Town of Camp Verde Vision Statement
"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

AGENDA
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MARCH 11, 2026 at 5:00 P.M.

ZOOM MEETING LINK:
https://us02web.zoom.us/j/88509002031?pwd=xyNLKYipcTsbebMp0DLESThb82IlsH.1
one Tap Mobile: 1-253-215-8782 or 1-346-248-7799
Meeting ID: 885 0900 2031
Passcode: 397746

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order

2. Roll Call. Council Members Brian Bolton, Robert Foreman, Robin Godwin, Jessie Murdock, Patricia Seybold, Vice Mayor Wendy Escoffier, and Mayor Marie Moore.

3. Pledge of Allegiance

4. Consent Agenda – All those items listed below may be approved by one motion as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) Approval of the Minutes:
- **1)** Special Session (Public Portion) – February 11, 2026 at 6:00 p.m. Pg. 5
- **2)** Special Session (Public Portion) – February 18, 2026 at 5:00 p.m. Pg. 7
- **3)** Regular Session (Public Portion) - February 18, 2026 at 6:00 p.m. Pg.11
- **4)** Special Session (Public Portion) - February 20,2026 at 2:00 p.m. Pg. 23
- **5)** Special Session – February 25, 2026 at 5:00 p.m. Pg. 25

b) Set Next Meeting, Date and Time:
- **1)** Work Session – March 12, 2026 at 9:00 a.m.
- **2)** Regular Session – March 18.2026 at 6:00 p.m.
- **3)** Work Session – March 25, 2026 at 5:00 p.m.
- **4)** Regular Session – April 1, 2026 at 6:00 p.m.
- **5)** Work Session – April 8, 2026 at 5:00 p.m.

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS *§38-431.01(H)*

6. **Summary of Current Events.** The Town Council and the Town Manager may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will not propose, discuss, deliberate or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda. Summaries may include committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai-Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Sustaining Flows, Earth Day, Camp Verde School District, Friends of the Verde River and Verde Valley Housing Advisory Committee.

7. **Special Announcements and Presentations.** All presentations are limited to 15-minutes.

   - **Administration of Oath of Office of newly hired Town employees.** Staff Resource: Town Clerk Leah Rhodes. Pg. 29

   - **Presentation on the use of partnership agreements with non-profits who use Town Parks and Recreation facilities.** Staff Resource: Town Manager Miranda Fisher. Pg. 31

   - **Presentation of the Verde River Watershed Report Card by Friends of the Verde River Executive Director David Gressly.** Staff Resource: Town Manager Miranda Fisher. Pg. 43

8. **Discussion, consideration and possible approval to contract with Justice AV Solutions, Inc. to upgrade the courtroom JAVS recording system in compliance with Arizona Judicial recordkeeping standards in an amount not to exceed $67,000.** Court Administrator Veronica Pineda. Pg. 57

9. **Public Hearing: Discussion, consideration, and possible approval of Resolution 2026-1205 adopting the 2026 General Plan.** Staff Resource: Town Manager Miranda Fisher. Pg. 73
   Staff Comments
   Open Public Hearing
   Close Public Hearing
   Council Discussion

10. **Discussion, consideration, and possible approval of Resolution 2026-1207 approving the Congressionally Directed Spending priorities.** Staff Resource: Town Manager Miranda Fisher. Pg. 467

11. **An executive session pursuant to A.R.S. § 38-431.03(A)(3), (A)(4), and (A)(7) for discussion or consultation for legal advice and to consider its position and instruct the Town Attorney and its representatives regarding contracts for the lease of real property. The purpose of the executive session is to consider term sheets for the Equestrian Center and instruct its representatives regarding contract negotiations.** Staff Resource: Town Manager Miranda Fisher.

12. **An executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4) for discussion or consultation for legal advice and to consider its position and instruct the Town Attorney regarding contracts that the subject of negotiations. The purpose of the executive session is to discuss an amendment to the Development Agreement with Boulder Creek Camp Verde LCC related to the High View at Boulder Creek Planned Area Development.** Staff Resource: Town Manager Miranda Fisher.

13. **Discussion, consideration and possible approve of Resolution 2026-1208 approving an amendment to the Development Agreement with Boulder Creek Camp Verde LCC related to the High View at Boulder Creek Planned Area Development.** Staff Resource: Town Manager Miranda Fisher. Pg. 491

14. **Adjournment**

Note: Upon a public majority vote of a quorum of the Town Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the purpose of discussion or consultation for legal advice with the Town Attorney as permitted by A.R.S. § 38-431.03(A)(3). Any other executive sessions will be separately included on the agenda above if an executive session will be held at the meeting.

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. Pursuant to Town Code, Section 2-3-7.1 the Mayor shall call for a vote of the Council to allow the meeting to continue past the deadline of 10:00 p.m. The Town of Camp Verde Council Chambers is accessible to persons with disabilities. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on March 5, 2026 at 4:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Leah Rhodes

Leah Rhodes, Town Clerk

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Agenda Item 4.a.1.

DRAFT MINUTES
TOWN OF CAMP VERDE
SPECIALSESSION (PUBLIC PORTION)
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 11, 2026 at 6:00 P.M.

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. **Call to Order**
   Mayor Moore called the meeting to order at 6:00 p.m.

2. **Roll Call.**
   Councilor Brian Bolton, Councilor Robert Foreman, Councilor Robin Godwin, Councilor Jessie Murdock, Councilor Patricia Seybold, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

   Also Present
   Town Manager Miranda Fisher, Town Attorney Trish Stuhan (participated remotely) and Town Clerk Leah Rhodes. Town Clerk Leah Rhodes left the meeting at 6:03 p.m.

3. **Pledge of Allegiance**
   Councilor Bolton led the Pledge.

   Mayor Moore read Agenda Item 4.

   A **motion** was made by Vice Mayor Escoffier to go into Executive Session for Item 4. Councilor Bolton seconded the motion.

   Roll Call Vote:
   Councilor Bolton: aye
   Councilor Seybold: aye
   Councilor Foreman: aye
   Councilor Murdock: aye
   Councilor Godwin: aye
   Vice Mayor Escoffier: aye
   Mayor Moore: aye
   Motion Carried 7-0.

4. **An executive session pursuant to A.R.S. § 38-431.03(A)(3), (A)(4) and (A)(7) for discussion or consultation for legal advice and to consider its position and instruct its attorneys regarding the public body's position regarding contracts**

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that are the subject of negotiations; all related to proposals submitted for the Equestrian Center in response to the Town's Request for Qualifications which may include review of proposed uses and lease terms for the property. Staff Resource: Town Manager Miranda Fisher.

Mayor Moore reconvened the Regular Session at 7:23 pm.

Mayor Moore stated direction was given to staff for Item 4.

5. Adjournment

Mayor Moore adjourned the meeting at 7:23 p.m.

_____ _____

Mayor Marie Moore Attest: Leah Rhodes, Town Clerk

CERTIFICATION

I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on February 11, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____

Leah Rhodes, Town Clerk

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Agenda Item 4.a.2.

DRAFT MINUTES
TOWN OF CAMP VERDE
SPECIAL SESSION (PUBLIC PORTION)
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 18, 2026 at 5:00 P.M.

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order
Mayor Moore called the meeting to order at 5:00 p.m.

2. Roll Call.
Councilor Brian Bolton, Councilor Robert Foreman, Councilor Robin Godwin, Councilor Jessie Murdock, Councilor Patricia Seybold, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

Also Present
Town Manager Miranda Fisher, Town Attorney Trish Stuhan, Town Water Attorney Steve Wene, Utilities Director Lisa Vaughn and Town Clerk Leah Rhodes. Town Clerk Leah Rhodes left the meeting at 5:03 p.m.

3. Pledge of Allegiance
Councilor Godwin led the Pledge.

Mayor Moore read Agenda Items 4, 5 and 6.

A **motion** was made by Vice Mayor Escoffier to go into Executive Session for Items 4, 5 and 6. Councilor Seybold seconded the motion.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0

4. An executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with Town Water Attorney Steve Wene, PLC, Moyes,

Sellers & Hendricks, regarding updates on the Town of Camp Verde's Water Resources. Resource: Town Water Attorney Steve Wene.

5. **An executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with Town Water Attorney Steve Wene, PLC, Moyes, Sellers & Hendricks, regarding the ponds at the Verde Lakes Community Park.** Resource: Town Water Attorney Steve Wene.

6. **An executive session pursuant to A.R.S. § 38-431.03(A)(3), (A)(4) and (A)(6) for discussion or consultation for legal advice, consideration of litigation, and consultation regarding negotiations with members of a tribal council of an Indian reservation located within or adjacent to the Town. The purpose of the executive session is discussion with Town Water Attorney Steve Wene of Moyes, Sellers & Hendricks related to consideration of water settlement agreements and tribal negotiations with the Yavapai Apache Nation.** Resource: Town Water Attorney Steve Wene.

   Mayor Moore reconvened the Regular Session at 5:44 pm.

   Mayor Moore stated direction was given to staff for Items 4 and 5.

7. **Discussion, consideration and possible approval Resolution 2026-1206 authorizing the Mayor to sign an update to the Town's Water Settlement Agreement with the Yavapai-Apache Nation.** Resource: Town Water Attorney Steve Wene.

   On a **motion** made by Councilor Murdock, seconded by Councilor Godwin, the Council **moved to approve** Resolution 2026-1206 approving the update to the Town's Water Settlement Agreement with the Yavapai-Apache Nation and authorizing the Mayor to sign on behalf of the Town.

   Roll Call Vote:
   Councilor Bolton: aye
   Councilor Seybold: aye
   Councilor Foreman: aye
   Councilor Murdock: aye
   Councilor Godwin: aye
   Vice Mayor Escoffier: aye
   Mayor Moore: aye
   Motion Carried 7-0.

8. **Adjournment**
   Mayor Moore adjourned the meeting at 5:46 p.m.

Mayor Marie Moore

Attest: Leah Rhodes, Town Clerk

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CERTIFICATION

I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on February 18, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____

Leah Rhodes, Town Clerk

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DRAFT MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION (PUBLIC PORTION)
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 18, 2026 at 6:00 P.M.

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order
Mayor Moore called meeting to order at 6:00 p.m.

2. Roll Call. Council Members Brian Bolton, Robert Foreman, Robin Godwin, Jessie Murdock, Patricia Seybold, Vice Mayor Wendy Escoffier, and Mayor Marie Moore.

Also Present
Town Manager Miranda Fisher, Town Attorney Trish Stuhan, and Town Clerk Leah Rhodes.

3. Pledge of Allegiance
Councilor Foreman led the Pledge.

Mayor Moore took a moment of Mayors privilege to recognize and honor Rita Graham, a resident of the Town, who turned 100 this month.

4. Consent Agenda – All those items listed below may be approved by one motion as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) **Approval of the Minutes:**
1) Special Session – January 28, 2026 at 5:00 p.m.
2) Special Session (Public Portion) – February 4, 2026 at 5:00 p.m.
3) Regular Session – February 4, 2026 at 6:00 p.m.

b) **Set Next Meeting, Date and Time:**
1) Special Session – February 20, 2026 at 2:00 p.m.
2) Work Session – February 25, 2026 at 5:00 p.m.
3) Regular Session – March 4, 2026 at 6:00 p.m. - Cancelled
4) Special Session – March 11, 2026 at 5:00 p.m.
5) Work Session – March 12, 2026 at 9:00 a.m.
6) Regular Session – March 18.2026 at 6:00 p.m.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Foreman, the Council **moved to approve** the consent agenda as presented.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS *§38-431.01(H)*

   There were no speaker cards.

6. **Summary of Current Events.** The Town Council and the Town Manager may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will not propose, discuss, deliberate or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda. Summaries may include committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai-Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Sustaining Flows, Earth Day, Camp Verde School District, Friends of the Verde River and Verde Valley Housing Advisory Committee.

   The Mayor, Council and Town Manager reported on current and future events.

7. **Special Announcements and Presentations.** All presentations are limited to 15-minutes.

   - **Acceptance and acknowledgement of Yavapai-Apache Nation distribution check for gaming funds.** Staff Resource: Town Manager Miranda Fisher.

     Mayor Moore extended her sincere thank you on behalf of the Town of Camp Verde to the Yavapai-Apache Nation for their contributions of the Prop 202 gaming funds

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provided to the Town.

Yavapai-Apache Nation Chaiman Buddy Rocha, Jr. expressed appreciation on behalf of the Nation, noting that the funds contribute back to the community and stated he looks forward to the continued collaborative efforts with the Town.

- **Overview of the Polco Capital Improvement Projects Survey for FY 2027, to be released to the public on February 23, 2025.** Staff Resource: Town Manager Miranda Fisher.

  Town Manager Fisher provided an overview of the Polco Capital Improvement Project Survey voting system that provides an opportunity to improve how the Town engages the community in its budgeting and capital planning process.

  Town Manager Fisher responded to questions from the Council.

8. **Discussion, consideration, and possible approval of the SiteLoqIQ solar project funding proposal for the Wastewater Treatment Plant, including authorization for the Town Manager and Finance Director to proceed with final lender due diligence and preparation of financing documents for future Council consideration.** Staff Resource: Town Manager Miranda Fisher and Finance Director Michael Showers.

   Town Manager Fisher introduced the item and Senior Vice President Steve Goehl of D.A. Davidson and Company.

   Senior Vice President Goehl provided an overview of the financial structure, timeline, and terms of the funding proposal with SiteLogIQ as well as the tax credits.

   Several Council Members had questions about the funding proposal, lease purchase agreement and tax credits.

   SiteLogIQ Representative Lexee Melendez reported that the Town is on track to meet all the deadlines required to receive the tax credit.

   SiteLogIQ Representative Matthew Miller pointed out principals of the funding structure as well as projected energy savings.

   Finance Director Michael Showers provided an overview of the kilowatt savings and projected energy savings in dollars.

   Town Manager Fisher, Finance Director Showers, Senior Vice President Goehl, SiteLogIQ Representatives Miller and Lexi responded to questions from the Council.

   On a **motion** made by Councilor Godwin, seconded by Councilor Foreman, the Council **moved to approve** the SiteLoqIQ solar project funding proposal for the Wastewater Treatment Plant, including authorization for the Town Manager and Finance Director to proceed with final lender due diligence and preparation of financing documents for future Council consideration.

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Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

9. Discussion, consideration and possible approval of amendments to the Town's Personnel Manual. Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher stated the item was previously presented at the February 4, 2026 Town Council meeting and Council requested the item to be tabled in order to review how other municipalities handle take home vehicles.

Town Manager Fisher stated that the Personnel Manual amendment seeks to expand the take-home vehicle eligibility for sworn officers from the current 30-minute response time to a larger radius (50-miles), in recognition that some officers must reside farther away due to financial considerations.

Town Manager Fisher also confirmed that sworn officers are covered under workers' compensation for commute-related activities while operating Town vehicles even though they don't clock in until they are in the town boundary.

Several Council members spoke in concern of sworn officers taking Town vehicles home and Town vehicles being spread out in the Verde Valley.

Public comment:
Town Residents, Cheri Wischmeyer, Jackie Baker, Charolotte Salsman (participated remotely) spoke in opposition of take-home vehicles out of the Town boundaries. Charolotte Salsman also spoke opposed to the Town Manager and Town Manager living outside the Town boundaries.

Town Manager Fisher and Acting Town Marshal Daniel Jacobs responded to questions from Council.

Per Council's direction, Town Manager Fisher stated she would bring this item back to Council with additional data during the FY27 budget discussions and as such, recommended denial of the proposal currently before the Council.

On a **motion** made by Councilor Murdock, seconded by Councilor Foreman, the Council **moved to deny** the revisions to the Town's Personnel Manual.

Roll Call Vote:
Councilor Bolton: aye

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Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

Mayor Moore recessed the meeting for a break at 7:54p.m. and reconvened the meeting at 8:02 p.m.

10. Discussion, consideration, and possible approval of Ordinance 2026-A510, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 3 (Administration), Article 2 (Officers), 3-2-4 of the Town Municipal Code to remove position-specific residency requirements for the Town Marshal. Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher stated the item was previously presented at the February 4, 2026 Town Council meeting and Council requested the item to be tabled in order to review how other municipalities handle residency requirements.

Town Manger Fisher stated Human Resources Director Julia Kaiser compiled information in the mileage comparison, and the findings show a wide range of approaches among municipalities, including requiring residency within six months, having no residency requirement, or establishing specific geographic boundaries.

Town Manager Fisher stated the matter originated from a discussion about removing the residency requirement for both the Town Manager and the Town Marshal. Council determined that the Town Manager must reside within town limits, and that requirement has remained in place.

Town Manager Fisher stated the ordinance proposes eliminating the automatic triggering language that requires the Town Marshal to live within town limits. However, Section 3-1-1 of the Town Code would still allow Council, at its discretion, to require residency for any position within a specified timeframe. Therefore, the proposed change removes only the automatic requirement for the Town Marshal and does not eliminate Council's authority to impose residency requirements if desired.

Public Comment:
Town Residents Cheri Wischmeyer and Jackie Baker spoke in opposition to the Town Marshal residing outside the Town limits.

Town Resident Mike Showers asked the Town Council to really define the "why" they would choose one option or another.

Several Council Members spoke in concern regarding the residency requirements of the Town Marshal.

Town Manager Fisher, Town Attorney Stuhan and Acting Town Marshal Daniel Jacobs responded to questions from the Council.

On a **motion** made by Councilor Foreman, seconded by Councilor Seybold, the Council **moved to deny** Ordinance 2026-A510.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: nay
Councilor Godwin: nay
Vice Mayor Escoffier: nay
Mayor Moore: aye
Motion Failed 4-3.

Mayor Moore stated she would entertain a second motion.

On a **motion** made by Councilor Bolton, seconded by Councilor Godwin, **moved to approve** Ordinance 2026-A510 with the amendment the Town Marshal is required to establish residency in the Verde Valley.

Town Manager Fisher and Attorney Trish Stuhan requested clarification and stated a recommendation for the Ordinance to read clearly. Town Manager Fisher and Attorney Stuhan recommended a mile radius.

On an **amended motion** made by Councilor Bolton, seconded by Councilor Godwin, **moved to approve** Ordinance 2026-A510 with the following amendments, the Town Marshal is required to establish residency within 30 minutes from the Camp Verde Marshal's Office.

Attorney Stuhan recommended the motion to include one hundred eight (180) days of the date of hire.

On an **amended motion** made by Councilor Bolton, seconded by Councilor Godwin, the Council **moved to approve** Ordinance 2026-A510 with the following amendments, the Town Marshal is required to establish residency within 30 minutes from the Camp Verde Marshal's Office within one hundred eighty (180) days of the date of hire.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: nay
Mayor Moore: aye
Motion Carried 6-1.

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11. **Discussion, consideration and possible approval of Ordinance 2026-A512; an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference updated editions of The International Code Council (ICC) Codes including The 2024 International Building Code (IBC) with Appendix C, I, J, K, And P; 2018 International Energy Conservation Code (IECC); 2024 International Existing Building Code (IEBC); 2024 International Fire Code (IFC) with Appendix B, C, D, E, F, G, H, I, J, K, L, M, N, and O; 2024 International Fuel Gas Code (IFGC) with Appendix A, B, Category 1 Appliances and Appliances Listed for use with Type B Vents, and C; 2024 Mechanical Code (IMC) with Appendix A; 2023 National Electrical Code (NEC); 2024 International Plumbing Code (IPC) with Appendix C and E; 2024 International Residential Code for One-and Two-Family Dwellings (IRC) with Appendix BB, BD, BF, BJ, BM, BN, CA, CB Category 1 Appliances and Appliances Listed with use with Type B Vents, CD, CE CF, and P; 2024 International Swimming Pool and Spa Code (ISPSC), and Related Public Codes; and Adopting by Reference the Town of Camp Verde Technical Code Amendments and amending the Town Administrative Code, Chapter 7 – Building, Articles 7-1, Section 7-1-100 and Article 7-2, Section 7-2-101 – General through Section 7-2-111 – Fees; All Related to Building Code Updates.** Staff Resource: Chief Building Official Roxanne Jasman.

Chief Building Official Roxanne Jasman stated there have been minimal clerical changes to the Codes since the last Town Council Work Session on January 28, 2026 where she reviewed all the changes being proposed under the 2024 building codes.

On a **motion** made by Councilor Foreman, seconded by Councilor Godwin, the Council **moved to approve** Ordinance 2026-A512.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

12. **Discussion, consideration, and possible approval of a lease-purchase agreement through Enterprise for a new three-fourths ton crew cab truck, not to exceed $75,000, as approved in the FY26 Capital Improvement Program for the Streets Division.** Staff Resource: Streets Division Manager Shane Allen.

Streets Division Allen stated he would like to move forward with the lease-purchase agreement that was approved in the FY26 Capital Improvement Program for a new three-quarter ton crew cab truck.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Godwin, the Council **moved to approve** a lease-purchase agreement through Enterprise for a new three-quarter ton crew cab truck, not to exceed $75,000, as approved in the FY 26 Capital Improvement Program for the Streets Division.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

13. Discussion, consideration and possible approval to purchase a 1-Ton Dump Truck from Oxendale in the amount of $66,525 plus taxes, titles, and licenses for the Utilities Wastewater Division. Staff Resource: Utilities Director Lisa Vaughan and Wastewater Division Manager Chet Teague.

Wastewater Division Manager Teague explained that the dump truck was originally scheduled for replacement in the 2027 Capital Improvement Plan; however, its condition has deteriorated to the point that continued use is no longer feasible and as such, is requesting approval of the purchase.

Town Manager Fisher stated the Wastewater Division has identified alternative funding sources to cover the cost of the replacement.

Town Manager Fisher and Wastewater Division Manager Teague responded to questions from the Council.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Godwin, the Council **moved to approve** the purchase of a 1-Ton Dump Truck from Oxendale in the amount of $66,525 plus taxes, titles, and licenses to allow Wastewater Operators to continue operating the Wastewater system as normal.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

14. Discussion, consideration, and possible approval of Resolution 2026-1204 authorizing a Debt Authorization to refinance the WIFA Highway 260 Sewer Line

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loan, increasing the authorized amount from $1,200,000 to $1,873,000 and extending the project timeline to allow completion of engineering design and advancement to construction. Staff Resource: Utilities Director Lisa Vaughan and Finance Director Michael Showers.

Utilities Director Vaughan stated the project is associated with an existing WIFA loan originally approved in 2021 for the design of the Highway 260 sewer line extension project. Due to legislative challenges related to forming improvement districts, securing easements, and additional engineering requirements, the Town is required to reapply for the loan at a modified rate. of $1,873,000 to account for increased engineering and design costs.

Town Manager Fisher stated that the project is not ready to transition from a design loan to a construction loan. In order to keep the design loan active, WIFA requires an amendment to the scope of work demonstrating continued progress and the design efforts must remain ongoing, as completion of the design loan would otherwise necessitate moving into the construction phase.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Godwin, the Council **moved to approve** Resolution 2026-1204 authorizing a Debt Authorization to refinance the WIFA Highway 260 Sewer Line loan, increasing the authorized amount from $1,200,000 to $1,873,000 and extending the project timeline to allow completion of engineering design and advancement to construction.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

15. **Discussion, consideration, and possible approval of Change Order No. 1, authorizing up to $307,560 in additional funding from the existing WIFA infrastructure grant to complete professional utility locating and potholing services required for construction of the Water Main Replacement Projects.** Staff Resource: Utilities Director Lisa Vaughan.

