are available for public access and/or use at the adoption of this General Plan. This list may not be all-inclusive.

It was suggested by the sub-committee to categorize the inventory list. See Below

~~Arturo Circle Neighborhood Park—½ acre~~
~~Beasley Flat—Verde River Access Point~~
~~Butler Park—7 acres~~
~~Camp Verde School District Fields and Playgrounds~~
~~Clear Creek Campground and Staging area~~
~~Clear Creek Cemetery and Church~~
~~Clear Creek Floodway in Verde Lakes~~
~~Copper Canyon Equestrian Trailhead (General Creek Trail)~~
~~Forest Service Airstrip and surrounding area~~
~~Fort River Caves River Access/Pathway~~
~~Fort Verde State Park, Parade ground and picnic area—11 acres~~
~~Grief Hill Trailhead on Cherry Road~~
~~Heritage Pool~~
~~Heritage Skate Park~~
~~Jackson Flat~~
~~Middle Verde Cemetery~~
~~National Forest Service Prehistoric Salt Mine~~
~~Pecan Lane Pathway~~
~~Quarterhorse Pathway~~
~~Salt Mine Road Pathway~~
~~Sunnyside Park—7 acres~~
~~Town Complex Soccer Field and Playground—2 acres~~
~~Trail 110A by Overlook Acres~~
~~White Bridge Riverfront Park—2 acres developed, 10 acres total~~
~~White Cliffs from sewer ponds to refuse transfer station~~
~~Wingfield Mesa~~

New arrangement per sub-committee request.

The items below in red were additional suggested items for the inventory.

Bordering the Town of Camp Verde

~~Beasley Flat – Verde River Access Point~~

Black Hills

Jackson Flat

Squaw Peak

White Cliffs from sewer ponds to refuse transfer station

Wingfield Mesa

Campground

Clear Creek Campground and Staging area

CHAPTER 9
OPEN SPACE & RECREATION

Cemeteries

Clear Creek Cemetery and Church
Middle Verde Cemetery

Misc. Open Space Locations

Clear Creek Floodway in Verde Lakes
Forest Service Airstrip and surrounding area
National Forest Service Prehistoric Salt Mine
Verde Lakes
Verde Lakes Property Owners Clubhouse

Parks

Arturo Circle Neighborhood Park – ½ acre
Butler Park – 7 acres
Heritage Pool
Heritage Skate Park
Rocking River Ranch (State Park)
Sunnyside Park – 7 acres
White Bridge River Front Park – 2 Acres developed, 10 acres total.

Pathways

Fort River Caves River Access/Pathway
Pecan Lane Pathway
Quarterhorse Pathway
Salt Mine Road Pathway

Playgrounds

Camp Verde School District Fields and Playgrounds
Fort Verde State Park, Parade ground and picnic area – 11 acres
Town Complex Soccer Field and Playground – 2 acres

Trail Heads

Copper Canyon Equestrian Trailhead (General Crook Trail)
Grief Hill Trailhead on Cherry Road
Trail 119A by Overlook Acres

**CHAPTER 9
OPEN SPACE & RECREATION**

FORECASTED NEED

Camp Verde Recreation Inventory and Evaluation*

<u>Activity</u>	<u>Goal/population *</u>	<u>Standard**</u>	<u>Inventory</u>	<u>(Deficiency) or Surplus</u>
Amphitheater	1/ 25,000	0	0	0
Basketball – outdoor	1/ 2,500	4	4 2	0 2
Basketball – indoor	1/ 10,000	1	1	0
Baseball – - lighted	1/ 5,000 1/ 10,000	2 1	1 0 1	(1) (1) 0
Softball –lighted	1/ 2,500	4	1	(3)
Practice fields	1/ 5,000	2	2	0
BMX	1/ 25,000	0	0	0
Equestrian Arena	1/Community	1	1 (private) 0	0 (1)
Football	1/ 3,000	3	1	(2)
Hiking/walking/biking trails*** Trail Head	1/ 2,500	4	205.9 3	201.9 (1)
Horseback Riding*** Trail Head	1/ 1,000	10 11	205.9 2	195.9 (9)
Multi-use recreation facility	1/ 10,000	1	1	0
Picnicking – tables - shelters	1/ 500 1/ 2,000	20 22 5	21 30 5	1 8 0
Playground	1/ 2,500	5	3 4	(2) (1)
River access points (designated)	1/ 2,000	5	3 4	(2) (1)
Skateboard park	1/ 25,000	0	1	1
Soccer	1/ 3,000	8	3 2	(5) (6)
Swimming	1/ 25,000	1	1	0
Tennis	1/ 5,000	2	1	(1)
¼ mile track	1/ 7,500	1	1 0	0 (1)
Volleyball	1/ 5,000	2	2 1	0 (1)