Utilities Director Vaughn stated the item relates to an existing WIFA grant funding for three water main replacement projects. Design work could not proceed without additional information on existing utilities. While initial plans assigned utility potholing to Town water staff, workload constraints and project complexity required shifting this responsibility to Lyon Engineering. The Change Order would include potholing services with an amount not to exceed $307,560.

On a **motion** made by Councilor Foreman, seconded by Councilor Godwin, the Council

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moved to approve Change Order No. 1, authorizing up to $307,560 in additional funding from the existing WIFA infrastructure grant to complete professional utility locating and potholing services required for construction of the Water Main Replacement Projects.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

16. **Discussion, consideration, and possible approval of a scope of work addendum authorizing Willdan Financial Services to complete a sewer capacity fee assessment in coordination with the Development Impact Fee study not to exceed $10,000.** Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher stated January 28, 2026 Work Session, Council directed staff to consult with Willdan Financial Services, the Town's development impact fee consultant, regarding a potential scope amendment to conduct a capacity fee study. Town Manager Fisher noted that the original development impact fee study was approved with a not-to-exceed amount of $100,000, with current cost at $58,620. The proposed amendment would bring the total to $68,620.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Godwin, the Council **moved to approve** the scope of work addendum authorizing an additional $10,000 for Willdan Financial Services to complete a sewer capacity fee assessment under the Development Impact Fee study.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

Mayor Moore read Agenda Items 17 and 18.

A **motion** was made by Councilor Godwin to go into Executive Session for Items 17 and 18. Vice Mayor Escoffier seconded the motion.

Roll Call Vote:
Councilor Bolton: aye

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Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

17. **An executive session pursuant to A.R.S § 34-431.03(A)(3), (A)(4), and (A)(7) for discussion or consultation with the Town Attorney for legal advice, and possible instruction to the Town Attorney regarding the Town-owned property located at 50 E Toy Rd.** Staff Resource: Town Manager Miranda Fisher.

18. **An executive session pursuant to A.R.S. 38-431.03(A)(1) and (A)(3) for discussion, consideration, and legal advice regarding the conduct and possible discipline of a public officer; all related to the receipt of an ethics complaint against a Town Commissioner.** Staff Resource: Town Manager Miranda Fisher.

Mayor Moore reconvened the Regular Session at 9:57p.m.

Mayor Moore stated direction was given to staff for Items 17 and 18.

19. **Adjournment**
Mayor Moore adjourned the meeting at 9:57 p.m.

_____ _____
Mayor Marie Moore Attest: Leah Rhodes, Town Clerk

CERTIFICATION
I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on February 18, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____
Leah Rhodes, Town Clerk

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Agenda Item 4.a.4.

DRAFT MINUTES
TOWN OF CAMP VERDE
SPECIALSESSION (PUBLIC PORTION)
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 20, 2026 at 2:00 P.M.

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order
Mayor Moore called the meeting to order at 2:00 p.m.

2. Roll Call.
Councilor Brian Bolton, Councilor Robert Foreman, Councilor Robin Godwin (absent), Councilor Jessie Murdock, Councilor Patricia Seybold, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

Also Present
Town Manager Miranda Fisher, Town Clerk Leah Rhodes. Town Clerk Leah Rhodes left the meeting at 2:03 p.m.

3. Pledge of Allegiance
Vice Mayor Escoffier led the Pledge.

4. Interviews with applicants who submitted Statements of Qualifications under RFQ #25-224 for the Operation and Management of the Town of Camp Verde Equestrian Center. The following applicants will be interviewed: Arizona Rally LLC. (DBA Arizona Rally Association), Bryson Ranch LLC, and The Sports Facilities Companies. Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher stated that each applicant was going to be asked a set of questions from Council. The Council interviewed the following individuals:

- Sean Spring and Justin McBee with Arizona Rally LLC (DBA Arizona Rally Association)
- Tanner Bryson and Christa Brunori with Bryson Ranch LLC
- Billy Hilliard and Josh Callahan with Sports Facilities Companies

Mayor Moore read Agenda Item 5.

A **motion** was made by Councilor Murdock to go into Executive Session for Item 5 at 3:27 p.m. Vice Mayor Escoffier seconded the motion.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: absent
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

5. **An executive session pursuant to A.R.S. § 38-431.03 (A)(4) and (A)(7) for discussion or consultation and to consider its position and instruct its representatives regarding the public body's position regarding contracts that are the subject of negotiations; all related to proposals submitted for the Equestrian Center in response to the Town's Request for Qualifications which may include review of proposed uses and lease terms for the property.** Staff Resource: Town Manager Miranda Fisher.

Mayor Moore reconvened the Regular Session at 4:26 pm.

Mayor Moore stated direction was given to staff for Item 5.

6. **Adjournment**
Mayor Moore adjourned the meeting at 4:26 p.m.

_____ _____
Mayor Marie Moore Attest: Leah Rhodes, Town Clerk

CERTIFICATION
I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on February 20, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____
Leah Rhodes, Town Clerk

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Agenda Item 4.a.5.

DRAFT MINUTES
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 25, 2026 at 5:00 P.M.

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order
Mayor Moore called the meeting to order at 5:00 p.m.

2. Roll Call. Councilor Brian Bolton, Councilor Robert Foreman, Councilor Robin Godwin, Councilor Jessie Murdock, Councilor Patricia Seybold, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

Also Present:
Town Manager Miranda Fisher and Administrative Clerk Beth Evans.

3. Pledge of Allegiance

Councilor Murdock led the Pledge.

4. Presentation from Chief Johnson with the Copper Canyon Fire and Medical District on the potential joint powers agreement between Verde Valley and Copper Canyon Fire Districts. Staff Resource: Town Manager Miranda Fisher.

Chief Danny Johnson gave a PowerPoint presentation on the Copper Canyon Fire and Medical District and their desire to join forces with the Verde Valley Fire District. He spoke about the 2025 facts and statistics for his district, and the vision for 2026 and beyond. Chief Johnson also spoke about the benefits of having a fire authority partnership, including shared functions related to leadership, emergency response coordination, and administrative functions of each district, while each district retains its taxing authority.

Chief Johnson responded to questions from the Council.

5. **Presentation from APS on their approach to emergency management.** Staff Resource: Town Manager Miranda Fisher.

APS Northern Division Director Frank Sanderson gave a presentation on emergency management for the Verde Valley area stating the safety of their customers and communities is paramount. He spoke about their current practices being comprehensive and multi-faceted with the focus on vegetation management, grid hardening investments, asset inspection, monitoring and awareness, and operational mitigations. Mr. Sanderson stated they have started utilizing drones and AI panel cameras for their line patrols now. Mr. Sanderson spoke about APS Preparedness Levels which are based on fire conditions, stating we are currently set at the lowest level, Preparedness Level 1.

Director Sanderson responded to questions from the Council.

Yavapai County Emergency Manager Ashley Ahlquist spoke about making a plan for an emergency situation. She said the plan should be appropriate and applicable for your household. Ms. Ahlquist said that Yavapai County and its municipal partners are all on one shared emergency notification system called RAVE by Motorola. She said all residents need to sign up for their local messages. Through that system, residents are also able to sign up for the functional needs registry should they need assistance in an evacuation. She encouraged residents to be prepared, to have connections with their neighbors, and to volunteer for organizations to help out when there are emergencies.

Manager Ahlquist responded to questions from the Council.

Mayor Moore recessed the meeting at 6:17 p.m. for a less than 10-minute break and reconvened the meeting at 6:22 p.m.

6. **Discussion and/or action to censure Planning and Zoning Commissioner Renee Hall and remove her from the Vice Chair position on the Planning and Zoning Commission in response to complaints received.** Resource: Mayor Marie Moore.

Mayor Moore stated the Council has received complaints regarding the conduct of Renee Hall, a member of the Planning and Zoning Commission, and her public communications outside of official meetings. Mayor Moore said after review, the Council has determined that certain statements directed to our members of the public were inconsistent with the standards of professionalism, integrity, fairness and respect expected of appointed officials serving this community. Mayor Moore stated conduct that undermines public participation or disrupts the Commission's work must be addressed to preserve the integrity of those proceedings. Accordingly, the Council has issued a formal public censor of Commissioner Hall and has removed her from the position of Vice Chair, effective immediately. Mayor Moore stated the Commissioner may continue to serve as a member of the Commission.

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Motion was made by Councilor Foreman made a motion to accept the public censor and the removal from the Vice Chair of Renee Hall for the Planning and Zoning Commission, seconded by Councilor Seybold.

Roll Call Vote:
Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye
Motion Carried 7-0.

7. Adjournment

Mayor Moore adjourned the meeting at 6:20 p.m.

_____ _____

Mayor Marie Moore Attest: Leah Rhodes, Town Clerk

CERTIFICATION

I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special Session of the Town Council of Camp Verde, Arizona, held on February 25, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

_____

Leah Rhodes, Town Clerk

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Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☒ Informational Presentation ☐ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Clerk **Staff Resource:** Town Clerk Leah Rhodes

Agenda Title: Administration of Oath of Office of Newly Hired Town Employees

Attached Documents: Oaths of Office

Estimated Presentation Time: 5 minutes **Estimated Discussion Time:** 5 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:**

- Funding Source / GL Account Number: N/A
- Approved in the FY25 Budget? ☒ Yes ☐ No ☐ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

The newly hired employees will take their Oath of Office at the Town Council Meeting.

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Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☒ Informational Presentation ☐ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Manager **Staff Resource:** Town Manager Miranda Fisher

Agenda Title: Presentation on the use of partnership agreements with non-profits who use Town Parks and Recreation facilities.

Attached Documents:

- Partnership Agreement with the Camp Verde Little League

Estimated Presentation Time: 5 minutes **Estimated Discussion Time:** 5 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** N/A

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

Historically, the Town's relationship with various organizations who seek to use the Town's Recreational Facilities has been limited to facility use agreements, which focused primarily on access to fields and amenities. While these arrangements allowed programs to operate, they did not fully capture the scope of the long-standing working relationships, shared responsibilities, or operational expectations between the Town and its youth sports partners.

Staff is now transitioning to Partnership Agreements that memorialize these relationships in writing, providing clearer expectations, greater consistency, and stronger protection of Town facilities, while continuing to support youth recreation.

The Partnership Agreements are intended to:

- Memorialize long-standing relationships with community organizations who use the Recreational Facilities on a routine and ongoing basis
- Clearly define roles, responsibilities, and points of contact
- Establish consistent expectations for facility access, scheduling, and priority use
- Clarify maintenance, safety, and equipment use responsibilities
- Improve documentation of field conditions and asset protection
- Address insurance, indemnification, and compliance requirements
- Create a standardized framework that can be applied across multiple organizations

Town staff recently finalized a partnership agreement with the Camp Verde Little League (CVLL) Partnership Agreement, which will be used as a template for all future agreements.

Question(s) before the Council

- Does the Council have any questions for staff about these Partnership Agreements?

PARTNER AGREEMENT
BETWEEN
THE TOWN OF CAMP VERDE, ARIZONA
AND
CAMP VERDE LITTLE LEAGUE

THIS PARTNER AGREEMENT (this "Agreement") between the Town of Camp Verde, an Arizona municipal corporation (the "Town") and Camp Verde Little League, a charter league through Little League International ("CVLL"), (collectively, "the parties"), is hereby entered into and shall be effective on the last signature date set forth below.

RECITALS

WHEREAS, the Town owns and operates certain public recreational facilities for the benefit of the community, including athletic fields and related amenities; and

WHEREAS, CVLL is a nonprofit youth sports organization that has provided organized baseball and softball programming for Camp Verde youth for more than twenty (20) years; and

WHEREAS, for over two decades, the Town and CVLL have worked collaboratively under an informal partnership whereby CVLL has utilized Town-owned athletic fields and related facilities for practices, games, and seasonal programming, including regular season play generally occurring from March through June and extended All-Star activities continuing into July; and

WHEREAS, throughout the course of this long-standing partnership, the Town has supported CVLL's mission by allowing use of Town facilities, including fields, lighting, and concession buildings, without charging facility use fees, while Town staff and CVLL have coordinated field preparation, maintenance responsibilities, and scheduling needs to ensure safe and appropriate use of the facilities; and

WHEREAS, the parties now desire to memorialize and formalize their partnership in a written agreement that clearly defines roles, responsibilities, expectations, and procedures related to facility use, maintenance, safety, and administrative requirements, while continuing to support youth recreation in the community.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and the CVLL hereby agree as follows:

1) Purpose. The purpose of this Agreement is to establish terms and conditions under which the CVLL may utilize Bulter Park and the Sports Complex ("Recreational Facilities").

2) Term of Agreement. This Agreement shall be effective as of the last date set forth below and shall remain in full force and effect until January 1, 2027 upon which time CVLL and the Town will meet to determine if any changes need to be made prior to the execution of a lease agreement automatic renewal terms.

3) Priority Use. CVLL shall have priority use of the Recreational Fields from the third week in February through end of June each year for practices, games, and related league activities.
   a) During this period, CVLL will make reasonable, good-faith efforts to accommodate external or shared use. Requests for external or shared use during CVLL's priority period shall be coordinated in advance by the Parks & Recreation Division ("P&R"), and CVLL will respond to such requests within two (2) business days.
   b) If CVLL does not anticipate using a Recreation Field(s) on a certain date or time, CVLL must notify P&R as soon as possible so the space can be made available for alternative use.

4) Use of Facilities. The Town authorizes CVLL to use designated Recreational Facilities and equipment thereon, subject to the terms and conditions set forth in this Agreement, applicable Town ordinances, and Parks and Recreation policies. As part of the facility use agreement, the following will occur:
   a) It is the responsibility of CVLL to communicate their Recreational Facilities use needs via proper Facility Use Requests.
   b) Designated CVLL board members will be given keys and/or combination locks to access restrooms, concessions, fields, and storage areas as appropriate. The keys will need to be returned to Maintenance or Parks & Recreation staff at the end of each season or on a date mutually agreed upon for appropriate CVLL uses .
   c) Designated CVLL Board members will be given limited access to Musco lighting for the purpose of extending the time of scheduled use or shutting lights off if done early via phone. Information will be provided to CVLL representatives through Parks & Recreation Staff.
   d) A pre-season walk-through of the facilities to be used will be conducted with a representative of CVLL and Maintenance to look at conditions and identify any repairs or issues that may need to be addressed. The Town Maintenance staff shall issue a report within five (5) business days following the pre-season walk-through with identified repairs or issues to be remedied prior to the start of the CVLL season. The report shall include photographic evidence of the existing conditions of the Recreational Facilities and equipment at the time of the pre-season walk-through. All identified minor repairs or issues shall be remedied two (2) business days prior to the start of the CVLL season unless such repairs are deemed major and will take additional time and/or financial resources.
   e) During CVLL season, a representative of the CVLL and Maintenance Staff will perform an inspection of the Recreational Facilities and equipment at least once a month to ensure conditions of the Recreational Facilities and equipment are known and documented in a report for historical purposes.
   f) A post-season walk-through of the facilities will be conducted by the same representative from CVLL and Maintenance staff that did the pre-season walk-through to ensure the following:
      i) Were all town tools put away in proper location and in the same condition as pre-season outside of normal wear and tear
      ii) Were all areas cleaned and returned to pre-season conditions including all equipment and banners removed?

iii) Was concession stand cleaned with all equipment, perishable and non-perishable food items, and cleaning products removed
iv) Were all issued keys returned
v) Is there any new damage to the facility

g) A final report with photographs will be provided to CVLL by the Maintenance Staff to document the conditions at the close of the CVLL season.

5) Concessions. Concession stands located at the Recreational Facilities are the sole property of the Town. Concession stands may not be moved or used for individual or personal purposes. While concession stands are in use, the CVLL shall be responsible for cleaning and maintaining the concession stand area. Failure to adequately clean the area following use may result in loss of concession privileges in the Town's sole authority. Any equipment owned by CVLL may remain inside the Concession facility during their regular season but cannot be stored year-round inside the facility without permission from Parks & Recreation staff. Concession areas are subject to unannounced inspections by Town maintenance personnel and Parks and Recreation Department ("P&R") staff.

6) Event Modification and Amendment. The Town retains the sole authority to postpone, delay, or cancel any scheduled or unscheduled events at the Recreational Facilities due to inclement weather, unsafe field conditions, or for any other reason the Town deems appropriate. Following any postponement, delay, or cancelation to a scheduled or unscheduled event, the Town will notify CVLL within three (3) hours or as soon as feasibly possible. CVLL is solely responsible for notifying all participants of the Town's decision.

7) Maintenance.
a) Town Responsibilities: The Town shall perform routine maintenance of the Recreational Facilities and its equipment during its designated "Working Hours," throughout the Term of this Agreement. The Town shall advise CVLL of its Working Hours and provide notice of any change in Working Hours, as applicable, during the Term.
i) Maintenance will allow use of all hand-tools and CVLL related items located in the first base dugout storage areas. Maintenance will be responsible for field care and maintenance issues which will include regular infield grooming, dragging, and grading.
ii) Only Town staff can operate Town owned equipment including tractors, mowers, and infield groomers.
iii) Maintenance will provide a hand drag that can be utilized around the infield and bases.

b) CVLL Responsibilities: CVLL shall be responsible for repairing, or reimbursing the Town for the cost of repairing, any damage to the Recreational Facilities or Town-owned equipment that exceeds ordinary wear and tear associated with normal, intended use. CVLL shall promptly notify the Town in writing upon discovery of any such damage, including a description of the damage and the circumstances under which it occurred. The Town shall evaluate the damage and determine the scope, method, and timeline for repair, if applicable. If the Town determines that the damage cannot be reasonably attributed to CVLL, CVLL shall not be responsible for the repair or associated costs. Any

such determination shall be made by the Town and provided to CVLL in writing. Other CVLL responsibilities include:

i) Report any damage or property issue to Parks & Recreation staff or Maintenance right away.

ii) CVLL is permitted to use an ATV, UTV, side by side or golf cart for the purpose of infield prep/dragging. If ATV, UTV or side by side is utilized it must have turf or non-aggressive tires (ie: street tires). The equipment being used for the infield prep/dragging may only be used on the fields, not on any hard surfaces such as walkways. Any equipment that may be used by CVLL will need to be inspected and approved by Maintenance prior to use on the fields. CVLL must provide a list of individuals who will be completing the infield prep/dragging and must be 18 years or older. All individuals must be trained by Maintenance personnel prior to use of any equipment.

c) Determination of Damage: The Town shall make the initial determination of whether damage exceeds ordinary wear and tear and shall provide written notice to CVLL within five (5) business days of discovery to allow for prompt repair. CVLL shall have five (5) business days to dispute such determination in writing; failure to dispute within this period shall constitute acceptance. The parties shall cooperate and act in good faith to coordinate repair work for any damage to the Recreational Faculties and equipment in order to ensure safe use as provided in Section 8 below.

d) Emergency Maintenance: If the facilities are deemed unsafe or there is a major emergency, CVLL shall cease use immediately. Emergency contact information for Maintenance staff will be provided to the CVLL Board each season. If there is a water main break at the field, CVLL must contact the Maintenance staff member immediately.

8) Compliance with Laws and Safety. CVLL agrees to use the Recreational Facilities and equipment in a safe and responsible manner and in compliance with all applicable federal, state, county, and Town laws, ordinances, rules, and regulations. CVLL shall promptly report any violations of such laws or regulations occurring on Town property, including, but not limited to, incidents involving alcohol, drug, or tobacco use, to the Town Marshal's Office. CVLL shall take appropriate action to remove any person found to be in violation of applicable laws from the Recreational Facilities.

9) Certifications. CVLL coaches and league officials, as applicable, must hold current certification from a nationally recognized organization. Each CVLL shall determine the appropriate nationally recognized organization for its respective sport.

10) Termination Either party may terminate this Agreement for any reason and written notice must be provided at least 30 days prior to the intended termination date.

11) Authorization/Designated Representative. The Town authorizes the P&R or its assignee to execute this Agreement on behalf of the Town and designates P&R staff as its point of contact, coordinate, and liaison with CVLL in the execution of this Agreement.

12) Documentation. The CVLL shall provide the P&R Manager or Supervisor with the following information and documentation to be kept on file in the P&R:
   a) A current list of Board Members, including addresses, telephone numbers, and email addresses, within 30 days of executing this Agreement. Any changes to Board member contact information shall be provided to P&R immediately.
   b) Evidence of non-profit status within 30 days of executing this Agreement.
   c) A current copy of the CVLL bylaws.
   d) A current list of all coaches and their contact information.
   e) Team rosters will be made available upon request.
   f) Documentation confirming that background checks have been performed on all volunteers shall be provided to P&R.
   g) Copies of all applicable rules, regulations, and conduct forms executed by coaches, managers, officials, and sports parents/guardians prior to each season.
   h) Proof of comprehensive general liability insurance as required by this Agreement.

   The Town shall keep confidential all information received from CVLL under this paragraph, as permitted by Arizona law.

13) Equal Opportunity. CVLL agrees, subject to appropriate classification for purposes of ensuring the safety, health, and welfare of participants, that all persons shall be offered the opportunity to participate in recreation activities regardless of age, race, color, national origin, religion, sex, financial circumstances, and disability, unless such participation would create risk to the participant or other participants.

14) No Waiver. Failure of the Town to insist upon a strict performance of any term or condition of this Agreement shall not be deemed a waiver of any right or remedy of the Town.

15) Independent Contractor. CVLL and its personnel, including coaches and volunteers, shall act and are independent contractors and not employees, agents, or representatives of the Town.

16) Assignment. CVLL may assign its interest in this Agreement only with the prior written consent of the P&R Manager.

17) Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the Town and the CVLL.

18) Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona, without regard to its conflict of law principles. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state or federal courts located in Yavapai County, Arizona.

19) Indemnification. To the extent permitted by law, each party to this Agreement agrees (as indemnitor) to indemnify, defend and hold harmless every other party (as indemnitee) from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (collectively, "Claims") arising out bodily injury of any person (including death) or property damage, but only to the extent that such claims are caused by the act,

omission or negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees or volunteers. Each party's obligation of indemnification shall survive the termination of this Agreement.