**During the Council's Public Hearing to Adopt the 2003 General Plan, racquetball courts were cited, as a community need.*

**Goal/Population determined by the Camp Verde Parks & Recreation Commission in 2005 and based on an estimated 2002 population of 10,000.*

****Approximately 17 miles, located within the Town's boundaries, that do not include historic trails or non-dedicated trails on paved roads unless there is a marked area specifically for non-motorized use.*

*** Based on 2010 Census population of 10,873.*

**** Some trailheads are outside Town Limits but accessed by roads originating in Town limits. A larger network of designated & undesignated trails access by non-designated/improved trailheads is available for motorized and non-motorized.*

CHAPTER 9
OPEN SPACE & RECREATION

~~A. GOAL: DEVELOP RIVERSIDE PARKS AND TRAILS TO PROVIDE ACCESS TO THE Verde River AND OTHER NATURAL WATERCOURSES.~~

[From Land Use Character Area Plan]

New A. GOAL: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.

~~Implementation Strategy:~~

- ~~A. 1. Develop and implement a system of access and recreational trails associated with the Verde River and other natural watercourses and historic ditches.~~
- ~~A. 2~~ 4. Work with the ~~Game and Fish Department, U.S. Fish and Wildlife, and governmental agencies, other and public/private~~ organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and to provide trail corridors.
- ~~A. 3~~ 5. Purchase from willing sellers, high priority lands needed for riverside parks and trails **when possible.**

[A.4 moved to existing E. 3.]

- ~~A. 4. Coordinate with Game and Fish Department, U.S. Fish and Wildlife Service, and other appropriate agencies or organizations to evaluate and maintain habitat for endangered species.~~

B. GOAL: WORK COOPERATIVELY WITH THE LOCAL SCHOOL SYSTEM, U.S. FISH AND WILDLIFE, GAME AND FISH DEPARTMENT, **GOVERNMENTAL AGENCIES AND **PUBLIC/PRIVATE** ORGANIZATIONS TO DEVELOP AND CONDUCT EDUCATIONAL PROGRAMS THAT EXPLAIN THE VALUE OF RIPARIAN AREAS.**

Implementation Strategy:

- B. 1. The Town Parks and Recreation staff will work with schools, ~~U.S. Fish and Wildlife Service, Game and Fish Department,~~ **governmental agencies** and other **public/private** organizations to develop and carry out educational programs that enhance public understanding of open space values and build support for open space preservation.
- B. 2. The Town will work with the ~~U.S. Fish and Wildlife Service, Game and Fish Department,~~ **governmental agencies** and other **public/private** organizations to promote use of riparian areas for birding festivals and other similar recreational and educational events.

CHAPTER 9
OPEN SPACE & RECREATION

[Moving C. Goal to new C below, as implementation strategy 1]

~~C. GOAL: WORK COOPERATIVELY WITH OTHER VERDE VALLEY COMMUNITIES, U.S. FISH AND WILDLIFE, GAME AND FISH DEPARTMENT AND OTHER ORGANIZATIONS TO PREPARE AND IMPLEMENT A COMPREHENSIVE REGIONAL OPEN SPACE PLAN THAT PROTECTS CRITICAL OPEN SPACE IN CAMP VERDE.~~

Implementation Strategy:

- ~~C.1. The town will work cooperatively with other jurisdictions, entities and private citizens in striving to have a regional open space plan and map indicating areas for desired preservation space completed by 2007.~~
- ~~C. 2. Work with governmental agencies, private groups and non-profits to encourage the acquisition of Desired Preservation Space through voluntary sale or donation of properties or easements.~~
- ~~C. 3. The Town will work with the U.S. Fish and Wildlife Service and Game and Fish Department to assure that sensitive endangered species are afforded necessary protections.~~
- ~~C. 4. The Town will work with the U.S. Forest Service to assure that National Forest lands crucial to preserve important view sheds, maintain sensitive natural areas, historic areas, and wildlife corridors are identified and protected.~~
- ~~C. 5. Town to work with neighboring legislative bodies to preserve property between entities by utilizing conservation easements, acquisition of development rights, grants and other funding sources.~~

D. C. GOAL: GOAL: INSTITUTE A COMPREHENSIVE OPEN SPACE PLAN THAT DESIGNATES AREAS FOR PERMANENT RETENTION AS DESIRED PRESERVATION SPACE AND RECREATION OPPORTUNITIES. (See Exhibit A, Proposed Topics for the Camp Verde Open Space Plan.)

Implementation Strategy:

- C. 1. Work cooperatively with Yavapai County and other Verde Valley communities including the Yavapai-Apache Nation U.S. Fish and Wildlife, Game and Fish Department and Public Land Managers other organizations to prepare and implement a comprehensive regional open space plan that protects critical open space and offers recreational opportunities. in Camp Verde.**
- ~~D. 1. Prepare and implement a riparian overlay zone.~~
- D.C 2. 2. Establish Encourage** community standards that ensure voluntary preservation of the **historical and** natural environment and open space character of the Town.
- ~~D. 3. Require developers to provide an open space plan.~~
- ~~D. 4. Require new development to provide a buffer between residential property and the new development be it commercial, industrial or higher density residential.~~
- C. 3. Coordinate with other entities, such as US Forest Service, Arizona State Parks, National Park Service, Yavapai County, Yavapai-Apache Nation, developers, etc, to provide open space, trail system interconnectivity, and shared cost of maintenance.**

CHAPTER 9
OPEN SPACE & RECREATION

[Move existing D.5. to item F. 3.]

- ~~D. 5. Designate a corridor system of recreation, trails and educational features related to historical uses and people.~~
- ~~D. 6. Work with the Forest Service to develop agreements to cooperatively designate selected NF Land in and around the Town as desired preservation space.~~

~~E. GOAL: IDENTIFY AREAS THAT ARE SUBJECT TO NATURAL HAZARDS AND ESTABLISH ZONING TO PREVENT INCOMPATIBLE DEVELOPMENT AND TO PROVIDE FOR PUBLIC SAFETY.~~

Implementation Strategy:

- ~~E. 1. Designate as open space/recreational areas natural wash areas that are subject to seasonal flooding.~~
- ~~E. 2. Locate and identify flood plain, landslide areas, and steep slopes.~~
- ~~E. 3. Establish guidelines for development near natural washes and flood plains.~~
- ~~E. 4. Limit the use of public funds to restore properties that are damaged within the hazardous areas.~~
- ~~E. 5. Encourage the relocation/removal of residences in areas that are prone to flooding in flood plains and washes.~~
- ~~E. 6. Acquire, through voluntary efforts, conservation easements and development rights, to property in areas prone to flooding to provide natural riparian habitat.~~
- ~~E. 7. Develop and implement slope, ridge, natural drainage, and vegetation and wildlife corridor protection guidelines.~~

~~F. GOAL: PROTECT EXISTING "WILD LAND" CHARACTER OF NATIONAL FOREST AND STATE TRUST LANDS.~~

Implementation Strategy:

- ~~F. 1. Maintain existing zoning of one dwelling per two acres for NF Land and State Trust Land within the Town's boundaries.~~
- ~~F. 2. Require land survey and marked boundaries for private development along Forest Service and State Trust boundaries prior to construction.~~
- ~~F. 3. Maintain open space buffers on private lands between NF Lands and private development to prevent encroachments and conflicts with public lands.~~
- ~~F. 4. Negotiate Inter-Governmental Agreements with U.S. Forest Service and State Land Department to help administer National Forest and State Trust land within Town's boundaries, including delegation of enforcement authority to local police.~~