20) Insurance.

a) General.

i) Insurer Qualifications. Without limiting any obligations or liabilities of CVLL, CVLL shall purchase and maintain, at its own expense, the minimum insurance set forth in this subsection with insurance companies authorized to do business in the State of Arizona pursuant to A.R.S. § 20-206, as amended, with an AM Best, Inc. rating of A or above, and with policies and forms satisfactory to the Town. Failure to maintain insurance as specified herein may result in termination of this Agreement at the Town's option.

ii) No Representation of Coverage Adequacy. By requiring insurance herein, the Town does not represent that coverage and limits will be adequate to protect CVLL. The Town reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve CVLL from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

iii) Additional Insured. All insurance coverage and self-insured retention or deductible portions, except Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the Town, its agents, representatives, officers, directors, officials and employees as Additional Insured.

iv) Coverage Term. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the Town.

v) Primary Insurance. CVLL's insurance shall be primary insurance with respect to performance of this Agreement and in the protection of the Town as an Additional Insured.

vi) Waiver. All policies, except for Professional Liability shall contain a waiver of rights of recovery (subrogation) against the Town, its agents, representatives, officials, officers and employees for any claims arising out of the work or services of CVLL. CVLL shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.

vii) Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention

amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the Town. CVLL shall be solely responsible for any such deductible or self-insured retention amount.

viii) Use of Subcontractors. If any work under this Agreement is subcontracted in any way, CVLL shall execute written agreements with its subcontractors containing the indemnification provisions and insurance requirements set forth herein protecting the Town and CVLL. CVLL shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.

ix) Evidence of Insurance. Prior to commencing any work or services under this Agreement, CVLL will provide the Town with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Agreement, issued by CVLL's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Agreement and that such coverage and provisions are in full force and effect. Confidential information such as the policy premium may be redacted from the declaration page(s) of each insurance policy, provided that such redactions do not alter any of the information required by this Agreement. The Town shall reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage, but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Agreement. In the event any insurance policy required by this Agreement is written on a "claims made" basis, coverage shall extend for two years past completion of the Services and the Town's acceptance of the CVLL's work or services and as evidenced by annual certificates of insurance. If any of the policies required by this Agreement expire during the life of this Agreement, it shall be CVLL's responsibility to forward renewal certificates and declaration page(s) to the Town 30 days prior to the expiration date. All certificates of insurance and declarations required by this Agreement shall be identified by referencing this Agreement; certificates of insurance and declaration page(s) of the insurance policies submitted without referencing this Agreement, as applicable, will be subject to rejection and may be returned or discarded. Certificates of insurance and declaration page(s) shall specifically include the following provisions: (1) the Town, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows: (a) Commercial General Liability – Under Insurance Services Office, Inc., ("ISO") Form CG 20 10 03 97 or equivalent, (b) Auto Liability – Under ISO Form CA 20 48 or equivalent, (c) Excess Liability – Follow Form to underlying insurance; and (2) CVLL's insurance shall be primary insurance with respect to performance of this Agreement; and (3) a clear statement that all policies, except for Professional Liability, waive rights of recovery (subrogation) against Town, its agents, representatives, officers, officials and employees for any claims arising out of work or services performed by CVLL under this Agreement. ACORD certificate of insurance form 25 (2014/01) is preferred. If ACORD certificate of insurance form 25 (2001/08) is used, the phrases in the

cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

b) Required Insurance Coverage.

i) Commercial General Liability. CVLL shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than $1,000,000 for each occurrence, $2,000,000 Products and Completed Operations Annual Aggregate and a $2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 010 93 or equivalent thereof, including but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the Town, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement form CG 20 10 03 97, or equivalent, which shall read: "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

ii) Vehicle Liability. CVLL shall maintain Automobile Liability insurance covering hired and non-owned vehicles with a combined single limit of not less than $1,000,000 per occurrence for bodily injury and property damage. This coverage shall apply to vehicles operated by volunteers, coaches, parents, or other representatives of CVLL in connection with activities conducted under this Agreement. Personal automobile insurance carried by such individuals may apply as primary coverage. For claims arising out of the performance of this Agreement, the Town of Camp Verde, its officers, officials, employees, and volunteers shall be named as Additional Insureds, and the coverage shall include Waiver of Subrogation and Primary and Non-Contributory provisions in favor of the Town. Any excess or umbrella coverage used to satisfy this requirement shall be follow-form and no more restrictive than the underlying policy.

iii) Professional Liability. If this Agreement is the subject of any professional services or work, or if the CVLL engages in any professional services or work in connection with performing the work under this Agreement, the CVLL shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the CVLL, or anyone employed by the CVLL, or anyone for whose negligent acts, mistakes, errors and omissions the CVLL is legally liable, with an unimpaired liability insurance limit of $2,000,000 each claim and $2,000,000 annual aggregate. In the event the Professional Liability insurance policy is written on a "claims made" basis, coverage shall extend for two years past completion and

acceptance of the Services, and the CVLL shall be required to submit certificates of insurance and a copy of the declaration page(s) of the insurance policies evidencing proper coverage is in effect as required above.

c) Cancellation and Expiration Notice. Insurance required herein shall not expire, be canceled, or materially change without 30 days' prior written notice to the Town.

21) Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement will promptly be physically amended to make such insertion or correction.

22) Severability. The provisions of this Agreement are severable; any provision or application held to be invalid by a court of competent jurisdiction shall not affect any other provision or application which may remain in effect without the invalid provision or application.

23) Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, oral or written, entered into prior to this Agreement are hereby revoked and superseded.

24) Counterparts. This Agreement may be executed in multiple counterparts or addendums, each of which shall be an, original but all of which shall constitute one agreement.

25) Notices. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (a) delivered to the party at the address set forth below, (b) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, (c) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the Town:	Town of Camp Verde 473 South Main Street Camp Verde, Arizona 86322 Attn: Parks and Recreation Department
With copy to:	Pierce Coleman, PLLC 17851 North 85th Street, Suite 175 Scottsdale, Arizona 85255 Attn: Trish Stuhan
If to CVLL:	_____ _____ _____ Attn: _____

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this section. Notices shall be deemed received (a) when delivered to the party, (b) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (c) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year last set forth below.

"CVLL"

Camp Verde Little League

By: Sherry Hauser
Name: Sherry Hauser
Title: CVLL President

"Town"

TOWN OF CAMP VERDE

2/24/2026
Miranda Fisher, Town Manager

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Trish Stuhan, Town Attorney
Pierce Coleman PLLC

Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☒ Informational Presentation ☐ Discussion Item
☐ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Administrator **Staff Resource:** Town Manager Miranda Fisher

Agenda Title: Presentation of the Verde River Watershed Report Card by Friends of the Verde River Executive Director David Gressly.

Attached Documents: Verde River Watershed Report Card

Estimated Presentation Time: 15 minutes **Estimated Discussion Time:** 5 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** N/A

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

David Gressly, Executive Director for the Friends of the Verde River, will be presenting to Town Council regarding the Verde River Watershed Report Card and related watershed initiatives. Verde River Watershed Report Card - Friends of the Verde River

The presentation will provide an overview of the 2025 Verde River Watershed Report Card, including what the current scores reflect about watershed health and how those metrics are determined. The organization will also share information about their recent public webinar and community education efforts.

In addition, the presentation will outline specific actions residents and stakeholders can take to help improve watershed conditions and future report card scores. Friends of the Verde River will highlight upcoming watershed activities, volunteer opportunities, and regional collaboration efforts aimed at protecting and enhancing the long-term health of the Verde River system.

This presentation is for informational purposes and supports the Town's ongoing commitment to water stewardship, environmental planning, and regional partnerships. No formal action is requested at this time.

Connection to the FY25-FY30 Strategic Plan

The Verde River is a critical natural and economic asset to the Town of Camp Verde, and understanding watershed conditions supports informed policy decisions, long-term water resiliency planning, and community engagement efforts identified in the Strategic Plan.

Question(s) before the Council:

- Does Council have any questions for staff or Mr. Gressly?

VERDE RIVER WATERSHED REPORT CARD 2025

SUMMARY



Photo by TNC

VERDE RIVER
FROM HEADWATERS TO CONFLUENCE

The Verde River is the heart of the Verde Valley – the river and its tributaries wind through our communities supporting ribbons of green across the valley. From its headwaters in Prescott, Granite Creek meanders across mountainous grasslands before meeting the Verde River outside of Paulden marking the start of the perennial flow. As the river flows east and then south, it supports agriculture and recreation throughout Clarkdale, Cottonwood and Camp Verde. Oak Creek passes through the red rocks of Sedona before also meeting the Verde River in Cornville. The river then flows through its Wild and Scenic reaches before becoming part of the water delivery systems for the Phoenix Metro Area.

The river, its tributaries and connected aquifers, support a rich diversity of life including beavers, otters, and bald eagles. The Verde is home to nine species of native fish, and hundreds of birds' species. Large mammals found in the watershed include mountain lions, bears, deer and elk. People have depended on the river since time immemorial and this continue to do so today. Agriculture and recreation in the area rely on the river for irrigation, kayaking, swimming, and fishing.

Drinking water across the region comes from aquifers connected to the river. Our communities continue to work to conserve these resources and find ways to enhance the sustainability and resilience of this water supply. The Verde River supplies water into the Phoenix Active Management area through the Salt River Project's water delivery system that supports millions of Arizonans. The Verde River, part of the Colorado River Basin, defines our local communities and is a critically important water supply within the Colorado River System.

The 2025 Watershed Report documents the status of the watershed today – which reflects past management, climate conditions, and geography of the watershed. Following the 2020 Watershed Report Card, watershed stakeholders identified and implemented specific actions to improve the resilience of the watershed – this includes upland restoration, water quality monitoring, agricultural infrastructure development, invasive plant removal, and stormwater management. These actions improve the natural conditions in the watershed and increase water security for communities, as well as improve economic conditions.

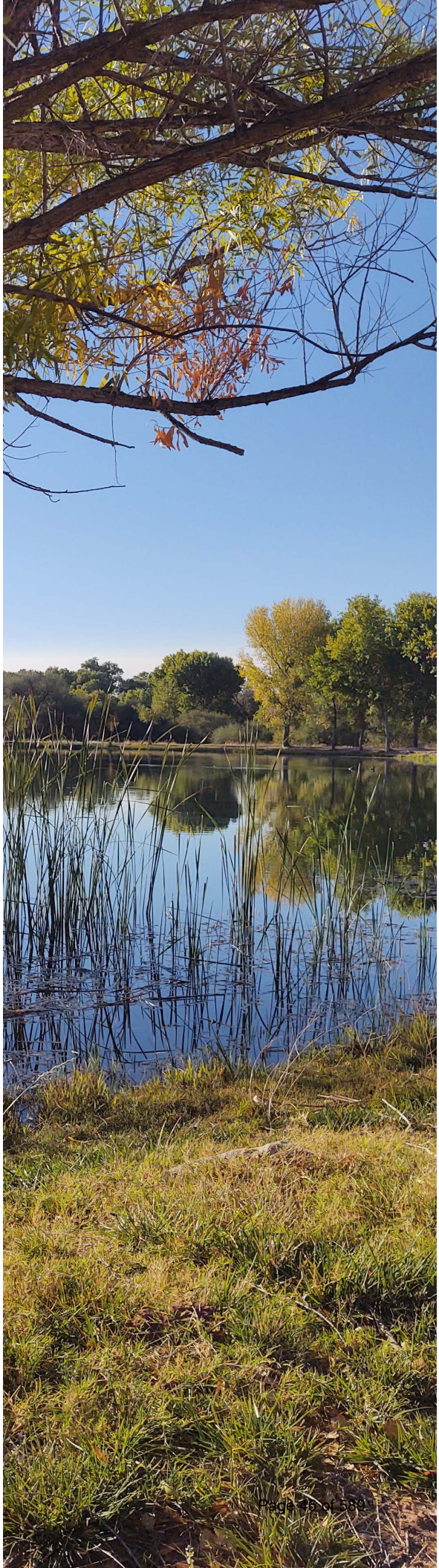


Photo on this page provided by Friends of the Verde River

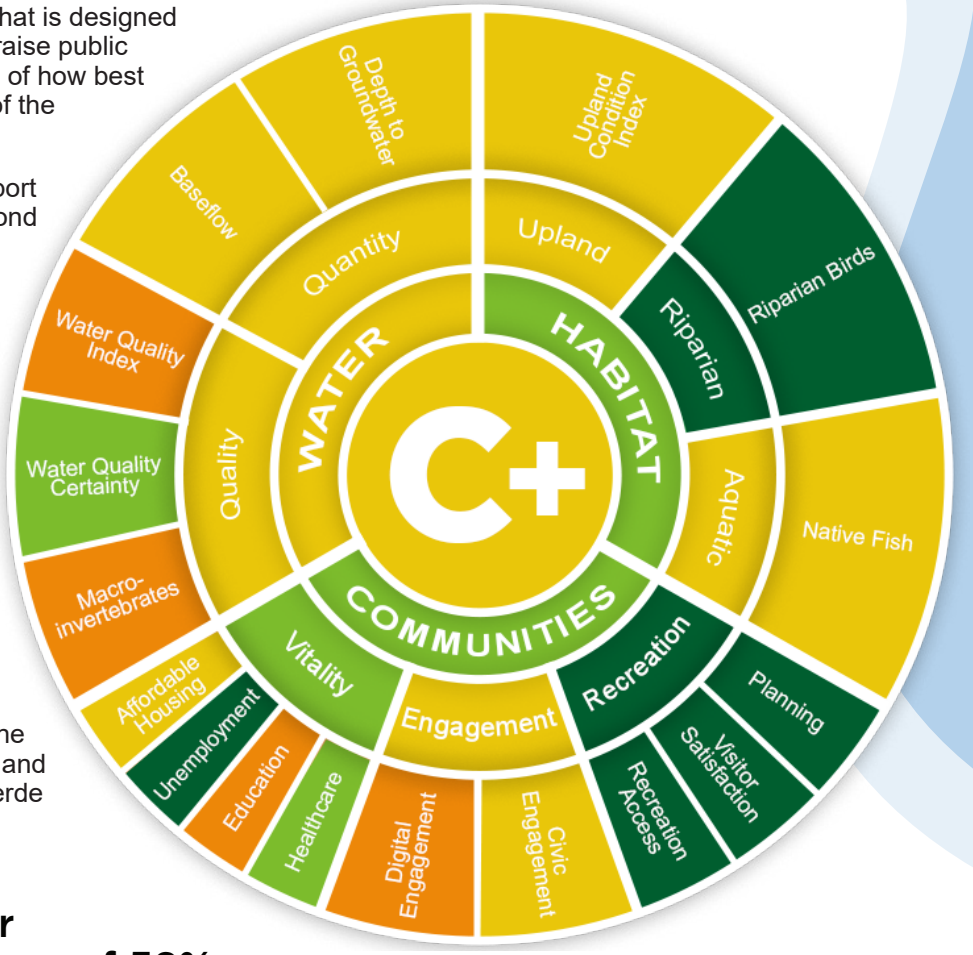
2025 VERDE WATERSHED REPORT CARD

The Watershed Report Card is a tool that is designed to assess the health in the watershed, raise public awareness, and guide decision-makers of how best to support the long-term sustainability of the watershed.

This 2025 Verde River Watershed Report Card constitutes the release of the second iteration of an effort that began in 2020 with the first Report Card.

We have held three targeted stakeholder meetings across the watershed to connect with local experts and community representatives who provided feedback on indicator selection, scoring, and regional priorities. This effort ensures that we incorporated diverse perspectives across the watershed, while also allowing for a more efficient process.

We assessed 17 indicators, across three main categories: Water, Habitat, and Communities. This report reflects the continued commitment of stakeholders and partners to improve the health of the Verde Watershed and those that live within it.



Overall, the Verde River Watershed earned a score of 58% (C+); a one percent improvement since 2020. Individually, the Water category scored 48% (C), Habitat scored 63% (B-), and Community scored 62% (B-) for 2025.

WATER 48% (C+) ▼

The water category had a slight decrease in score from 2020 to 2025. Water quality certainty saw improvements, while water quality index and macroinvertebrates decreased.

HABITAT 63% (B-) ▲

The Habitat category improved significantly from 2020 (54%) with an improvement of 9% due to improved upland habitat condition (49%) and riparian birds (93%).

COMMUNITY 62% (B-) ▼

The Communities category slightly declined since 2020. Although unemployment rates and recreation planning improved, education scores decreased significantly, likely due to the inclusion of local online high schools in this year's Report Card calculation. These schools have much lower graduation rates than traditional high schools.

The lowest scoring indicator was macroinvertebrates (IBI) which was 26% (D), mainly due to insufficient data available. There was no data available in 3 of the 7 regions.

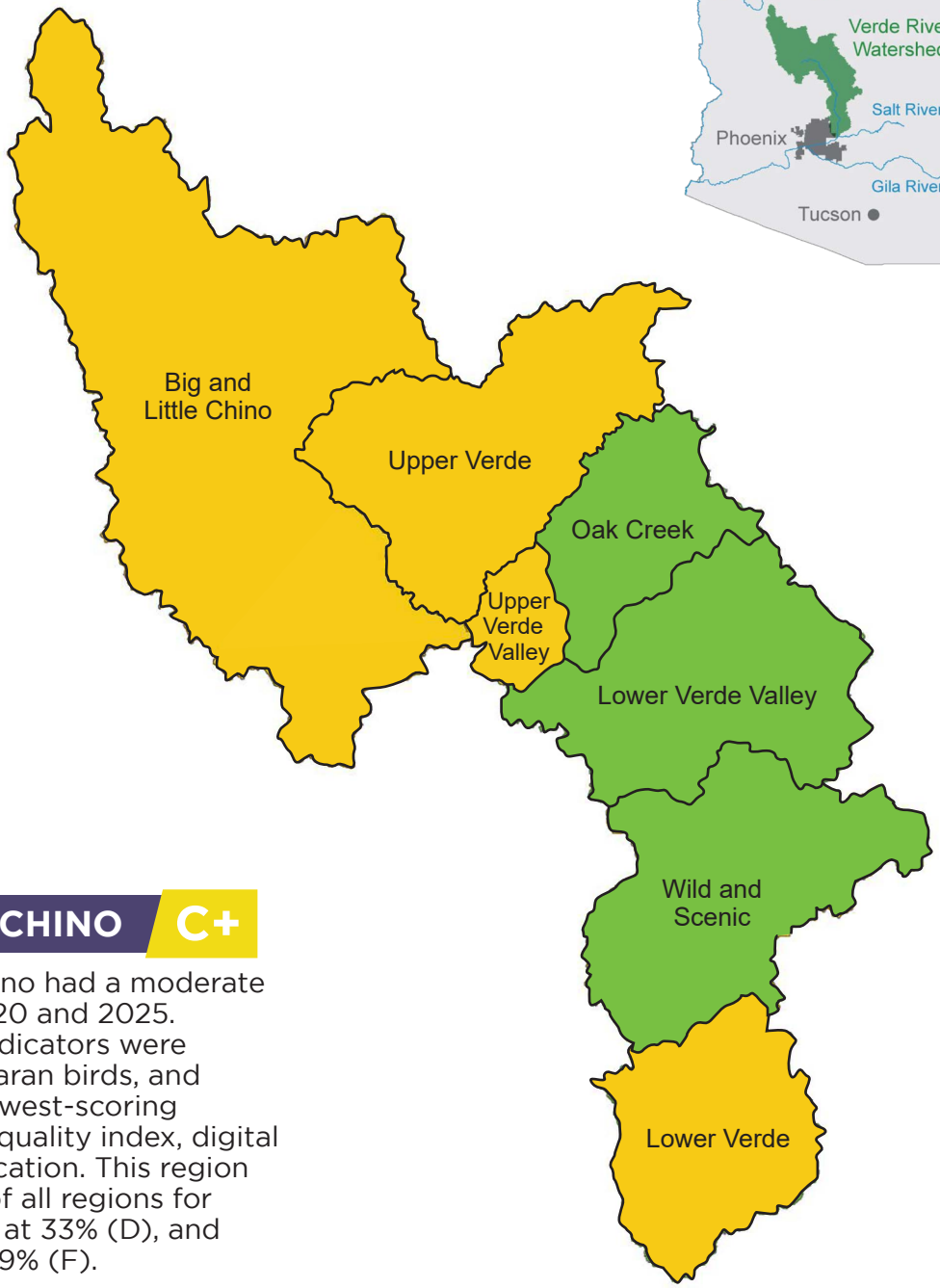
The highest scoring indicators were visitor satisfaction 95% (A+) and riparian birds 93% (A).

REGIONAL SUMMARIES



Grade scale

- A — Very good (100–80%)
- B — Good (79–60%)
- C — Moderate (59–40%)
- D — Poor (39–20%)
- F — Very poor (19–0%)
- U — Unscored



REGION 1

BIG AND LITTLE CHINO C+

The Big and Little Chino had a moderate score, 53% (C+), in 2020 and 2025. The highest-scoring indicators were visitor satisfaction, riparan birds, and unemployment. The lowest-scoring indicators were water quality index, digital engagement, and education. This region had the lowest score of all regions for depth to groundwater at 33% (D), and water quality index at 9% (F).

REGION 2

UPPER VERDE C+

The Upper Verde had a moderate score, 54% (C+), which is an improvement from 51% (C+) in 2020. The highest-scoring indicators were visitor satisfaction and riparian birds. The lowest-scoring indicators were recreation access, digital engagement, and macroinvertebrates. This region had the lowest score in the watershed for digital engagement and recreation access at 0% (F), likely due to the low human population numbers and remote nature of this region.

REGION 3

UPPER VERDE VALLEY C+

The Upper Verde Valley Region had a moderate score of 54% (C+) in 2025, similar to the 2020 score of 55% (C+). The lowest-scoring indicators were water quality index (0%, F) and digital engagement (2%, F). Indicators with A+ scores included water quality certainty, riparian birds, visitor satisfaction, and recreation access. This region had the lowest baseflow score at 30% (D).

REGION 4

OAK CREEK B

In both 2020 and 2025, Oak Creek was the highest scoring region in the watershed, with a score of 67% (B) (65% in 2020). The region had A+ scores in recreation access, visitor satisfaction, digital engagement, and water quality certainty. This region had the lowest score for education and affordable housing in the watershed.

REGION 5

LOWER VERDE VALLEY B-

The Lower Verde Valley score remained stable, increasing only slightly from 62% in 2020 to 63% (B-) in 2025. This region scores very high in recreation indicators, including recreation planning, access, and visitor satisfaction. The region also has high scores in water quality certainty, riparian birds, and low unemployment rates. The lowest scores in this region were from macroinvertebrates (D-) due to low sampling size, and digital engagement (D-). This region has the highest score for civic engagement in the watershed (B+).

REGION 6

WILD AND SCENIC B-

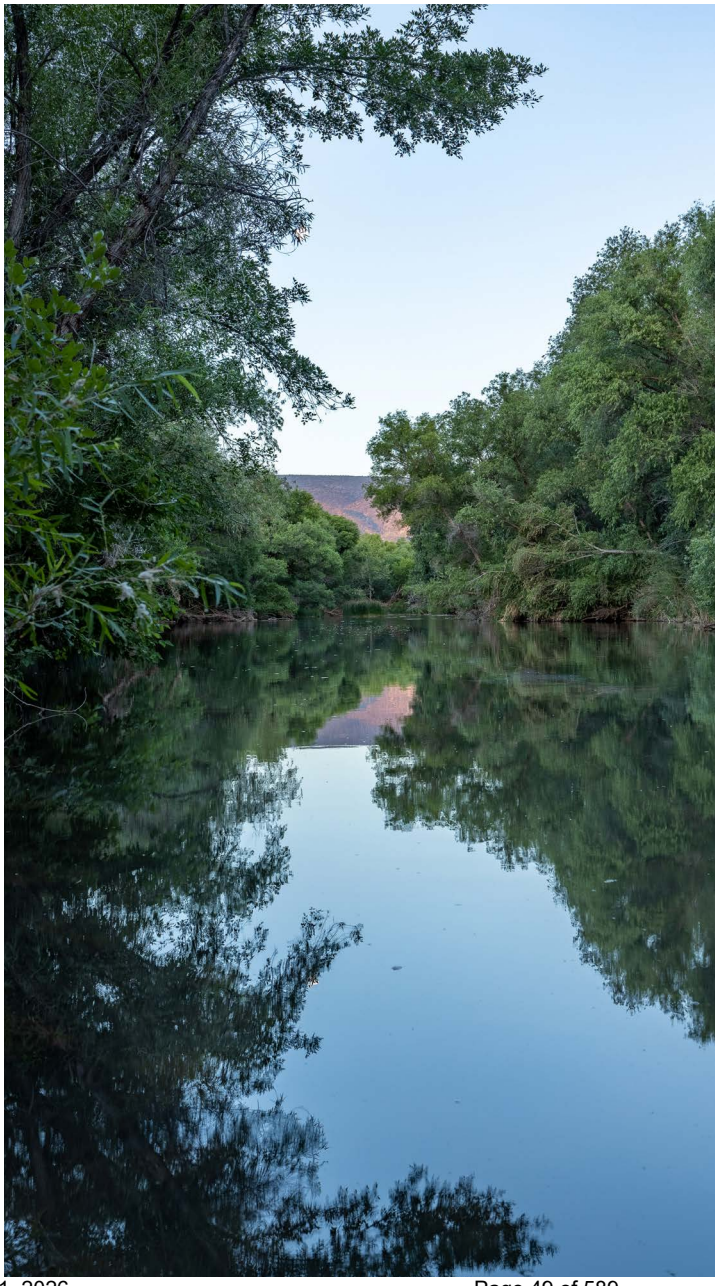
The Wild and Scenic score increased from 54% (C) in 2020 to 64% (B-) in 2025. Since 2020, increases in scores were seen for water quality certainty, upland habitat, and recreation, highlighting the improved recreation planning since 2020. The highest scores in this region come from riparian birds, unemployment, and recreation indicators. This region has the lowest score in the watershed from civic engagement, highlighting the need for additional outreach.



REGION 7

LOWER VERDE C

The Lower Verde score decreased slightly from 62% (B-) in 2020 to 49% (C) in 2025, partially due to a decrease in the water quality index score. This region had high scores for riparian birds, unemployment, healthcare, and all recreation indicators. This region has the highest scores for healthcare and recreation planning, primarily due to the Tonto National Forest updating their recreation plan in 2023. This region has the lowest score in the watershed for water quality certainty, depth to groundwater, upland habitat, and native fish, highlighting the need for additional work in this region.



Photos on this page provided by The Nature Conservancy

CHANGING METHODOLOGIES

The 2025 Verde Watershed Report Card includes several key methodological changes to improve indicator accuracy and reflect stakeholder input. Depth to groundwater was added as a new indicator under the water quantity category based on stakeholder feedback and scored for both 2020 and 2025. The groundwater and surface water management BMPs indicators were removed due to inconsistent data between areas inside and outside the Prescott Active Management Area (AMA). Similarly, turbidity was dropped because of a lack of available data. The fish indicator was revised to focus on native species rather than nonnative fish, which included stocked sport fish, to better align with ecological goals and stakeholder feedback. Lastly, the Water Quality Index and Certainty indicators were updated based on a new water quality monitoring plan, improving data reliability and scoring transparency. By refining indicators, the report card continues to evolve as a trusted tool for guiding watershed priorities and adaptive management.

INDICATORS OF INTEREST

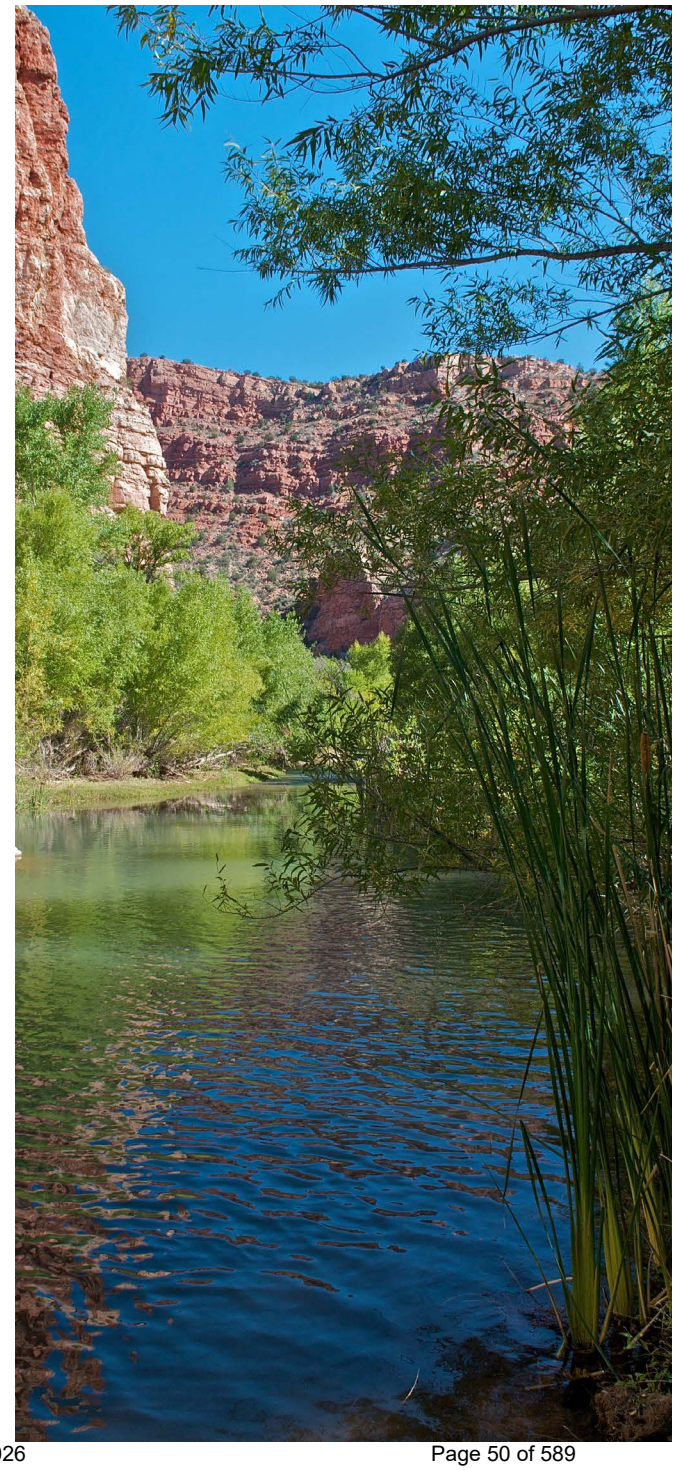
DEPTH TO GROUNDWATER

Through stakeholder meetings in preparation for the 2025 report card, depth to groundwater was identified as an indicator that was missing in the Water Quantity category. Depth to groundwater indicator methodology was developed with the goal of quantifying groundwater level throughout the watershed, ranging from undesirable to desirable levels. To evaluate depth to groundwater conditions in each region, we used publicly available data from Arizona Department of Water Resources (ADWR) Groundwater Site Inventory (GWSI) to assess changes in groundwater elevation through time. Wells are graded individually and grades are aggregated by regions.

There is a gap in well coverage along the Verde River in the Wild and Scenic region, with the wells in the region clustered near Payson. The Wild and Scenic region was graded at 79% (B+) which indicates that groundwater levels are generally in the upper end of the baseline range near Payson which reflects the recharge at Green Valley Park water reclamation project. The project has recharged approximately 400 acre-feet per year, roughly 25% of Payson's municipal water use. The region's grade may not accurately capture groundwater level conditions closer to the Verde River mainstem.

Watershed-wide scores were calculated for 2020 and 2025, and have improved overall from 47% (C) in 2020 to 51% (C) in 2025.





Photos on this page provided by The Nature Conservancy



NATIVE FISH INDICATOR

The 2025 Native Fish score for the watershed has remained consistent, with both 2020 and 2025 scores of 47% (C). While certain regions of the watershed, such as the Big and Little Chino (33%, D), Upper Verde Valley (27%, D), and Lower Verde Valley (45%, C) received poor scores due to low diversity of native fish, other regions like Oak Creek (89%, A) and the Wild and Scenic (73%, B) received strong scores due to high diversity of native fish. The strong scores for the Oak Creek and Wild and Scenic regions, which both contain several creeks where native fish were found, speak to the importance of the Verde River's tributaries as refugia for native species. Conversely, the poor scores for other regions highlight the potential for ecological improvements that benefit native fish in those areas.



MACROINVERTEBRATES

Macroinvertebrates are excellent indicators of water quality, with some types of macroinvertebrates only present in clean water. The methodology for this indicator is based on the last five years of survey data from the Arizona Department of Environmental Quality (ADEQ). However, due to staff shortages, COVID-19, and other efforts outside the Verde Watershed, the only surveys completed within the five years assessed here (2019-2024) occurred in 2019. Those surveys were very few and no surveys were conducted in regions 2, 4, 5, and 6, therefore no scores are available for those regions. ADEQ is planning to develop a long term statewide sampling plan.



Drawings coutesy of Cynthia Butler



Photos on this page provided by Friends of the Verde River and The Nature Conservancy

TALKING ABOUT HIGH COST OF LIVING

In the 2025 report card, Affordable Housing scored 44% (C-), while Unemployment scored 87% (A) for the watershed as a whole. Since 2020, scores for the Unemployment indicator have improved from 74% (B) to 87% (A), which suggests that unemployment rates have decreased. However, Affordable Housing, a measure of the proportion of residents' income that goes to paying for housing costs, has decreased slightly from 46% (C) to 44% (C-). Low rates of affordable housing indicate that many residents are heavily cost-burdened and are spending a large portion of their income on housing. Unaffordable housing may force workers to relocate, resulting in a lack of qualified workers for available jobs in the watershed. The low rates of unemployment in the watershed, though at first appearing to be positive, may actually be an indicator of a lack of workers to fill available positions.



DIGITAL ENGAGEMENT

For Digital Engagement, we saw decreases in scores for every region except Oak Creek. Oak Creek scored 100% (A+) while all other regions scored 0-37% (D+ to F). This is likely because the digital engagement indicator score for each watershed region is scored relative to the other regions. Oak Creek is by far the most popular tourist destination and therefore, its increasing popularity is resulting in lower scores for the remaining regions. This highlights the need to distribute recreation activities to other areas within the watershed to reduce overuse within the Oak Creek region.





Photos on this page provided by Friends of the Verde River

DEVELOPING A WATER QUALITY MONITORING PLAN TO IMPROVE SCORES

The methodology for water quality has changed significally since the previous Report Card. In 2020, the score was based on a calculation that was determined by ADEQ who has since discontinued that calculation. In response, Verde Watershed stakeholders worked to determine a comparable score with input from ADEQ.

The Water Quality Certainty score is based on the proportion of perennial and intermittent streams within the watershed that are categorized as assessed for water quality by ADEQ. This score does not grade the water quality itself, but rather how confident we are in our understanding of water quality in the watershed.

Despite years of water quality sampling efforts from conservation groups within the watershed, such as the Sierra Club,Verde River Institute, Friends of the Forest, and Oak Creek Watershed Council, the water quality certainty score was the lowest score on the 2020 report card at 27% (D). This low score highlighted the need for a coordinated effort across organizations throughout the watershed. In response, the Friends of the Verde River secured funding to begin a water quality monitoring effort within ADEQ's Community Science Alliance water quality monitoring program.The Verde Watershed Restoration Coalition (VWRC) partners worked together to develop a watershed wide water quality monitoring plan. This plan has guided VWRC coordination of sampling in partnership with ADEQ's Community Science Alliance.

Thanks to these collaborative efforts, the watershed wide score has improved greatly from 27% (D) in 2020 to a 79% (B+) in 2025.







Verde Water Watcher volunteers sampling

Photos on this page provided by Friends of the Verde River

UPLAND CONDITION SEDIMENT REDUCTION WORK

The Upland Condition Index scores have improved from 36% (D+) in 2020 to 49% (C) in 2025. The 2020 scores helped to identify a project gap which resulted in shifting of project priorities for land managers and their partners. Since the release of the 2020 Watershed Report Card, land managers and partners have funded and implemented upland restoration projects throughout the watershed.





PROJECT HIGHLIGHTS
MUNDS DRAW

Humans created changes to the landscape, including unauthorized, user-created roads and overgrazing, can lead to accelerated erosion and gully formation. Process-based restoration heals the landscape by mimicking naturally occurring hydrologic processes. By understanding how water will flow, we can install structures to slow the water down, allowing sediments to settle and regrade incised systems. This keeps soil and water on the landscape - building resiliency, reducing erosion, improving wildlife habitats, and reducing sedimentation downstream.



The Prescott National Forest identified Munds Draw as a priority subwatershed in need of upland restoration and brought this project to VWRC. Project implementation began in 2020 and included juniper thinning in grassland habitats and installing rock structures and juniper slash into gullies to reduce erosion. Since the 2020 Report Card, restoration crews and volunteers have installed, repaired and monitored 288 structures, and thinned 575 acres at the Munds Draw site.



FLOWING SPRINGS

The Flowing Springs project on the Tonto National Forest involved installing pipe rail fencing to close a riparian and upland area to vehicles. This area was experiencing gullying and habitat degradation. The first step in a restoration project is to remove the stressor, in this case the vehicles. Now that the stressor is removed VWRC partners will work to identify next steps.



Photos on this page provided by Friends of the Verde River

Gully Busters is a community science program developed by VWRC, and led by Friends of the Verde River and Coconino National Forest. Community scientists collect data about accelerated erosion on the landscape. Their data informs land management decisions and identifies locations for erosion control structures.

THANK YOU STAKEHOLDERS AND PARTNERS

A healthy Verde Watershed means different things to different people. For some, it's the chance to watch birds along a flowing creek or paddle beneath sycamore trees. For others, it's the water that nourishes farm fields and supports local food production. It also means clean, reliable drinking water and landscapes—forests and grasslands—where wildlife can roam safely and the risk of catastrophic wildfire is reduced. However you define a healthy Verde Watershed, achieving it requires collaboration and action on the ground. We can only highlight a few of the many projects across the watershed, so please visit ***verdereportcard.org*** to learn more and connect with our partners!

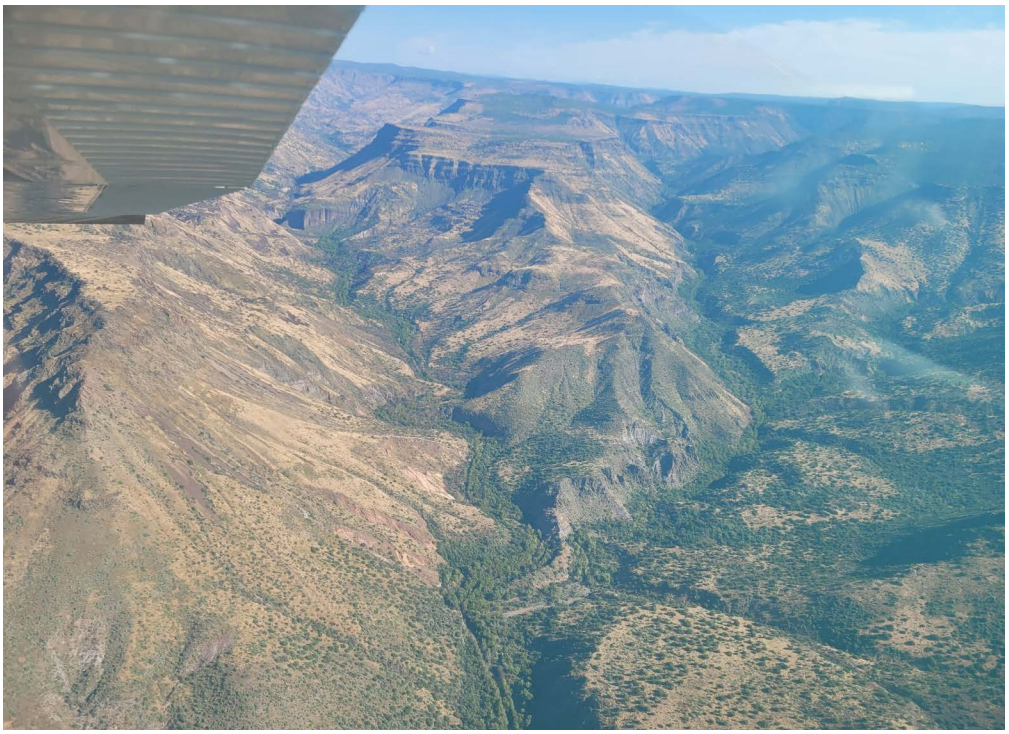
FUNDERS:

- Nina Mason Pulliam Charitable Trust
- Yavapai County
- City of Sedona
- City of Cottonwood
- Town of Camp Verde
- Town of Clarkdale

The Verde Watershed Report Card remains a critical shared tool for tracking progress and guiding decisions that ensure a resilient, vibrant watershed for future generations.

Friends of the VERDE RIVER

The Nature Conservancy



STAKEHOLDERS:

- Arizona Department of Environmental Quality
- Arizona Department of Water Resources
- Arizona State Parks
- Arizona Wildlife Foundation
- Babbitt Center & Lincoln Institute
- Bureau of Reclamation
- Center for the Future of Arizona
- City of Cottonwood
- City of Phoenix
- City of Prescott
- Coconino National Forest
- Fort McDowell Yavapai Nation
- Keep Sedona Beautiful
- Lincoln Center
- Natural Resources Conservation Service
- Prescott National Forest
- Salt River Project
- Sierra Club
- Southwest Decision Resources
- Spring Stewardship Institute
- The Wildlife Society
- Tonto National Forest
- Town of Camp Verde
- Town of Chino Valley
- Town of Clarkdale
- Town of Prescott Valley
- US Bureau of Reclamation
- Verde Valley Regional Economic Organization
- Yavapai-Apache Nation
- Yavapai County

Photos on this page provided by Friends of the Verde River

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Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☐ Discussion Item
☒ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Municipal Court **Staff Resource:** Court Administrator Veronica Pineda

Agenda Title: Discussion, consideration and possible approval to contract with Justice AV Solutions, Inc. to upgrade the courtroom JAVS recording system in compliance with Arizona Judicial recordkeeping standards in an amount not to exceed $67,000.

Attached Documents: JAVS Proposal Just-4038

Estimated Presentation Time: 10 min **Estimated Discussion Time:** 10- 15 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:**

- Funding Source / GL Account Number: Courts special funds - Municipal Fill the Gap Funds (MFTG)$20k State approved funding for the Court to use MFTG funds. Court Enhancement funds (CEF) $47K
- Approved in the FY26 Budget? ☒ Yes ☐ No ☐ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☒ No ☐ N/A ☐ Other:

Background Information:

The Court installed the JAVS audio/visual recording system in 2017 as part of the remodel of the 200 Building during the Court renovations. Since its implementation, the system warranty has expired, and portions of the hardware and software are now outdated, with certain components nearing expiration.

The proposed update to the JAVS system will improve audio and video quality, streamline courtroom operations, and enhance the Court's ability to respond efficiently to appeals and public records requests. Funding will support necessary hardware and software upgrades, including web-based applications, system configuration, staff training, and ongoing technical support.

This purchase is being processed as a sole-source procurement. JAVS completed the original installation, maintains proprietary knowledge of the system architecture, and is the only authorized provider capable of performing compatible upgrades and ensuring continued system integrity and support. The cost proposal submitted totals $64,306.31; however, staff is requesting approval of an amount not to exceed $67,000 to provide a modest contingency for any unforeseen configuration or implementation needs.

Connection to the FY25-FY30 Strategic Plan

This courtroom audiovisual recording system upgrade directly supports the Towns FY25-FY30 Strategic Plan goal of Effective Government by strengthening the Courts ability to meet community needs through reliable, transparent, and accountable judicial services. Modernizing recording technology enhances public trust by ensuring accurate records, improving accessibility, and supporting transparency in legal proceedings. The project reflects fiscal responsibility by investing in durable, efficient systems that reduce long-term maintenance costs and staff time. It also demonstrates innovative business practices through the adoption of current technology standards, supports employee effectiveness, and improved tools and workflows. Overall, this initiative positions the court to deliver high-quality responsive services while aligning operational practices with the Towns-long term strategic priorities.

Question(s) before the Council:

- Does Council have any questions for staff?

Proposed Motion:

I move to APPROVE contracting with Justice AV Solutions, Inc. to upgrade the courtroom JAVS recording system in compliance with Arizona Judicial recordkeeping standards in the amount of $64,306.31.

OR

I move to **DENY** contracting with Justice AV Solutions, Inc.