[This Goal is from the Land Use Element]

D. GOAL: PRESERVE THE VALUABLE NATURAL RESOURCES INCLUDING OF THE HILLSIDES, AND RAPARIAN AREAS AND OTHER OPEN SPACE TO PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

- D. 1. Encourage the preservation of dedicated open space areas in their natural state.**
- D. 2. Preserve scenic view sheds.**
- 3. In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.**

CHAPTER 9
OPEN SPACE & RECREATION

- D. 4.3. Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
- D. 5. 4. Consistently communicate with the Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.
- D. 5. Develop partnerships and coordinate with volunteer organizations and other groups that would assist in management activities and preservation of NF lands.

[Goals G & H are now Exhibit A]

~~G. GOAL: PROVIDE FUNCTIONAL OPEN SPACE AND RECREATIONAL AREAS WITHIN THE COMMUNITY FOR ALL RESIDENTS OF THE TOWN, SECURING PERMANENT INTERCONNECTED OPEN SPACE SYSTEM TO PROVIDE VISUAL AND FUNCTIONAL LINKS BETWEEN PARKS, SCHOOLS AND NEIGHBORHOODS.~~

Implementation Strategy:

- G. 1. ~~Formulate and update a Town Trails plan on a regular basis.~~
- G. 2. ~~Develop and implement requirements for new development to dedicate trails and trail heads within its property and along its borders.~~
- G. 3. ~~Continue documenting existing trails and assure their public accessibility.~~
- G. 4. ~~Provide for rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation to assure adequate opportunities for active and passive recreation for residents of all ages.~~
- G. 5. ~~Enhance existing street frontages and rights-of-way for multi-use corridors.~~
- G. 6. ~~Promote design considerations in open space areas that include low maintenance, natural design, low-water consumption, public safety, drainage management and multi-use.~~
- G. 7. ~~Provide the maximum level of access consistent with the ADA and state laws.~~
- G. 8. ~~Develop an equitable means for all developers to participate in the provision of open space and recreational needs of the community, ensuring the integration of existing and proposed trail-way systems and parks into all development.~~
- G. 9. ~~Town and National Forest to financially coordinate trail mapping, building and trail relocating projects~~

~~H. GOAL: ACCOMMODATE A BROAD RANGE OF RECREATIONAL ACTIVITIES ACCESSIBLE TO ALL NEIGHBORHOODS.~~

Implementation Strategy:

- H. 1. ~~Develop community parks of three acres or more that are combined with other jurisdictions and/or organizations to minimize the cost of maintenance through joint use, accessible to all neighborhoods.~~
- H. 2. ~~Promote the preservation of land for parks and recreational uses along the Verde River and along other natural watercourses and in close proximity to existing neighborhoods, by utilizing voluntary conservation easements, acquisition of development rights, grants and other funding sources.~~
- H. 3. ~~Coordinate with the U.S. Fish and Wildlife Service and the Game and Fish Department to develop/improve sport fishing of the Verde River.~~

CHAPTER 9
OPEN SPACE & RECREATION

- ~~H. 4. Continue to cooperate with the Forest Service to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.~~
- ~~H. 5. Establish guidelines to require new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramadas, picnic tables, children's playgrounds, horseshoes, volleyball areas, etc. in medium to high-density residential zones and encourage property owners associations to maintain existing or create new neighborhood/pocket parks.~~
- ~~H. 6. Coordinate efforts with surrounding agencies to encourage development of large joint-use regional parks. Regional parks shall support, protect and enhance a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails required to meet the needs of the community, while providing access to historic/proposed trail ways.~~
- ~~H. 7. All parks and facilities will be designed, constructed and maintained in a safe, economical, aesthetic and functional manner.~~
- ~~H. 8. Work closely with appropriate agencies and other organizations to protect, enhance and provide access to historic and proposed trail ways.~~
- ~~H. 9. Annually review and update the parks and recreation 5-year master plan.~~
- ~~H. 10. Dedicate a portion of the sales tax revenue to open space acquisition/preservation.~~
- ~~H. 11. Coordinate with Arizona State Parks for funding opportunities and other partnership opportunities.~~

I. E GOAL: PROVIDE MAINTAIN WILDLIFE CORRIDORS TO ALLOW FOR THEIR NATURAL MIGRATION AND FEEDING PRACTICES THAT WILL HELP MAINTAIN HEALTHY AND DIVERSIFIED SPECIES.