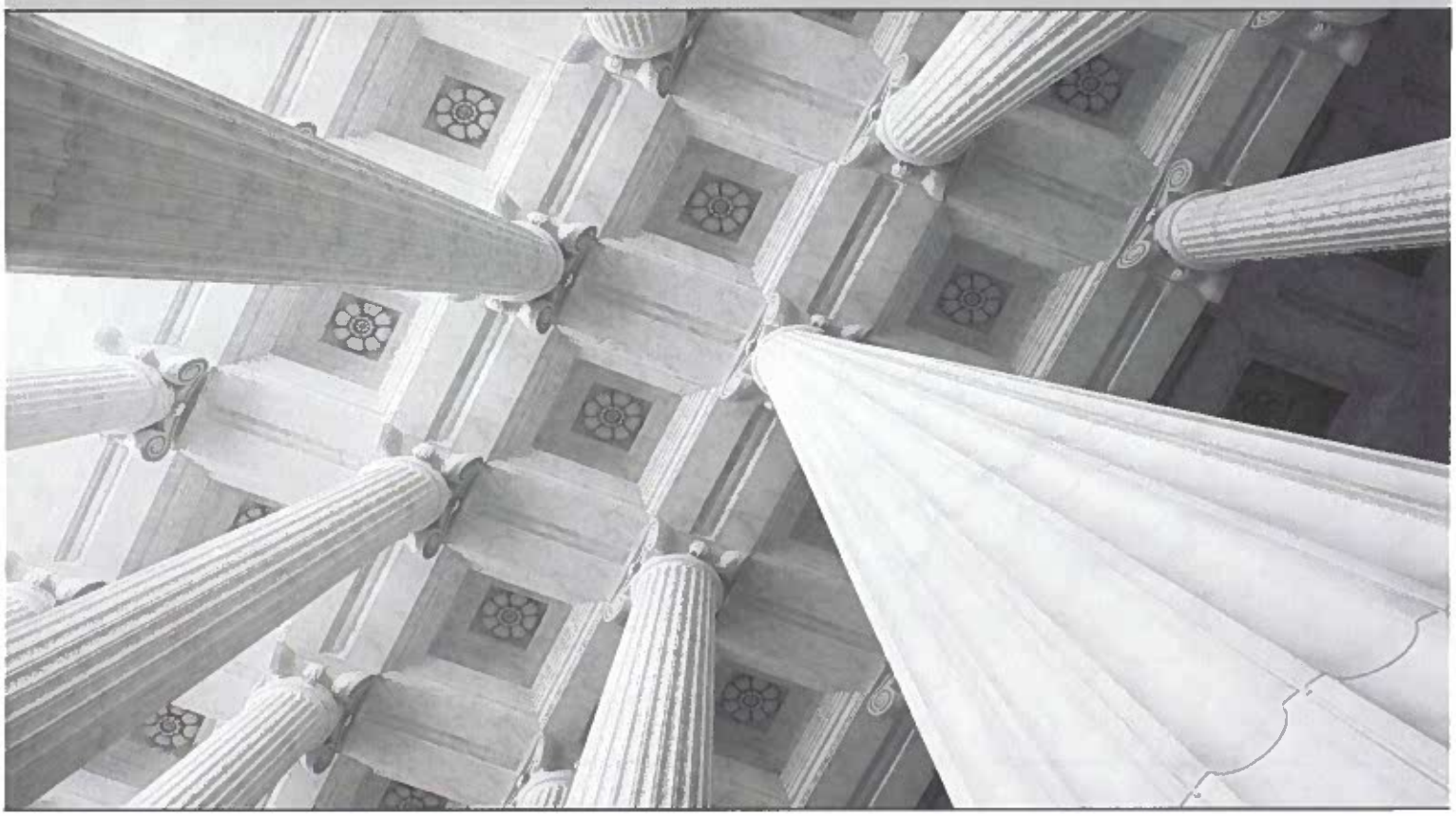
PROPOSAL

JUST-4038 Revision: 4

Camp Verde Courtroom Upgrade

AZ Yavapai County Camp Verde Municipal Court
473 South Main Street Suite 107
Camp Verde, AZ 86322

Modified: 2/26/2026
Quote Valid for 30 Days
OPP-51802



Presented By:

Shelly Knopf

Justice AV Solutions, Inc
13020 Middletown Industrial Blvd
Louisville, KY 40223 US
(502) 244-8788
www.javs.com

SCOPE OF WORK

SID-89074

Court is requesting an upgrade quote to an existing JAVS system that is out of warranty and it will include the following:
- AXIO
- Centro HDX
- Primary Recorder 9 720p Multichannel, Secondary SD Multichannel
- Sutie 9 Software
- (10) JM-24B Microphones (Judge, Witness, Right Law, Left Law, Podium, Judge Approach, Witness Approach, Jury Approach, (2) Jury) Reusing existing wiring
- New Amplifier and Feedback Suppressor (Reusing existing speakers)
- Assisted Listening
- (2) HD Cameras (Judge/Witness, Law Tables), reusing existing camera mounts
- Reusing existing courtroom Monitor mounted on the wall
- (2) HDMI Laptop Inputs one at each law table
- Vaddio Soft Conferencing
- Reusing existing 21RU Equipment rack located behind the Witness

Main Components for HD Switching & Signal Routing

1	**JAVS JAV-CENTRO-HDX** JAVS HD Video Switcher 8/4 in, 6/3 out (HD-SDI/HDMI)	$5,300.00
1	**JAVS JAV-AVIX-1204** AVIX Video Switching Software	$3,150.00
1	**JAVS JAV-AXIO-SE-120** JAVS AXIO Audio Mixer (12) Microphone Inputs, (12) Configurable Outputs, (12x12), (2) 12-Channel USB Audio Outputs	$3,100.00
1	**WattBox WB-300-IP-3** 3 Outlet Compact IP Controllable Power Conditioner with Auto Reboot	$442.99
1	**Netgear, Inc GS116LP-100NAS** Netgear 16-Port 76W PoE/PoE+ Gigabit Ethernet Unmanaged Switch	$293.00
2	**JAVS JAV-AXIO-SE-AUX** Activation for (1) AXIO Auxiliary Input, Plus USB Channel	$500.00
1	**AtlasIED TSD-RMK** TSD Series Rack Mount Kit	$149.99
1	**AtlasIED TSD-DCPD** DC power distribution for TSD device	$102.99
1	**MCM 28-19387** AC/DC Power Supply, 1 Output, 60 W, 12 VDC, 5 A, Supports up to (10) Cameras	$28.00
1	**JAVS JAV-LABOR-HD-MC** Labor for HD Main Component Installation	$7,400.00

Equipment:	**$13,066.97**
Labor:	**$7,400.00**

Main Components for HD Switching & Signal Routing Total **$20,466.97**

High Definition Recorder/s

1	**JAVS JAV-REC9-SD-S-P** Recorder 9 Standard with Stereo Audio M.2 Eco Capture Card - 4:3 Aspect Ratio (320x240, 480x360, 640x480) - 16:9 Aspect Ratio (640x360)	$4,200.00
1	**JAVS JAV-REC9-SD-S-S** Recorder 9 Standard with Stereo Audio M.2 Eco Capture Card - 4:3 Aspect Ratio (320x240, 480x360, 640x480) - 16:9 Aspect Ratio (640x360)	$4,200.00
1	**JAVS JAV-REC-720** Adds 720P Record Capabilities to JAVS All-In-One Recorder 8, 4:3 Aspects (320x240, 480x360, 640x480), 16:9 Aspect Ratio (640x360, 1280x720)	$800.00
1	**JAVS JAV-DRMK** Rack Mount Kit for (2) Two JAVS Recorders	$70.00
1	**JAVS JAV-LABOR-REC** Labor for Recorder Installation	$185.00

Equipment:	**$9,270.00**
Labor:	**$185.00**
High Definition Recorder/s Total	**$9,455.00**

Suite 9 Recording/Logging Software

1	**JAVS JAV-SW-S9BASE** Suite 9 - Unlimited User License Activation for Schedule, Search, Control Dock and Record	$3,000.00
1	**JAVS JAV-SID-SUPPORT** JAVS Annual Support License for any Single JAVS SID Location	$395.00
1	**JAVS JAV-LABOR-AS** Labor for Suite 9 Activation & Configuration	$185.00

Equipment:	**$3,395.00**
Labor:	**$185.00**
Suite 9 Recording/Logging Software Total	**$3,580.00**

Microphones & Accessories

10	**JAVS JAV-JM-24B** JAVS Axio Boundary Style Microphone with Software Definable Polar Patterns, Button Functions, and Multi-Color LED Indicator	$3,950.00
2	**JAVS JAV-PLX-ABE** JM-24B FlexMic Plexiglass - Flat Dual Microphone Mount (Bench)	$90.00
2	**JAVS JAV-PLX-ACB** JM-24B FlexMic Plexiglass - C Bend	$90.00
3	**JAVS JAV-PLX-ASF** JM-24B FlexMic Plexiglass - Short Flat (Jury)	$135.00
1	**JAVS JAV-PLX-ASL** JM-24B FlexMic Plexiglass - Short L Bend	$45.00
10	**C2G 27153** 10ft Cat6 550 MHz Snagless (UTP) Patch Cable - Black	$99.90
10	**JAVS JAV-LABOR-MIC** Labor for Microphone Installation	$925.00

Equipment:	**$4,409.90**
Labor:	**$925.00**
Microphones & Accessories Total	**$5,334.90**

Sound Reinforcement

1	**JAVS JAV-SA-240** JAVS SmartAmp Amplifier w/ Feedback Suppression (2) Channels x 40 Watts	$1,500.00
1	**JAVS JAV-LABOR-PA** Labor for Feedback Suppressor & Amplifier Installation	$370.00

Equipment:	**$1,500.00**
Labor:	**$370.00**
Sound Reinforcement Total	**$1,870.00**

Assisted Listening System

1	**Williams AV JAV-IRT3-BP2** Assisted Listening System for Medium Room up to 50 people (Body Packs). Includes:(1) IR Emitter, (2) Body-Pack Receivers, (2) Headphones, (2) Neckloops, (1) Battery Kit & Charger, (1) Power over Cat Kit, (1) ADA Sign, & (1) 100 Sanitary Covers for Headphones	$1,928.50
1	**JAVS JAV-MNT-B** Camera Wall Mount - Black	$70.00
1	**Monoprice 5380** Cat6 Punch Down Keystone Jack - Green	$2.50
150	**Windy City Wire 556600-S** 23-4P UNS SOL PLNM C6 Wht Jkt	$96.00
2	**Monoprice 7266** Cat6 Plug Solid W/Insert 50U	$0.70
150	**Windy City Wire 994320-110BR** 22 AWG 2 Conductor Bare Copper, Shielded Plenum, UL Listed C(UL)US CMP - White Jacket	$49.50
1	**JAVS JAV-LABOR-AL** Labor for Assisted Listening Installation	$370.00

Equipment:	**$2,147.20**
Labor:	**$370.00**
Assisted Listening System Total	**$2,517.20**

High Definition Cameras

2	**JAVS JAV-JC-23HD** 3G/HD-SDI Camera - 2.5 Megapixels, 1920x1080i, 1920x1080p, 1280x720p & frame-rates of 60/59.94/50/30/29.97/25 fps.	$1,800.00
1	**Marshall Electronics VS-M288-A** 2.8-8mm Varifocal F1.3 - T360 CS Mount with Auto-Iris	$250.00
1	**Marshall Electronics VS-M550-4** 5-50mm Varifocal F1.6 CS Mount with Auto-Iris	$250.00
4	**Windy City Wire HOL-BNC6-MCV** RG6 Compression BNC	$16.00
300	**Windy City Wire RG6HDP-BLK** Type RG 6/U Plenum, 18 AWG Bare Copper Serial Digital [Black]	$366.00
300	**Windy City Wire 1802P-BLK** 18 Gage Stranded Speaker Cable, Plenum Rated	$117.00
2	**JAVS JAV-LABOR-CAM** Labor for HD Camera Installation	$740.00

Equipment:	**$2,799.00**
Labor:	**$740.00**
High Definition Cameras Total	**$3,539.00**

Courtroom Monitor for Public Viewing

1	**JAVS JAV-MC-BD** Bi-Directional SDI/HDMI with Power Supply	$200.00
1	**Comprehensive Cable NFHD18G-3PROBLK** NanoFlex™ Pro AV/IT Integrator Series™ Certified 4K 18G High Speed HDMI Cable Jet Black 3ft	$21.99
2	**Windy City Wire HOL-BNC6-MCV** RG6 Compression BNC	$8.00
150	**Windy City Wire RG6HDP-BLK** Type RG 6/U Plenum, 18 AWG Bare Copper Serial Digital [Black]	$183.00
1	**JAVS JAV-LABOR-DSP** Labor for Display Installation	$370.00

Equipment:	**$412.99**
Labor:	**$370.00**

Courtroom Monitor for Public Viewing Total	**$782.99**

Laptop Connections @ Attorney Tables

2	**JAVS JAV-MC-BD** Bi-Directional SDI/HDMI with Power Supply	$400.00
2	**FSR DSKB-1G** 1 Gang desktop mounting bracket with 2 1 space IPS opening	$230.00
2	**Comprehensive Cable NFHD18G-6PROBLK** NanoFlex™ Pro AV/IT Integrator Series™ Certified 4K 18G High Speed HDMI Cable Jet Black 6ft	$51.98
2	**Comprehensive Cable NFHD18G-3PROBLK** NanoFlex™ Pro AV/IT Integrator Series™ Certified 4K 18G High Speed HDMI Cable Jet Black 3ft	$43.98
2	**JAVS JAV-HDMI-F-KEYCOUPLER** HDMI Female Keystone Coupler, HDMI Keystone Jack Insert Gold Plated 3D&4K Mini Adapter Connector for Wall Plate-Black	$40.00
2	**Radio Design Labs (RDL) CP-1B** 1 Gang single cover plate - black	$36.12
2	**Leviton 41080-2EP** Single-Gang QuickPort Wallplate, 2-Port, Black	$20.00
4	**Windy City Wire HOL-BNC6-MCV** RG6 Compression BNC	$16.00
300	**Windy City Wire RG6HDP-BLK** Type RG 6/U Plenum, 18 AWG Bare Copper Serial Digital [Black]	$366.00
2	**JAVS JAV-LABOR-LAP** Labor for Laptop Connection Installation	$1,110.00

Equipment:	**$1,204.08**
Labor:	**$1,110.00**

Laptop Connections @ Attorney Tables Total **$2,314.08**

Wireless Presentation & Collaboration

1	**Kramer Electronics VIA-CONNECT2** VIA Connect2 - Wireless & Wired Presentation and Collaboration Solution. HDMI Input, Built-in Wifi, Airplay & Miracast Supported, Soft Conferencing Enabled	$1,290.00
1	**Netgear RS100** Nighthawk WiFi 7 Router RS100, 3.6 Gbps	$185.00
1	**Comprehensive Cable NFHD18G-3PROBLK** NanoFlex™ Pro AV/IT Integrator Series™ Certified 4K 18G High Speed HDMI Cable Jet Black 3ft	$21.99
1	**JAVS JAV-LABOR-PRES-W** Labor for Wireless Presentation Installation	$740.00

Equipment:	**$1,496.99**
Labor:	**$740.00**

Wireless Presentation & Collaboration Total	**$2,236.99**

USB A/V Bridge for Soft Conferencing from Client's PC

1	**Vaddio 999-8215-000** AV Bridge Conference System	$3,700.00
1	**Icron 2311** Icron Ranger 2311 - Single-port USB 2.0 extender up to 100m/ 330ft over CAT5E or better cabling.	$420.00
1	**JAVS JAV-MC-BD** Bi-Directional SDI/HDMI with Power Supply	$200.00
1	**C2G VHUB-MST2HDA** VersaHub™ USB-C/A to Dual HDMI Multi-Display 4K Universal Adapter	$131.99
1	**Comprehensive Cable NFHD18G-3PROBLK** NanoFlex™ Pro AV/IT Integrator Series™ Certified 4K 18G High Speed HDMI Cable Jet Black 3ft	$21.99
2	**Windy City Wire HOL-BNC6-MCV** RG6 Compression BNC	$8.00
1	**Monoprice 5380** Cat6 Punch Down Keystone Jack - Green	$2.50
150	**Windy City Wire RG6HDP-BLK** Type RG 6/U Plenum, 18 AWG Bare Copper Serial Digital [Black]	$183.00
150	**Windy City Wire 556600-S** 23-4P UNS SOL PLNM C6 Wht Jkt	$96.00
2	**Monoprice 7266** Cat6 Plug Solid W/Insert 50U	$0.70
1	**JAVS JAV-LABOR-VC** Labor for Video Conference Installation	$555.00

Equipment:	**$4,764.18**
Labor:	**$555.00**

USB A/V Bridge for Soft Conferencing from Client's PC Total **$5,319.18**

Equipment Rack & Wire Management

1	**Para Systems, Inc EC1000RTXL2U** Minuteman Encompass On-line UPS EC1000RTXL2U 1000VA Tower or Rack Mountable UPS	$1,550.00
1	**Middle Atlantic UTR1** Mounting Rackshelf, 1 RU, 10"D	$65.00
1	**JAVS JAV-LABOR-CA** Labor for Cabinet Assembly & Testing	$2,775.00

Equipment:	**$1,615.00**
Labor:	**$2,775.00**
Equipment Rack & Wire Management Total	**$4,390.00**

Shipping

1	**JAVS JAV-SHIP-SYS-NC** Shipping for Full System without Equipment Cabinet	$2,500.00

Equipment:	**$2,500.00**
Labor:	**$0.00**
Shipping Total	**$2,500.00**

Equipment Subtotal:	**$48,581.31**
Labor Subtotal:	**$15,725.00**
Project Subtotal:	**$64,306.31**

PROJECT SUMMARY

Equipment:	$48,581.31
Labor:	$15,725.00
Grand Total:	**$64,306.31**

Payment Terms

Payment Schedule	Amount	Billing Date
Initial Payment Prior to Scheduling	$16,076.58	
Final Payment Upon Completion **Payment Due 30 Days from Invoice Date**	$48,229.73	

Client accepts this Quote inclusive of its Scope of Work, Pricing and Payment Terms. Contractor agrees to furnish the equipment and materials listed and perform the work in an expedient, workmanlike and professional manner.

Client: **Veronica Pineda** **Date**

Shelly Knopf 2/26/2026

Contractor: **Justice AV Solutions, Inc** **Date**

Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☐ Discussion Item
☒ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Manager **Staff Resource:** Town Manager Miranda Fisher

Agenda Title: Public Hearing - Discussion, consideration, and possible approval of Resolution 2026-1205 adopting the 2026 General Plan.

Attached Documents:

- Resolution 2026-1205
- 2026 General Plan
- Feedback Summary

Estimated Presentation Time: 10 minutes **Estimated Discussion Time:** 20 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:**

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

The 2026 General Plan serves as Camp Verde's long-range policy framework guiding land use, infrastructure planning, economic development, housing, transportation, open space, environmental stewardship, and water resources for the next ten years.

Arizona Revised Statutes require municipalities of Camp Verde's size to update and voter-ratify their General Plan every ten years. Adoption by the Town Council and ratification by voters at the July 21, 2026 Primary Election will ensure the Town remains compliant with state law while establishing a clear and community-driven vision for the future.

This General Plan reflects approximately eighteen months of collaborative work beginning in August 2024. Rather than relying solely on outside consultants, the Town developed the Plan in-house through the General Plan Technical Advisory Group (TAG). TAG included residents, Planning & Zoning Commissioners, Town Council members, and Town staff. This approach ensured the Plan reflects local knowledge, practical implementation considerations, and the values of the community.

The planning process included public open houses, community-wide surveys, meetings with local organizations, direct public input, and ongoing discussion during public meetings. Feedback received throughout the process influenced policy direction and priorities contained within the Plan. Attached is the feedback summary tracker outlining all the feedback received and TAGs response.

The 2026 General Plan addresses growth responsibly by emphasizing infrastructure capacity, water resiliency, protection of established neighborhoods, preservation of Camp Verde's rural character, and alignment between land use policy and development regulations. Following adoption and voter ratification, the Town will initiate a comprehensive update of the Planning and Zoning Ordinance to ensure full alignment with the Plan.

At the February 26, 2026 Planning & Zoning meeting, the Commission unanimously recommended approval of Resolution 2026-1205 adopting the 2026 General Plan. The Commission also urged Council to consider making grant writing and management support a financial priority for FY27 to ensure that all the goals outlined in the General Plan can be realized.

Question(s) before the Council:

- Does the Council have any questions for staff?

Proposed Motion:

I move to **APPROVE** Resolution 2026-1205 adopting the 2026 General Plan.

OR

I move to **APPROVE** Resolution 2026-1205 adopting the 2026 General Plan **with the following changes…**

OR

I move to **DENY** Resolution 2026-1205.

RESOLUTION NO. 2026-1205

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND TITLED THE "TOWN OF CAMP VERDE 2026 GENERAL PLAN"; ADOPTING THE "TOWN OF CAMP VERDE 2026 GENERAL PLAN" IN COMPLIANCE WITH ARIZONA REVISED STATUTES § 9-461.06; ORDERING THE TOWN OF CAMP VERDE 2026 GENERAL PLAN BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE TOWN OF CAMP VERDE FOR RATIFICATION AT THE PRIMARY ELECTION ON TUESDAY, JULY 21, 2026; APPROVING THE BALLOT LANGUAGE THEREFORE; DESIGNATING THE PLACE AND TIMEFRAME TO ACCEPT ARGUMENTS FOR AND AGAINST THE TOWN OF CAMP VERDE 2026 GENERAL PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council has designated the Planning Department of the Town of Camp Verde, now described as Community Development, as the Planning Agency of the Town under Ordinance No. 2001-A199; and

WHEREAS, the Planning Agency has developed a comprehensive, long-range general plan for the development of the Town of Camp Verde in accordance with the requirements of Arizona Revised Statutes ("A.R.S"). § 9-461.05; and

WHEREAS, Town residents, Town stakeholders, and Town staff worked together to update the current Town of Camp Verde 2026 General Plan; and

WHEREAS, the plans and policies produced by this process have received extensive review by the general public and have been further refined to reflect public input and needs for consistency, coordination, and the needs of the Town as a whole; and

WHEREAS, the Planning and Zoning Commission and Town Council has reviewed the scope of the proposed Town of Camp Verde 2026 General Plan and finds that the plan contains the elements required by A.R.S. § 9-461.05 including: (1) land use; (2) growth area; (3) environmental planning; (4) cost of development; (5) circulation; (6) open space; (7) water resources; and other elements relating to history and culture, housing, and economic development and other components designed to assist the Town with its comprehensive, long-range planning; and

WHEREAS, the Town Council adopted Resolution No. 2003-562, establishing and adopting purposes and procedures to promote effective, early, and continuous public participation in the development and amendment of the general plan; and

WHEREAS, legal notices were posted and advertised according to the requirements of A.R.S. § 9-461.06 and Resolution No. 2003-562; and

WHEREAS, the Planning and Zoning Commission held a public hearing on February 26, 2026, to review the proposed Town of Camp Verde 2026 General Plan and public comments relating hereto, and has unanimously recommended the adoption of the General Plan to the Mayor and Common Council; and

WHEREAS, after reviewing the proposed Town of Camp Verde 2026 General Plan and considering the public's comments offered at the public hearing before the Town Council on March 11, 2026, the Town Council believes that the adoption of the proposed Town of Camp Verde 2026 General Plan is in the best interest of the Town and will promote the health, safety and general welfare of the Town; and

WHEREAS, A.R.S. § 9-461.06 requires that the proposed Town of Camp Verde 2026 General Plan be submitted to the voters for ratification at an election held pursuant to A.R.S. § 16-204; and

WHEREAS, the Town of Camp Verde 2026 General Plan is designated a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA HEREBY RESOLVE AS FOLLOWS:

Section 1. That the document known as the "Town of Camp Verde 2026 General Plan" as prepared and reviewed by the citizens of the Town of Camp Verde and the Planning and Zoning Commission, and as recommended for adoption by the Planning and Zoning Commission, was adopted by the Mayor and Common Council on March 11, 2026.

Section 2. The "Town of Camp Verde 2026 General Plan" is designated as a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.

Section 3. In accordance with A.R.S. § 9-461.06, the following ballot question shall be submitted to the voters of the Town of Camp Verde at the upcoming July 21, 2026 Primary Election:

PROPOSITION 498

TOWN OF CAMP VERDE 2026 GENERAL PLAN

OFFICIAL TITLE: RATIFICATION OF THE TOWN OF CAMP VERDE 2026 GENERAL PLAN PROPOSED BY THE CAMP VERDE TOWN COUNCIL REFERRED TO VOTERS BY RESOLUTION 2026-1205 PURSUANT TO A.R.S. § 9-461.06(M).

DESCRIPTIVE TITLE: Proposal to the voters for ratification of the Town of Camp Verde 2026 General Plan, as adopted by the Town Council on March 11, 2026. The General Plan is a statement of land development policies that sets forth objectives, principals, and standards for future growth and development.

A **'YES'** vote shall have the effect of approving the Town of Camp Verde 2026 General Plan as adopted by the Camp Verde Mayor and Council, and it shall become effective as provided by law.

A '**NO'** vote will have the effect of not approving the Town of Camp Verde 2026 General Plan, and the current Town of Camp Verde 2016 General Plan will remain in effect until a new plan is approved by the voters at a future election.

Section 4. Following the July 21, 2026 Primary Election, this matter shall come back to the Mayor and Common Council for a canvass of the votes concerning the Town of Camp Verde 2026 General Plan and possible repeal of the former General Plan adopted by the Town on March 11, 2016.

Section 5. A publicity pamphlet shall be prepared which shall give a general description of the proposed Town of Camp Verde 2026 General Plan and its elements, as adopted; and copies of the publicity pamphlet and the proposed Town of Camp Verde 2026 General Plan shall be available at the Town Offices, 473 S Main Street, Suite 102 and 108, Camp Verde, Arizona; and the Town of Camp Verde Community Library, 130 N. Black Bridge Loop Road, Camp Verde, Arizona. In addition, the Town will have the Town of Camp Verde 2026 General Plan available on the Town's website.

Section 6. Pursuant to A.R.S. § 19-124, as amended, the Town hereby sets the dates of March 18, 2026 through 5:00 p.m. on April 16, 2026 as the timeline to submit arguments "for" or "against" the Town of Camp Verde 2026 General Plan. Each argument shall not exceed 300 words in length and shall contain the original, signed sworn statement of each person sponsoring it. If the argument is sponsored by an organization, the sworn statement must be from two (2) executive officers of the organization. If the argument is sponsored by a political action committee, the sworn statement must be from the committee's chair or treasurer. With each argument supporting or opposing Town of Camp Verde 2026 General Plan, two hundred dollars ($200.00) shall be deposited with the Town Clerk to offset a portion of the proportionate cost of paper and printing the argument.

Section 7. If a majority of the qualified electors of the Town voting at the election vote in favor of the proposed proposition, the Town of Camp Verde 2026 General Plan shall become effective as provided by State law. If a majority of the qualified electors voting on the proposition fails to approve the Town of Camp Verde 2026 General Plan, the 2026 General Plan remains in effect until a new plan is approved by the voters pursuant to State law.

PASS AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 11th day of March, 2026 by a vote of _____ ayes and _____ nay.

_____
Marie Moore, Mayor

Attest:

_____
Leah Rhodes, Town Clerk

Approved As To Form:

_____
Trish Stuhan, Town Attorney



Town of Camp Verde, Arizona

2026 GENERAL PLAN



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INTRODUCTION

The Town of Camp Verde's General Plan is our community's roadmap for the future. It is a framework that balances growth with stewardship, protects what we value most, and reflects the voices of the people who call Camp Verde home. This document builds on our heritage, identifies current opportunities, and charts a thoughtful course toward the future. It is both a plan of action and a statement of our shared priorities.

TOWN COUNCIL VISION & MISSION

In 2024, the Camp Verde Town Council adopted the Town's first-ever Strategic Plan, establishing a shared vision and mission to guide how we grow and work together as a community. While created for the Strategic Plan, these statements embody the same values we carry into the General Plan by keeping our community's voice at the heart of every decision as we plan for growth, care for our resources, and shape the future of Camp Verde.

VISION

Camp Verde is welcoming; a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life.

MISSION

We serve by honoring our past and embracing our future.

PURPOSE OF THE GENERAL PLAN

The purpose of the Town of Camp Verde's General Plan is to provide a framework that helps Camp Verde make the most of its opportunities to cultivate a dynamic economy and improve the overall quality of life for its residents. This Plan is the result of a collaborative effort involving residents, business owners, appointed and elected officials, Town staff, and other stakeholders who contributed to developing the character areas, elements, goals, and implementation strategies.

Public feedback has consistently underscored the importance of preserving Camp Verde's unique character while providing practical measures for desired growth that will preserve our cultural heritage and protect our natural environment. Residents value Camp Verde's unique, rural, hospitable, historic, and independent Western spirit. The community also values the Verde River, open space, mountain scenery, and the Town's small-town lifestyle. At the same time, residents expressed a desire for

more local commercial opportunities, additional employment, diverse housing choices, and expanded recreational amenities.

WHY IS GROWTH ADDRESSED IN THE GENERAL PLAN?

Growth is included in the Camp Verde General Plan because growth will occur whether it is planned for or not. The purpose of this plan is not to promote growth for growth's sake, but to guide when, where, and how growth happens so that it aligns with community values, protects existing neighborhoods, and preserves Camp Verde's character, water resources, and quality of life.

The Town takes growth seriously. Community members have expressed clear concerns about the pace of growth and its potential impacts, particularly on infrastructure capacity, roads, public safety services, and most notably, water resources. These concerns are valid. Growth without proper planning can strain infrastructure systems and create long-term fiscal and environmental challenges. For Camp Verde, water resiliency is foundational to any future development decision.

Without a clear framework for growth, development occurs reactively in a way that is driven primarily by market forces and outside interests, rather than intentionally shaped by the community. In the absence of strong local direction, the Town has fewer tools to influence land use patterns, infrastructure demands, housing types, and environmental impacts.

This General Plan establishes that framework. However, the Plan alone does not regulate development. The accompanying comprehensive Planning and Zoning Ordinance update is what gives the document its strength and enforceability. Through updated land use regulations, development standards, infrastructure requirements, and water-related provisions, the Town can:

- Direct growth to appropriate areas with existing or planned infrastructure.
- Require large-scale development to demonstrate infrastructure capacity before approval.
- Protect established neighborhoods, rural areas, and natural resources.

Proper planning and zoning laws allow Camp Verde to manage growth from both a land use perspective and an infrastructure management perspective. Growth can be phased, conditioned, and located in a way that supports service delivery, protects community character, and safeguards essential resources.

The Town is committed to ensuring long-term water resiliency. This commitment is demonstrated through the development of a Rural Water Management Ordinance, which will strengthen local authority over water supply considerations and align development approvals with long-term water sustainability (see Water Resources Element for additional details). The Town's approach recognizes that responsible

growth must be supported by reliable water supplies and infrastructure systems capable of serving both current and future residents.

Planning for growth does not mean accepting unlimited or unmanaged development. Instead, it gives the Town the ability to set expectations, establish boundaries, and make intentional choices that reflect the community's priorities. By defining growth on its own terms, through strong policy direction, enforceable zoning regulations, and infrastructure planning, Camp Verde is better positioned to protect what residents value most, today and for generations to come.

COMPREHENSIVE PLANNING & ZONING ORDINANCE UPDATE AND IMPLEMENTATION

A General Plan is only effective if it is supported by development regulations that reflect its goals, policies, and community priorities. One of the most common challenges communities face after adopting a new General Plan is failing to update their planning and zoning ordinances accordingly. When zoning regulations are not aligned with the General Plan, a disconnect occurs between the community's long-term vision and the day-to-day decisions that govern development.

Camp Verde is committed to avoiding this misalignment.

Following adoption of this General Plan, the Town will initiate a comprehensive update of the Planning and Zoning Ordinance to ensure full consistency with the Plan's land use framework, character areas, growth management strategies, infrastructure capacity considerations, and resource constraints, particularly water availability.

This update is especially important as the community has expressed concerns about growth and its impact on infrastructure systems. Proper implementation of the General Plan requires development regulations that address not only land use compatibility, but also long-term water resiliency. The updated Planning and Zoning Ordinance will embed these priorities into enforceable standards, ensuring that growth is aligned with available services and sustainable resource management.

Final adoption of the new Planning and Zoning Ordinance will occur following adoption of the General Plan to ensure full alignment between the Town's guiding policy document and its development regulations.

By updating the Planning and Zoning Ordinance in tandem with the General Plan, Camp Verde ensures that the Plan has practical application, rather than serving as a purely aspirational document. This approach gives the General Plan "teeth" by embedding its policies directly into the regulations that shape how development occurs and how water and other critical resources are protected.

The comprehensive Planning and Zoning Ordinance update will be guided by continued public engagement and will prioritize transparency, clarity, consistency, and ease of use. The resulting ordinance will support both community values and effective implementation, providing predictability for property owners while ensuring that growth occurs in a manner that protects Camp Verde's character, infrastructure systems, and long-term resiliency.

STATE REQUIREMENTS

Arizona Revised Statutes (ARS) Title 9 requires every municipality to adopt a general plan to guide land use and development. For towns over 2,500 in population, such as Camp Verde, seven (7) elements are required:

- Land Use and Character Areas
- Economic Development & Growth Area
- Housing & Cost of Development
- Transportation & Circulation
- Open Space, Outdoor Recreation & Trails
- Environmental Planning & Land Use
- Water Resources

The "Growing Smarter" and "Growing Smarter Plus" legislation also require that general plans be ratified by voters and remain in effect for ten years, after which they must be revised or readopted. Amendments are permitted throughout the ten-year timeframe, subject to statutory requirements and community-specific criteria. Details on amendments can be found at the end of this General Plan.

GENERAL PLAN TECHNICAL ADVISORY GROUP

The General Plan Technical Advisory Group (TAG) was established to by the Town Manager to guide and draft Camp Verde's 2026 General Plan. TAG is composed of Camp Verde residents, Planning & Zoning Commissioners, Town Council members, and Town staff. This diverse working group brought together policy leadership, technical expertise, and community perspective to ensure the Plan reflects both local values and implementation realities.

Beginning in August 2024, this small but dedicated group met regularly to develop the General Plan in-house. Rather than relying on a consultant-produced document, TAG worked collaboratively to write the Plan. Each element was reviewed, discussed, and drafted section by section, allowing for thoughtful deliberation on land use,

growth management, infrastructure capacity, water resources, economic development, housing, and long-term sustainability. This approach ensured that the Plan reflects deep local knowledge and institutional understanding.

PUBLIC PARTICIPATION

Public participation was a central component of Camp Verde's 2026 General Plan development. While TAG served as the drafting body, meaningful community engagement helped inform the Plan's direction and priorities.

Throughout the planning process, the Town utilized multiple engagement methods to reach residents, organizations, and stakeholders. These efforts included public open houses, direct meetings with local and regional organizations, and a community-wide survey. In addition, input was received through emails, one-on-one conversations, and informal discussions at community events.

Public feedback was thoroughly reviewed and thoughtfully considered throughout the drafting process. In many instances, community input directly shaped policy language, guiding principles, and priority focus areas within the Plan. In other cases, comments were already aligned with broader goals and objectives or required careful balancing with other important community considerations. Additionally, some feedback received was better suited for related initiatives, including the Town's comprehensive Planning and Zoning Ordinance update, strategic planning efforts, and other implementation tools.

Public participation was not intended to produce unanimous agreement, but rather to support informed decision-making and strengthen the quality of the final document. The General Plan reflects both community input and the responsibility of local leadership to plan for long-term resiliency.

To maintain transparency, the Town has prepared a 2026 General Plan Public Feedback Summary, available on the Town's website, documenting the input received and explaining how feedback was incorporated, as well as where and why certain suggestions were not included.

OUR COMMITMENT

This General Plan reflects the collective vision of Camp Verde's residents, leaders, and partners. It is a tool to ensure growth that is maintainable, development that is appropriate, and a future that remains connected to the values and character of the Town.

By aligning our planning decisions with our vision and mission, we will preserve what makes Camp Verde special while building a vibrant, resilient, and prosperous future for all.

HISTORY

History connects Camp Verde to its roots and reminds us that the decisions we make today will become tomorrow's legacy, reflecting our shared commitment to stewardship and care for future generations.

HISTORICAL ELEMENT

The Town of Camp Verde is dedicated to recognizing, preserving, and promoting Camp Verde's historical and cultural assets. The Town reaffirms its commitment to honoring the community's heritage by integrating historical awareness into its planning and development processes and collaborating with the Yavapai-Apache Nation, whose occupation of the Camp Verde predates the establishment of the Town itself.

These guiding principles provide a foundation for integrating historical preservation into the broader goals of the General Plan, ensuring that Camp Verde's unique past continues to inform its future. They reflect the Town's dedication to protecting cultural resources, fostering a strong sense of place, and promoting community development in sync with the Town's multi-cultural heritage.

GUIDING PRINCIPLES

- Principle #1: Preserve and Protect Cultural Resources
    - Collaborate with external agencies to identify, protect, and preserve local historic sites and structures.
- Principle #2: Honor Indigenous Heritage
    - Recognize and respect the deep cultural roots of the Yavapai-Apache Nation and other Indigenous communities, ensuring their histories, voices, and perspectives are meaningfully included in preservation and planning efforts.
- Principle #3: Foster Partnerships and Stewardship
    - Collaborate with tribal governments, historical societies, archeological organizations, local, state, and federal agencies, landowners, and other local organizations to preserve and promote Camp Verde's historical resources.
- Principle #4: Sustain Cultural Legacy Through Repurposing of Buildings
    - Encourage the adaptive reuse of historic buildings and sites to maintain their relevance, architecture, and functionality.

COMMUNITY PARTNERS IN HISTORICAL PRESERVATION AND INTERPRETATION

The Town of Camp Verde recognizes and deeply values the ongoing contributions of local organizations that play a critical role in preserving, researching, and sharing the

community's history. In particular, the Camp Verde Historical Society and the Verde Valley Archaeology Center serve as foundational partners in safeguarding Camp Verde's cultural and historical legacy.

The Camp Verde Historical Society, located within Visitors Center and Museum at 435 S. Main Street in Camp Verde, plays a central role in collecting, preserving, and interpreting the stories, artifacts, and structures that reflect the Town's military, agricultural, and civic history. Through exhibits, archives, publications, and educational programming, the Society helps ensure that Camp Verde's history remains accessible and meaningful.

The Verde Valley Archaeology Center is located at 460 Finnie Flat Road in Camp Verde. The Center advances understanding of the region's deep archaeological record through research, curation, and public education, while promoting responsible stewardship of archaeological and cultural resources. Through exhibits, curated collections, and educational programming, the facility highlights the long and complex human history of the Verde Valley.

Together, these organizations strengthen Camp Verde's ability to preserve and interpret its history beyond regulatory tools alone. Their work supports education and outreach and reinforces the Town's commitment to honoring both Indigenous and settler histories. The General Plan recognizes these organizations as essential partners in implementing historic preservation goals and fostering a shared sense of place grounded in knowledge, respect, and stewardship.

HISTORICAL RESOURCES

To learn more about the Town's history and architectural information about properties that play an important role in Camp Verde's history, refer to Camp Verde Historic Resource Survey (Volumes I and II) at https://visitcampverde.com/historic-camp-verde/

The following resources also provide additional information:

- A Brief History of the Yavapai-Apache Nation and Its Lands
- Pioneer Stories of Arizona's Verde Valley
- Images of America – Camp Verde
- General George Crook: His Autobiography
- Verde to San Carlos
- The River of the Kings

HISTORICAL GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Preserve and Protect Cultural and Historic Resources

- Strategy 1: Support and guide property owners who wish to designate their property as an historical site.
- Strategy 2: Support joint cultural events and historical presentations with the Yavapai-Apache Nation.

Goal #2: Foster Collaborative Stewardship

- Strategy 1: Partner with state and federal agencies to access funding, expertise, and technical support for historical preservation and education efforts.
- Strategy 2: Encourage volunteer programs for site maintenance, oral history collection, and archival research.
- Strategy 3: Support nonprofit and academic research into local history and archaeology.

Goal #3: Plan with a Long-Term Vision

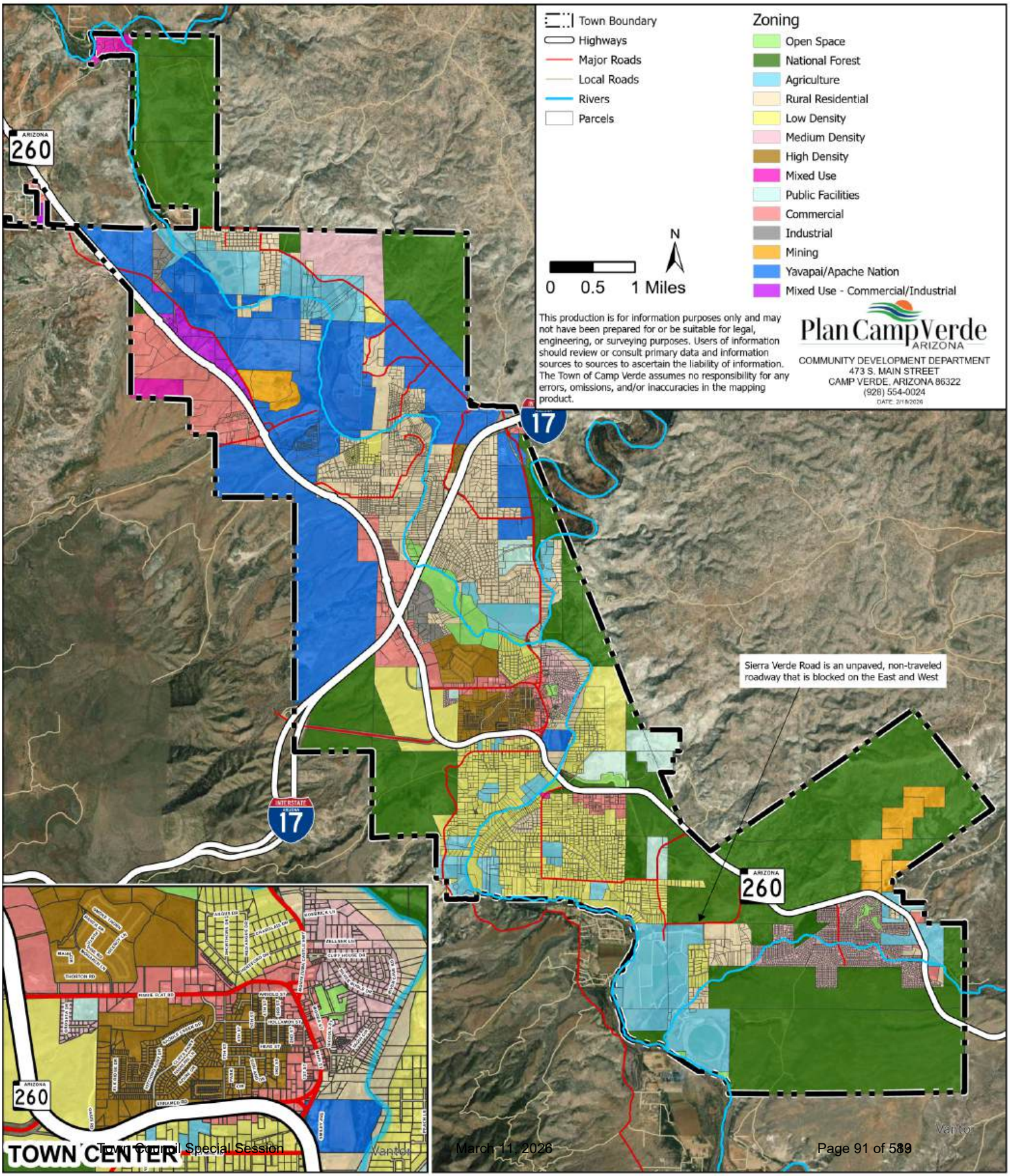
- Strategy 1: Integrate historic preservation objectives into the Town's Capital Improvement Plan and master planning.
- Strategy 2: Encourage intergenerational knowledge-sharing through mentorship, storytelling, and youth involvement in preservation efforts.
- Strategy 3: Encourage sensitive infill development that complements historic buildings in scale, architecture, material, and form.
- Strategy 4: Identify and highlight Camp Verde's historically significant sites to connect residents and visitors with the Town's rich history.

LAND USE FRAMEWORK

Land use is the foundation of Camp Verde's future, shaping where we live, work, and gather, while protecting open spaces, honoring our history, and guiding growth in a way that strengthens community and preserves our unique character.

CAMP VERDE

VISION 2050 GENERAL PLAN
LAND USE MAP



LAND USE FRAMEWORK

Land use in Camp Verde is shaped by its adopted Planning and Zoning Ordinance, which establishes how land may be developed or preserved based on defined zoning districts. These districts set the rules for permitted uses, building types, lot sizes, setbacks, density, and design standards. Some uses are allowed by right, while others require a Use Permit following public review through the Planning and Zoning Commission and Town Council.

Camp Verde's Planning and Zoning Ordinance includes residential, commercial, industrial, agricultural, public facility, and open space designations, as well as overlay and planned area developments. Starting in 2026, the Town will complete its first comprehensive zoning ordinance update to modernize these standards, align them with this General Plan, and respond to current and future land use challenges. This update will provide tools to guide appropriate growth while protecting Camp Verde's rural character and environmental resources.

Below is a summary of the current zoning districts and their general intent:

Residential Districts

- R1L – Residential: Single-Family Limited
  Intended for large-lot, low-density single-family development. Supports a rural lifestyle with minimal infrastructure and limited non-residential activity.

- R1 – Residential: Single-Family
  Provides for traditional single-family neighborhoods with moderate lot sizes and access to community infrastructure.

- R2 – Residential: Multiple Dwelling Units
  Allows for higher-density residential development, including duplexes and multi-family units. Supports housing diversity while maintaining neighborhood compatibility.

- RR – Residential: Rural
  Designed for rural living with large parcels, allowing agricultural uses, livestock, and other rural-residential activities. Prioritizes open space and rural character.

Mixed Residential and Commercial District

- RS – Residential and Services
  This district accommodates both residential units and limited service uses. It provides flexibility for live-work arrangements and community-serving businesses while maintaining residential character.

Commercial Districts

- C1 – Commercial: Neighborhood Sales and Services
  Intended to serve nearby residential areas with small-scale retail and service businesses. May include groceries, cafes, salons, and professional offices.

- C2 – Commercial: General Sales and Services
  Accommodates a broader range of commercial uses that serve both residents and visitors, including retail centers, restaurants, and lodging.

- C3 – Commercial: Heavy Commercial
  Supports more intensive commercial uses that may generate higher traffic or operational impacts, such as equipment sales, vehicle services, or contractor yards.

Industrial Districts

- PM – Performance Industrial
  Focused on clean, light industrial uses such as laboratories, small-scale manufacturing, and assembly operations. Emphasizes design controls and performance standards to reduce impacts on nearby residential areas. General retail and residential uses are restricted.

- MI – Industrial: General
  Permits a wider range of industrial activities including manufacturing and fabrication, provided they are operated in a manner that limits external nuisances.

- M2 – Industrial: Heavy
  Intended for high-intensity industrial operations such as large-scale manufacturing, processing, or heavy equipment storage. Suitable in areas with limited residential proximity and strong infrastructure access.

Planned and Overlay Districts

- PAD – Planned Area Development
  Allows for master-planned, mixed-use developments with flexible standards that promote innovation in design and site layout. Developers propose specific plans which are reviewed and approved by the Town.

- IO – Interchange Overlay District
  Applies additional requirements and standards for development near freeway interchanges. Designed to ensure appropriate access, visibility, and land use compatibility in these high-profile locations.

Resource and Agricultural Districts

- OS – Open Space Resource Conservation Zone
  Protects lands with environmental significance such as riparian corridors, floodplains, and scenic vistas. Development is highly restricted, with a focus on preservation, passive recreation, and low-impact agriculture. Reflects the goals of the Arizona Growing Smarter legislation.

- AG – Agricultural
  Reserved for active farming and ranching operations, including lands over five acres. Recognizes Camp Verde's agricultural heritage and ensures that open, working landscapes remain viable. Per state law, minimum residential uses may be allowed unless waived by the property owner.