Implementation Strategy:

- ~~I. E. 1. Designate as natural open space, areas identified by governmental agencies and environmental organizations for habitat preservation.~~
- ~~I. E. 2. Develop policies to prevent the enclosure of natural environment reduce barriers within town boundaries to maintain wildlife migration patterns.~~
- E 3. Coordinate with Game and Fish Department, U.S. Fish and Wildlife Service, governmental agencies, and other public/private appropriate agencies or organizations to evaluate and maintain habitat for endangered species.**

J. F. GOAL: DESIGNATE HISTORIC ROUTES WITHIN THE TOWN'S BOUNDARIES.

Implementation Strategy:

- ~~J. F. 1. Utilize the Trails Committee's work on designating historic routes.~~
- ~~J. F. 2. Work with property owners to maintain trails/routes.~~

[Moved from existing D. 5 to new F. 3.]

- F. 3. Designate a corridor system of recreation, trails and educational features related to historical uses and people.**

CHAPTER 9
OPEN SPACE & RECREATION

K. G. GOAL: ~~ADD~~ ENCOURAGE AGRICULTURAL USE PROPERTY TO THE TOWN'S OPEN SPACE INVENTORY. TO INCREASE OPEN SPACE.

Implementation Strategy:

- K. G. 1.** Offer incentives to developers or property owners, who designate a portion of their property for agricultural use.
- K. G. 2.** Encourage agricultural landowners to participate in federal and state programs that are designed to protect the land as open space.

CHAPTER 9
OPEN SPACE & RECREATION

Exhibit A. Proposed Topics for the Camp Verde Open Space Plan.

Following are possible topics that can be included in a comprehensive open space plan for Camp Verde.

1. Inventory town open space, riparian, and trail features in a format that can be easily updated for the plan.
2. Recommend that new developments have trails and trail heads within its property and along borders for interconnectivity.
3. Identify and designate public accessibility for trails.
4. Designate rights-of-way within easements designated for hiking, walking, bicycling, jogging, equestrian or other non-motorized forms of transportation.
5. Promote recreational uses along the Verde River and other natural watercourses close to existing neighborhoods, by using voluntary conservation easements, acquisition of development rights, grants and other funding sources.
6. Collaborate with land management agencies to gain additional improved access to the Verde River, Beaver Creek, and West Clear Creek for recreational activities.
7. Encourage new development to include mini-parks providing active and passive recreational opportunities such as barbecues, ramadas, picnic tables, children's playgrounds, horseshoes, volleyball areas, etc., in medium to high-density residential zones. Encourage property owners associations to maintain existing or create new neighborhood/pocket parks.
8. Coordinate with surrounding agencies to encourage development of large joint-use regional parks. Regional parks would provide a comprehensive multi-use trail system, including equestrian, walking paths and other types of trails for the community, while providing access to historic/proposed trail systems.
9. Work closely with appropriate agencies and organizations to protect, enhance and provide access to historic and trail systems.
10. Consider dedicating a portion of the sales tax revenue to open space acquisition/preservation and explore additional organizations for funding and partnership opportunities.

CHAPTER 6

COST OF DEVELOPMENT

P&Z Comm. Gen. Plan Wk. Session 6-11-2015

VISION STATEMENT

Development will be conveniently located to and compatible with existing infrastructure in order to protect taxpayers and existing businesses from having to assume financial responsibility for additional infrastructure required for new development. The Town government will equitably assess and manage the fiscal and capital impacts resulting from new development to maintain and improve the existing level of services and infrastructure.