Public Use District

- CF – Community Facilities
  Designated for public and institutional uses such as schools, libraries, parks, and government facilities. Supports the delivery of essential community services.

Through the comprehensive Planning and Zoning Ordinance update, the Town will reevaluate each of these districts to ensure they align with current land use patterns, projected growth, infrastructure capacity, and community values. Special focus areas such as the Verde River corridor, will be addressed through overlay zoning tools and design standards that prioritize environmental protection, economic strength, and quality of life. The modernized ordinance will serve as a foundational tool for implementing the General Plan and ensuring a predictable, equitable development process.

BUILDING DENSITY

To provide clarity and consistency, the Town of Camp Verde defines what is meant by "low," "medium," and "high" density within this General Plan. These descriptions are intended to guide future land use decisions by illustrating the form, character, and development patterns envisioned for each category, rather than relying on strict numerical thresholds.

Building density reflects the scale and massing of structures relative to the site. Lower intensity areas are characterized by smaller buildings with generous setbacks and landscape, medium intensity areas allow for moderate building bulk and closer spacing, and high intensity areas include larger buildings with minimal setbacks, structured parking, and active street-level uses.

- Low Density Residential: Primarily characterized by single-family detached homes on larger lots, with significant open space between buildings. Development patterns emphasize privacy, landscape, and a more rural or suburban character. Streets are typically local and may not connect frequently to other neighborhoods.
- Medium Density Residential: Includes a mix of single-family homes on smaller lots, duplexes, townhomes, and small-scale multifamily buildings. Development maintains a neighborhood character but allows for more compact housing choices. Buildings have modest shared open space and a balance between private yards and community areas.
- High Density Residential: Characterized by multifamily housing such as apartments, condominiums, and mixed-use residential buildings. Buildings are closely spaced, and oriented toward walkability. Development supports access to transit, services, and employment, with limited private yard space and more reliance on shared open space or amenities.

NONCONFORMING USES AND STRUCTURES

Camp Verde recognizes that land uses, buildings, and site conditions may exist that were lawfully established under previous zoning regulations but do not conform to current zoning standards. These are commonly referred to as nonconforming uses, structures, or lots. Nonconforming conditions often arise as zoning districts change over time, development standards are updated, or land use priorities evolve to reflect community goals.

Nonconforming uses are not illegal; however, they may present long-term land use challenges, including compatibility with surrounding development, infrastructure planning, environmental impacts, and public safety considerations. As Camp Verde continues to grow and modernize its regulatory framework, the Town seeks to balance the protection of existing property rights with the community's interest in compatible development.

The General Plan recognizes that lawfully established nonconforming uses and structures are a valid part of Camp Verde's development pattern and should be treated fairly and consistently with state law and established planning practices. At the same time, the Plan supports a gradual transition toward conformity with adopted zoning districts and General Plan policies as properties are redeveloped, expanded, or otherwise altered over time, ensuring long-term alignment with the Town's land use vision while respecting existing property rights.

VACANT PARCELS & DEVELOPMENT POTENTIAL

Camp Verde has an inventory of vacant land representing a key opportunity for thoughtful, strategic growth. These undeveloped parcels are distributed throughout the community, ranging in size, location, and zoning designation. Some are small infill lots within established neighborhoods or commercial corridors, while others are large tracts of land located near the Town's edges, adjacent to agricultural lands or environmentally sensitive areas.

Vacant parcels fall into several key categories:

- Infill Lots: Smaller, undeveloped parcels within existing neighborhoods or commercial areas. These sites are ideal for compact development that leverages existing infrastructure and supports walkability.

- Large Tracts: Larger parcels located along transportation corridors or at the community fringe. These offer opportunities for Planned Area Development, mixed-use projects, or future employment centers.

- Environmentally Constrained Parcels: Vacant lands within floodplains, steep slopes, or riparian corridors. These areas may be best suited for open space, conservation easements, or limited low-impact development.

- Agricultural and Rural Holdings: Lands that are actively used for farming or grazing but could be zoned for potential development. These parcels require careful evaluation to balance growth and the preservation of rural character, protection of agricultural, riparian, and open lands, and water resources.

The Town intends to maintain a vacant land inventory map that will identify all undeveloped parcels by zoning district, land use designation, ownership, and environmental constraints. This tool will support land use decision-making, infrastructure planning, and the prioritization of development or conservation efforts.

INFILL AND COMPACT DEVELOPMENT

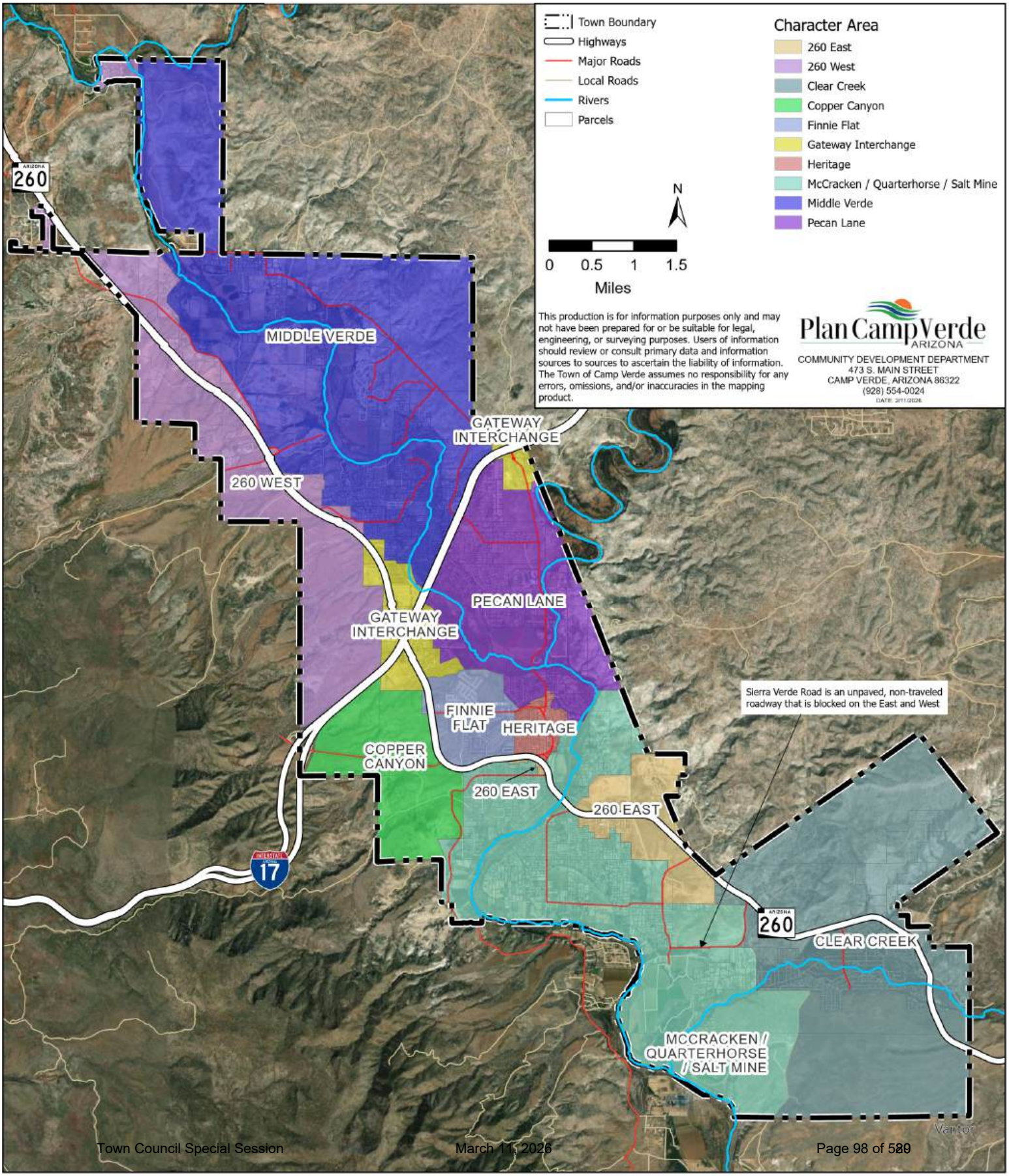
The Town of Camp Verde is committed to encouraging infill development where it is both feasible and appropriate. Infill helps maximize the use of existing infrastructure, supports compact development patterns, and reduces the pressure to expand into undeveloped areas. The Town will promote infill by identifying underutilized parcels within the community and encouraging development that complement surrounding neighborhoods and aligns with adopted Character Area goals. Where appropriate, Camp Verde will also explore programs and policies that incentivize infill and redevelopment, ensuring that new growth contributes to a more connected community fabric.

CHARACTER AREAS

Character Areas celebrate the unique identity of Camp Verde's neighborhoods, corridors, and landscapes, guiding growth in a way that reflects their distinct qualities while supporting the Town's overall vision.

CAMP VERDE

VISION 2050 GENERAL PLAN
CHARACTER AREAS MAP



CHARACTER AREAS

The Town of Camp Verde has identified ten (10) Character Areas, each defined by a common set of unifying elements such as physical features, historic uses, existing land use patterns, environmental qualities, and cultural identity. These areas represent the unique "building blocks" of the community. Land use decisions should consider how proposals uphold, strengthen, or complement the established character of each area. Approaching growth and development in this way allows Camp Verde to preserve valued elements of its past while creating a framework for appropriate and sustainable future development.

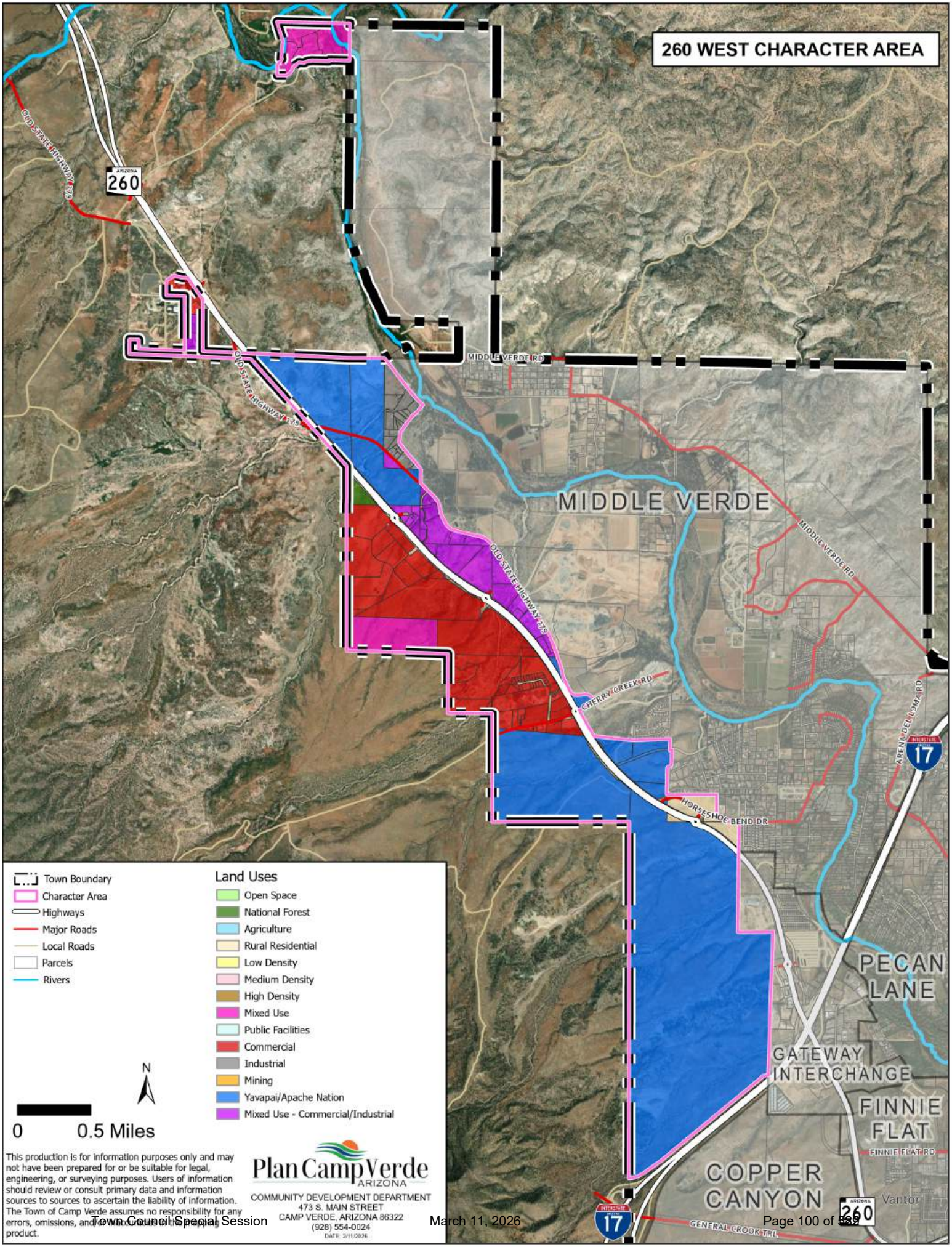
Character Areas also serve as a tool to connect land use planning with community priorities such as infrastructure capacity, transportation systems, water and environmental stewardship, and economic vitality. The Town must ensure responsible management of its land, air, and water resources while fostering opportunities for quality residential, commercial, and recreational development. The ten (10) Character Areas are:

- 260 West
- Gateway Interchanges
- Heritage (Downtown)
- Finnie Flat
- Pecan Lane
- Middle Verde
- McCracken / Quarterhorse / Salt Mine
- Copper Canyon
- 260 East
- Clear Creek

Implementation Guidelines and Disclaimer

It is important to note that Character Areas represent the desired future development patterns of Camp Verde but do not change the zoning of individual parcels. The actual density for future development will be determined based on factors such as adjacent land uses, infrastructure capacity (utilities, roads, schools, parks, and transit services), site-specific physical conditions, environmental constraints, and compatibility with the existing character of surrounding neighborhoods.

Similarly, while the General Plan may recommend higher densities or mixed-use opportunities in certain areas, each proposal will be evaluated on its merits and alignment with documented community goals. In some cases, projects may exceed stated targets if they clearly advance the community's vision and meet established planning objectives. The purpose of the Character Areas is to guide decision-making with flexibility, ensuring Camp Verde grows in a way that is consistent, balanced, and sustainable.


260 WEST CHARACTER AREA
OLD STATE HIGHWAY 279
ARIZONA 260
MIDDLE VERDE RD
MIDDLE VERDE
CHERRY CREEK RD
HORSESHOE BEND DR
ARENA DEL VOMA RD
INTERSTATE 17
PECAN LANE
GATEWAY INTERCHANGE
FINNIE FLAT
FINNIE FLAT RD
COPPER CANYON
GENERAL CROOK TRL
Verde
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
Medium Density
High Density
Mixed Use
Public Facilities
Commercial
Industrial
Mining
Yavapai/Apache Nation
Mixed Use - Commercial/Industrial
N
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0.5 Miles
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Plan Camp Verde
ARIZONA
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET
CAMP VERDE, ARIZONA 86322
(928) 554-0024
DATE: 2/11/2026

260 WEST CHARACTER AREA

The 260 West Character Area extends along State Route 260, heading west toward Cottonwood and represents one of the most strategically located corridors for Camp Verde's long-term growth. Historically, the area contained large agricultural parcels and rural residential properties, but in recent decades it has become a focal point for development interest due to its highway frontage, visibility, and inclusion in a federally designated Opportunity Zone. Today, the area is a mix of vacant land, scattered rural residential uses, and emerging commercial activity. Several properties adjacent to State Route 260 in this corridor have direct access to major utilities, making the area highly suitable for larger-scale retail, mixed-use development, and higher-density housing projects.

Infrastructure improvements, particularly sewer and water extensions, will play a critical role in shaping the pace and scale of development here. As the community plans for future growth, 260 West is envisioned as a hub for employment and commercial opportunities, with an emphasis on attracting high-wage jobs, large retailers, and tourism-related businesses. Annexation opportunities may further expand the Town's ability to provide services and guide development patterns. Given its proximity to Yavapai-Apache Nation lands, ongoing collaboration will be essential to align planning and infrastructure priorities, support joint economic development initiatives, and strengthen cultural tourism efforts. The area's viewsheds and natural features remain an important consideration, with design and landscape standards intended to preserve the scenic character along the highway.

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260 WEST CHARACTER AREA LAND USE REFERENCE

Physical Description

- Located along State Route 260 extending west toward Cottonwood.
- Centered by State Route 260 to the south; directly adjacent to Yavapai-Apache Nation land on portions.
- Large vacant parcels interspersed with rural residential and agricultural uses.
- Includes federally designated Opportunity Zone.

Built Environment

- Primarily vacant land, rural residential, and small-scale commercial.

- Future land use envisioned as higher density residential, mixed-use, and retail.
- Businesses/Uses: Scattered retail, agricultural parcels, and service businesses.

Circulation

- Major Road: State Route 260 West.
- Interchanges: State Route 260 connections to Interstate 17 nearby; potential future improvements for development access.

Points of Interest

- Opportunity Zone boundary.
- Yavapai-Apache Nation lands.
- Scenic viewsheds and natural ravine contours.

Density and Non-Residential Districts

- Existing Density: Predominantly low-density residential and vacant land.
- Existing Non-Residential Zoning: C2 highway commercial.
- Preferred Zoning: RS/C1/C2 along State Route260, mixed-use overlays, PAD, agricultural preservation.

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260 WEST CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Secure funding for extending sewer infrastructure to support development along State Route 260 West.

- Strategy 1: Prioritize the extension of sewer infrastructure as part of the Town's capital improvement plan to ensure it is included in long-term planning and budgeting efforts.
- Strategy 2: Apply for state and federal grants, partner with regional entities, and explore loans and bonds as financial options to secure funding for the sewer extension project.
- Strategy 3: Engage with developers and businesses to explore potential partnerships or development agreements that include cost-sharing arrangements to support the extension of sewer services.

- Strategy 4: Evaluate the formation of a Municipal Improvement District (MID) as a financing mechanism to equitably fund sewer infrastructure extensions, allowing benefiting properties to participate in the cost of improvements while reducing the financial burden on existing ratepayers.

Goal #2: Ensure sufficient water infrastructure to support business development along State Route 260 West.

- Strategy 1: Engage with developers and businesses to explore potential partnerships or development agreements that include cost-sharing arrangements to support sufficient water supply and access.

Goal #3: Promote the Opportunity Zone and business development.

- Strategy 1: Develop strategic marketing materials, including the Opportunity Zone map, to promote the Opportunity Zone, highlight the benefits and boundaries of the zone, ensuring residents, businesses, and investors understand its potential.
- Strategy 2: Partner with state and regional economic development organizations to attract investors and developers to the Opportunity Zone.
- Strategy 3: Actively recruit large-scale retailers that will generate additional sales tax revenue, attract viable consumers, and serve both travelers and residents, ensuring these businesses complement the community's needs and long-term economic growth.
- Strategy 4: Actively recruit businesses offering high-wage jobs to enhance economic stability and provide sustainable employment opportunities for residents.
- Strategy 5: Work with regional, state, and federal partners and entities to extend the Opportunity Zone designation and/or its related benefits beyond the current term of 2026.

Disclaimer: The Opportunity Zone designation applicable to areas within the Town of Camp Verde is currently scheduled to expire in 2026. The Town intends to reapply for continuation of the Opportunity Zone designation; however, renewal is subject to federal eligibility criteria and approval, and there is no guarantee that the designation or associated tax incentives will be extended beyond the current term.

Goal #4: Evaluate the potential for annexation to expand the Town's boundaries and services along State Route 260 West.

- Strategy 1: Conduct a comprehensive analysis of the feasibility and benefits of annexing areas along State Route 260 West, considering factors such as infrastructure needs, land use, additional associated costs, and potential for economic development.
- Strategy 2: Engage with property owners and residents in the area to gather input on annexation, addressing concerns and providing information about the benefits and processes involved.

Goal #5: Develop design and landscape standards specific to the 260 West Character Area.

- Strategy 1: Establish yard and bulk requirements and protect key viewsheds by ensuring structures are placed at a sufficient distance from the road and utilizing hillside setbacks and natural ravine contours.
- Strategy 2: Incorporate sustainable landscape practices, such as drought-resistant plants and water-efficient irrigation systems, to enhance the environmental appeal of the area while maintaining aesthetic consistency.
- Strategy 3: Utilize landscape and other creative solutions to create buffers between different development and use types, providing separation and protection for sensitive land uses while promoting appropriate transitions.
- Strategy 4: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #6: Promote higher-density residential and mixed-use development.

- Strategy 1: Encourage mixed-use developments that combine residential units with commercial spaces to enhance livability.
- Strategy 2: Conduct robust engagement with developers and landowners to communicate the Town’s vision and identify opportunities for collaboration on higher-density housing.

Goal #7: Ensure the execution of current wayfinding efforts.

- Strategy 1: Implement the Town’s wayfinding plan with a focus on signage placement along State Route 260 to guide visitors and residents effectively.

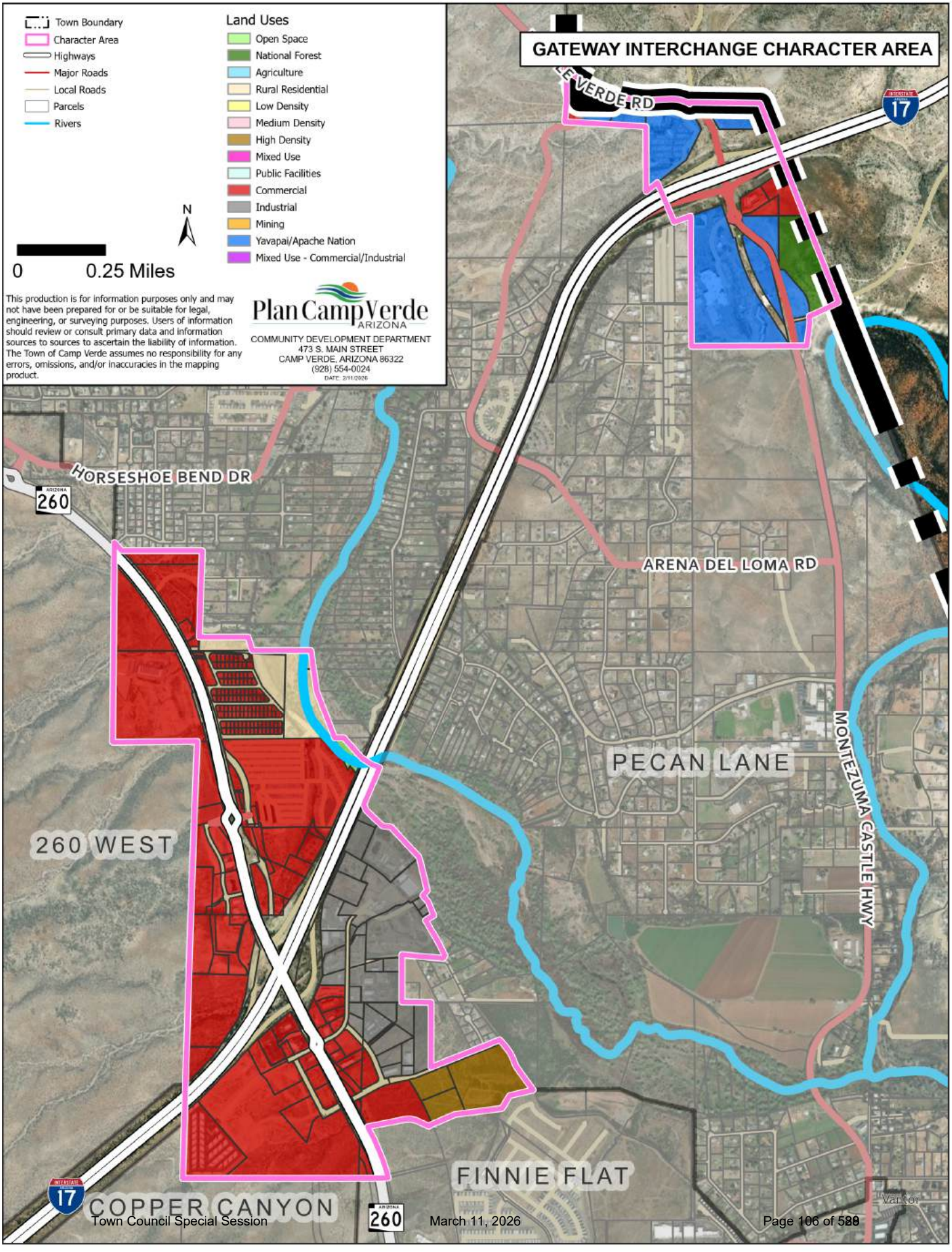
- Strategy 2: Protect the viewshed and promote low-impact signage to preserve the natural beauty of the 260 West Character Area.