STATE REQUIREMENTS

The Cost of Development Element of the Town of Camp Verde's General Plan is mandated by Arizona Revised Statutes, which stipulates that communities larger than 2,500 inhabitants include a Cost of Development Element.

According to ARS, the Cost of Development Element will identify policies and strategies that the Town will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. The Cost of Development Element must include the following components:

- a. A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
- b. A component that identifies policies to ensure that any mechanisms that are adopted by the Town under this element result in beneficial use to the development bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

FUNDING MECHANISMS

As per Arizona statute, the following methods are available for the Town to finance infrastructure. These methods are mentioned only as a requirement of state law.

- General Obligation Bonds
- Revenue Bonds
- Municipal Property Corporations
- Certificates of Participation
- Transaction Privilege (Sales) Tax
- Property Tax
- Special Industry Tax
- Excise Tax
- Development (Impact) Fees
- User Fees
- Dedication
- Exactions
- Capital Improvements Programming
- Concurrency Requirements
- Development Agreements and Development Rights Plans
- Trusts
- Endowments
- Grants

CHAPTER 6
COST OF DEVELOPMENT

- A. GOAL: ASSESS EXPLORE FAIR AND REASONABLE REVENUE SOURCES TO PROVIDE FOR THE COSTS OF MITIGATING THE IMPACTS COST OF GROWTH.**

Implementation Strategy:

- A. 1. Review fee guidelines **schedules** annually to ensure equitable costs and to maintain current level of service standards for new development.
- A. 2. Ensure that development policies and ordinances are designed to require new developments to contribute to **fund** costs associated with **these** developments.
- ~~A. 3. Require an analysis showing the impact to community services prior to construction.~~
- A. 4. **3.** Identify fees and other revenues and funding mechanisms that may be used to pay for the expansion of operations, **other costs of growth**, and new facilities generated by new development.
- A. 4. **Ensure owners & developers are responsible for the cost of construction and maintenance of infrastructure serving their development.**

- B. GOAL: ENSURE STRIVE FOR A STABLE REVENUE STREAM TO MAINTAIN AND IMPROVE EXISTING COMMUNITY SERVICES AND AMENITIES.**

Implementation Strategy:

- ~~B. 1. Reserve sites for~~ **Encourage** commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
- B. 2. Utilize the ~~Main Street area and the Hwy. 260~~ **260 West, Finnie Flat, Downtown,** and Interstate 17 interchange as **commercial** activity centers to attract shoppers **and visitors** from other communities.
- B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
- B. 4. Research and acquire federal and state funding in the form of grants.

- C. GOAL: REGULARLY REVIEW THE NEEDS AND COSTS OF SERVICES PROVIDED BY THE TOWN.**

Implementation Strategy:

- C. 1. Use the Capital Improvements Plan (CIP) to prioritize services, ~~and expenses~~ **and** ~~Require the CIP to be review and updated~~ on an annual basis.

[C.2 combined into C 1.]

- ~~C. 2. Require the CIP to be reviewed and updated on an annual basis.~~
- C. ~~3.~~ **2.** Develop guidelines to clearly establish **Regularly review the** level of services standards **provided by the Town in relation to the current budget.** ~~for the Town.~~

- ~~**D. GOAL: PROTECT EXISTING RESOURCES AND INFRASTRUCTURE FROM BECOMING OVERBURDENED BY NEW DEVELOPMENT.**~~

- ~~D. 1. Guide development to areas where public facilities and services exist or can be extended in the most efficient and cost-effective manner.~~
- ~~D. 2. Develop guidelines to allow owners/developers to maintain responsibility of infrastructure such as water and sewer services and road maintenance.~~

CHAPTER 6
COST OF DEVELOPMENT

IMPLEMENTATION CHALLENGES

The planning area is served by a spectrum of public and private services. A proper understanding of the cost of development will require cooperation with public entities offering services and a more thorough understanding of private costs associated with the provision of services in the planning area. At this time the authority for services and infrastructure decisions does not reside entirely with the Town government. The General Plan is intended to establish an important basis for further cooperation between all agencies.

DRAFT