Goal #8: Partner with the Arizona State Land Department on the planning and development of land in the 260 West Character Area.

- Strategy 1: Coordinate with the Arizona State Land Department on the planning and development of State Trust lands to align land use, access, and infrastructure with the Town's General Plan and Character Area vision.
- Strategy 2: Work with the Arizona State Land Department to explore trail planning and connectivity opportunities across State Trust lands, where appropriate and consistent with State Trust requirements.

Goal #9: Partner with the Yavapai-Apache Nation on the planning and development of land in the 260 West Character Area.

- Strategy 1: Designate a Council member as a liaison to the Yavapai-Apache Nation to ensure consistent communication and collaboration on shared goals.
- Strategy 2: Host biannual meetings with the Yavapai-Apache Nation to discuss development progress and address emerging issues collaboratively.
- Strategy 3: Encourage development in alignment with the 260 West Character Area particularly commercial development.
- Strategy 4: Pursue joint funding opportunities and partnerships to support infrastructure, community projects, and economic development in the 260 West Character Area.
- Strategy 5: Collaborate with the Yavapai-Apache Nation to develop and implement tourism and marketing strategies that promote Camp Verde as a premier destination, highlighting the unique cultural and natural assets.
- Strategy 6: Utilize the existing Intergovernmental Agreement (IGA) between the Town of Camp Verde and the Yavapai-Apache Nation to guide development efforts and ensure mutual benefits.


GATEWAY INTERCHANGE CHARACTER AREA
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
Medium Density
High Density
Mixed Use
Public Facilities
Commercial
Industrial
Mining
Yavapai/Apache Nation
Mixed Use - Commercial/Industrial
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CAMP VERDE, ARIZONA 86322
(928) 554-0024
DATE: 2/11/2026
CAMP VERDE RD
HORSESHOE BEND DR
ARENA DEL LOMA RD
PECAN LANE
MONTEZUMA CASTLE HWY
260 WEST
FINNIE FLAT
COPPER CANYON
17
260

GATEWAY INTERCHANGES CHARACTER AREA

The Gateway Interchanges Character Area encompasses the primary entry points into Camp Verde from Interstate 17, State Route 260, and Middle Verde Road. As the first impression for many travelers, this area plays a vital role in shaping the identity of the Town. The corridor is currently home to a mix of traveler-oriented services including gas stations, small-scale restaurants, and convenience stores. The visibility of the interchanges makes this area highly attractive for new businesses that serve both regional travelers and local residents.

Future planning for the Gateway Interchanges emphasizes creating a safe, functional, and visually cohesive arrival experience. This includes incorporating high-quality design and landscape standards, ensuring adequate setbacks for new construction, and developing signage and wayfinding elements that reflect the community's identity. Public art installations, developed through partnerships with local artists, schools, and organizations, are envisioned as distinctive features that celebrate Camp Verde's heritage and natural beauty. Coordination with the Arizona Department of Transportation (ADOT) will remain a priority to address traffic safety concerns, particularly at the Interstate 17 exits and roundabouts, and to ensure infrastructure keeps pace with anticipated growth.

Partnerships with the Yavapai-Apache Nation will also guide development, supporting shared economic goals and cultural tourism opportunities. The long-term vision is for the Gateway Interchanges to function not only as service points for travelers but also as welcoming gateways that showcase the Town's character and set the tone for the visitor experience in Camp Verde.

GATEWAY INTERCHANGE CHARACTER AREA LAND USE REFERENCE

Physical Description

- Encompasses the Interstate 17 and State Route 260 interchange and the Middle Verde Road and Interstate 17 interchange that connects to Montezuma Castle Highway.
- Serves as primary arrival points into Camp Verde.
- Flat, highway-oriented land with strong visibility.

Built Environment

- Existing uses: gas stations, convenience stores, fast-food restaurants.
- Vacant parcels suitable for service-oriented or commercial development.

Circulation

- **Major Roads:** Interstate 17, State Route 260, Middle Verde Road.
- **Interchanges:** Interstate 17/State Route 260; Interstate 17/Middle Verde.
- **Trails:** General Crook Trail (regional link).

Points of Interest

- ADOT roundabouts and traffic infrastructure.
- Scenic corridor entrances.
- Public art.

Density and Non-Residential Districts

- **Existing Density:** Minimal residential. Primarily highway commercial.
- **Existing Non-Residential Zoning:** C2 (highway commercial), C3 (regional commercial).
- **Preferred Zoning:** C1/C2, PAD for integrated service development.

GATEWAY INTERCHANGE CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Promote Opportunity Zone and business development.

- **Strategy 1:** Develop strategic marketing materials, including the Opportunity Zone map, to promote the Opportunity Zone, highlight the benefits and boundaries of the zone, ensuring residents, businesses, and investors understand its potential.
- **Strategy 2:** Partner with state and regional economic development organizations to attract investors and developers to the Opportunity Zone.
- **Strategy 3:** Identify and recruit quick-service establishments, such as convenience stores, gas stations, and small-scale dining, to generate additional sales tax revenue and meet the needs of highway travelers and residents.
- **Strategy 4:** Work with regional, state, and federal partners and entities to extend the Opportunity Zone designation and/or its related benefits beyond the current term of 2026.

Disclaimer: The Opportunity Zone designation applicable to areas within the Town of Camp Verde is currently scheduled to expire in 2026. The Town intends to reapply for continuation of the Opportunity Zone designation; however, renewal is subject to federal eligibility criteria and approval, and there is no guarantee that the designation or associated tax incentives will be extended beyond the current term.

Goal #2: Develop design and landscape standards specific to the Gateway Interchanges Character Area.

- Strategy 1: Establish comprehensive design and landscape standards for the Gateway Interchanges, prioritizing a visually cohesive and welcoming environment.
- Strategy 2: Implement yard and bulk requirements in the Town's Zoning Ordinance ensuring structures are placed a sufficient distance from the road to maintain open sightlines and improve traffic safety.
- Strategy 3: Incorporate sustainable landscape practices, such as drought-resistant plants and water-efficient irrigation systems, to enhance the environmental appeal of the area while maintaining aesthetic consistency.
- Strategy 4: Utilize landscape to create buffers between different development and use types, providing separation and protection for sensitive land uses while promoting appropriate transitions.
- Strategy 5: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #3: Ensure the execution of current wayfinding efforts.

- Strategy 1: Implement the Town's wayfinding plan with a focus on signage placement along State Route 260 to guide visitors and residents effectively.
- Strategy 2: Protect the viewshed and promote low-impact signage to preserve the natural beauty of the Gateway Interchanges.

Goal #4: Promote public art to enhance the gateway's appeal.

- Strategy 1: Commission art installations, such as sculptures or murals, which reflect the cultural heritage and natural beauty of Camp Verde.
- Strategy 2: Partner with local artists and schools to create temporary or permanent art displays within Gateway Interchanges.
- Strategy 3: Use public-private partnerships and/or funding opportunities to fund public art projects without burdening the Town's budget.

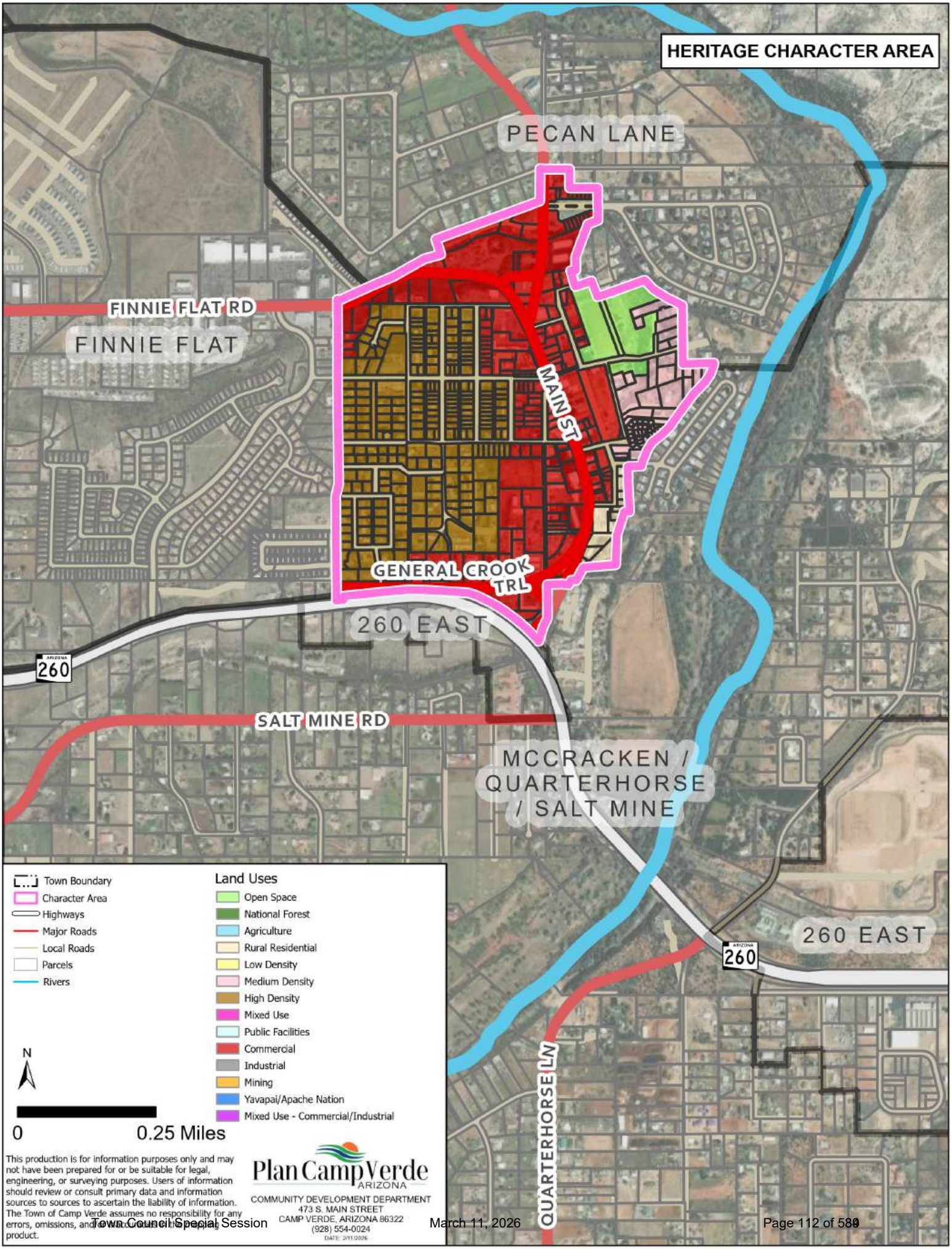
- Strategy 4: Work with the Arizona Department of Transportation to obtain the necessary permits for art installations within the Gateway Interchanges Character Area to ensure compliance with state regulations.

Goal #5: Partner with the Arizona Department of Transportation (ADOT) to address safety and infrastructure challenges in the Gateway Interchanges.

- Strategy 1: Conduct a joint traffic study with ADOT to assess safety issues and recommend improvements for areas such as the Interstate 17 exits and the roundabout at State Route 260 and Industrial Drive.
- Strategy 2: Pursue state and federal funding opportunities to implement safety enhancements such as additional signage, lighting, or road markings.
- Strategy 3: Collaborate with ADOT on long-term infrastructure planning to accommodate future growth and ensure the Gateway Interchanges meets regional transportation needs.

Goal #6: Partner with the Yavapai-Apache Nation on the planning and development of land in the Gateway Interchanges Character Area.

- Strategy 1: Designate a Council member as a liaison to the Yavapai-Apache Nation to ensure consistent communication and collaboration on shared goals.
- Strategy 2: Host biannual meetings with the Yavapai-Apache Nation to discuss development progress and address emerging issues collaboratively.
- Strategy 3: Encourage development in alignment with the Gateway Interchanges Character Area particularly commercial development.
- Strategy 4: Pursue joint funding opportunities and partnerships to support infrastructure, community projects, and economic development in the Gateway Interchanges Character Area.
- Strategy 5: Collaborate with the Yavapai-Apache Nation to develop and implement tourism and marketing strategies that promote Camp Verde as a premier destination, highlighting the unique cultural and natural assets of both communities.
- Strategy 6: Utilize the existing Intergovernmental Agreement (IGA) between the Town of Camp Verde and the Yavapai-Apache Nation to guide development efforts and ensure mutual benefits.


HERITAGE CHARACTER AREA
PECAN LANE
FINNIE FLAT RD
FINNIE FLAT
MAIN ST
GENERAL CROOK TRL
260 EAST
ARIZONA 260
SALT MINE RD
MCCRACKEN / QUARTERHORSE / SALT MINE
260 EAST
ARIZONA 260
QUARTERHORSE LN
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
Medium Density
High Density
Mixed Use
Public Facilities
Commercial
Industrial
Mining
Yavapai/Apache Nation
Mixed Use - Commercial/Industrial
N
0
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HERITAGE CHARACTER AREA

The Heritage Character Area encompasses the historic downtown core of Camp Verde along Main Street and surrounding neighborhoods. This area is the cultural, civic, and historic heart of the community, containing some of the Town's oldest structures, civic facilities, and locally owned businesses. The Heritage Character Area has long served as the center of commerce and community activity, hosting festivals, parades, and gatherings that reinforce the Town's small-town character and historic charm.

Today, the Heritage Character Area features a mix of retail shops, restaurants, professional offices, civic institutions, and historic landmarks. Its walkable layout, historic architecture, and proximity to the Verde River give it a unique identity that differentiates it from other commercial corridors in Camp Verde. Ongoing revitalization efforts focus on enhancing the pedestrian experience through improved streetscapes, expanded parking, and wayfinding signage. Business support programs, façade improvements, and public art installations further reinforce the area's role as a vibrant destination for residents and visitors.

The vision for the Heritage Character Area emphasizes economic development that strengthens its position as a downtown hub while respecting historic integrity. Future initiatives include expanding events and cultural programming, encouraging boutique lodging options, and considering the relocation of certain civic and institutional facilities to open more downtown space for retail and tourism-related businesses. Collaboration with the Yavapai-Apache Nation and local organizations will ensure that the Heritage area continues to be a dynamic place for commerce, culture, and community life.

HERITAGE CHARACTER AREA LAND USE REFERENCE

Physical Description

- Historic downtown core centered along Main Street.
- Includes Town Hall, civic facilities, retail, dining, and cultural landmarks.

Built Environment

- Historic structures, locally owned businesses, and civic buildings.
- Mix of small lots with commercial and residential uses.
- Neighborhoods: Historic Main Street district and adjoining subdivisions.

Circulation

- Major Roads: Main Street, Hollamon Street.
- Connectivity: Walkable grid network, pedestrian/bike linkages.

Points of Interest

- Town Hall, Council Chambers, Camp Verde Visitors Center, Historical Society Museum, Fort Verde State Historic Park.
- Downtown parks and public spaces.
- Historic buildings and sites.

Density and Non-Residential Districts

- Existing Density: Mixed densities, small-lot residential, downtown commercial.
- Existing Non-Residential Zoning: C1 (central commercial), C2 (general commercial), PF (public facilities).
- Preferred Zoning: Historic overlay, mixed-use, downtown revitalization standards.

HERITAGE CHARACTER AREA
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Cultivate a vibrant and dynamic downtown Heritage Character Area built for our community, shared with visitors and resulting in increased Town revenue.

- Strategy 1: Establish a unique brand that highlights the Heritage Character Area, specifically the cultural, historical, and community assets.
- Strategy 2: Launch a comprehensive marketing campaign to attract new businesses, promote existing ones, and generate more retail and restaurant spending in the Heritage Character Area.
- Strategy 3: Encourage locally owned and independent small business development and expansion in the Heritage Character Area.
- Strategy 4: Encourage the development of short-term lodging options, such as boutique hotels in the Heritage Character Area to accommodate tourists and encourage overnight stays.
- Strategy 5: Host regular community events such as farmers' markets, art walks, and music festivals to increase foot traffic, promote local businesses, and create a lively atmosphere.

- Strategy 6: Collaborate with local artists and organizations to install public art, street murals, and other creative enhancements that make the Heritage Character Area visually appealing and a destination for visitors.
- Strategy 7: Provide grants or low-interest loans to encourage entrepreneurship, small business development, renovations to properties, and the revitalization of vacant or underused properties, prioritizing businesses that enhance the entertainment and cultural offerings of the Heritage Character Area.

Goal #2: Develop design and landscape standards specific to the Heritage Character Area.

- Strategy 1: Create and implement a downtown beautification, streetscaping, façade, and landscape plan to enhance the area's visual appeal and ensure cohesive design standards, focusing on maintaining architectural consistency, preserving historical elements, and promoting walkability and greenery.
- Strategy 2: Incorporate sustainable landscape practices, such as drought-resistant plants and water-efficient irrigation systems, to enhance the environmental appeal of the area while maintaining aesthetic consistency.
- Strategy 3: Utilize landscape to create buffers between different development and use types, providing separation and protection for sensitive land uses while promoting appropriate transitions.
- Strategy 4: Explore the potential for creating a Historic District with enhanced preservation guidelines to maintain the authenticity of historic buildings and strengthen the Heritage Character Area's unique identity.
- Strategy 5: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #3: Encourage the development of a Heritage Character Area association.

- Strategy 1: Support key Heritage Character Area stakeholders, including business owners, residents, and organizations, in organizing a meeting to establish an association and define its goals and priorities.
- Strategy 2: Collaborate with the community organizations and partners to provide resources and guidance that can assist the Heritage Character Area association in driving economic growth and supporting downtown businesses.
- Strategy 3: Encourage the Heritage Character Area association to promote the Heritage Character Area as a vibrant place to work, develop, and visit, showcasing its unique attributes and fostering community pride.

Goal #4: Secure additional Main Street funding to work on the roadway and infrastructure.

- Security 1: Secure additional funding for infrastructure improvements, such as streetscape improvements, enhanced dark sky compliant lighting, pedestrian walkways, and public gathering spaces, to create an inviting environment for events, businesses, and entertainment.
- Strategy 2: Submit funding requests to state and federal funding sources that focus on revitalization, transportation, infrastructure, and development.
- Strategy 3: Collaborate with regional organizations and entities to identify additional funding opportunities and form partnerships that can pool resources for infrastructure improvements.

Goal #5: Town of Camp Verde to complete a facilities master plan study to assess moving Town and other non-related commercial facilities off Main Street and opening those spaces for retail.

- Strategy 1: Conduct a comprehensive facilities master plan study that evaluates the potential benefits and challenges of relocating Town facilities off Main Street, including the potential impact on revitalization of the Heritage Character Area, and incorporate public and business input to inform the analysis and decision-making process.
- Strategy 2: Collaborate with Copper Canyon Fire and Medical District and education and religious institutions to assess the feasibility and benefits of relocating their facilities off Main Street, aligning their transition with the broader revitalization efforts.
- Strategy 3: Partner with developers, businesses, and property owners to explore potential retail and commercial uses for the available spaces, ensuring that the transition adds value to the Heritage Character Area.

Goal #6: Ensure the execution of current wayfinding efforts.

- Strategy 1: Implement the Town's wayfinding plan with a focus on signage placement along Main Street to guide visitors and residents effectively.

Goal #7: Enhance the Heritage Character Area's bike and pedestrian friendliness.

- Strategy 1: Expand sidewalks, crosswalks, and bike lanes to ensure safe and accessible pathways for pedestrians and cyclists.

- Strategy 2: Install additional bike racks and pedestrian amenities, such as benches, shaded areas, and water fountains, to encourage alternative transportation and walkability.
- Strategy 3: Collaborate with organizations and community members to host events like walking tours to promote active transportation.
- Strategy 4: Implement traffic-calming measures, such as reduced speed limits, raised crosswalks, and curb extensions, to create a safer and more inviting environment for pedestrians and cyclists.
- Strategy 5: Pursue grant opportunities and partnerships to fund bike and pedestrian infrastructure improvements and maintenance.

Goal #8: Evaluate and expand parking options.

- Strategy 1: Conduct a parking needs assessment to determine current and future demand for parking in the Heritage Character Area, taking into account increased tourism, events, ADA-accessible parking, and new development.
- Strategy 2: Identify underutilized spaces or vacant lots that could be repurposed or developed into additional parking areas, including opportunities for multi-use parking structures.
- Strategy 3: Explore partnerships with private property owners and businesses to create shared parking solutions.
- Strategy 4: Secure funding for parking expansion projects through grants, public-private partnerships, or Town budget allocations.
- Strategy 5: Incorporate wayfinding signage to direct visitors to available parking areas, improving accessibility and reducing congestion.
- Strategy 6: Create and maintain a parking inventory.

Goal #9: Increase the number and variety of events in the Heritage Character Area.

- Strategy 1: Develop an annual events calendar that includes diverse activities such as seasonal festivals, art shows, live music, cultural celebrations, and family-friendly gatherings to attract both residents and visitors.
- Strategy 2: Partner with businesses, organizations, and the Yavapai-Apache Nation to create collaborative events that reflect the unique character and heritage of Camp Verde.

- Strategy 3: Promote events through targeted marketing campaigns, including social media, publications, and partnerships with regional tourism organizations, to maximize attendance and visibility.

Goal # 10: Promote the Historical Walking Tour.

- Strategy 1: Develop a targeted promotional campaign highlighting the Historical Walking Tour through the Visit Camp Verde website, social media, newsletters, and Visitor Center materials.

- Strategy 2: Collaborate with regional heritage organizations to share content and resources.

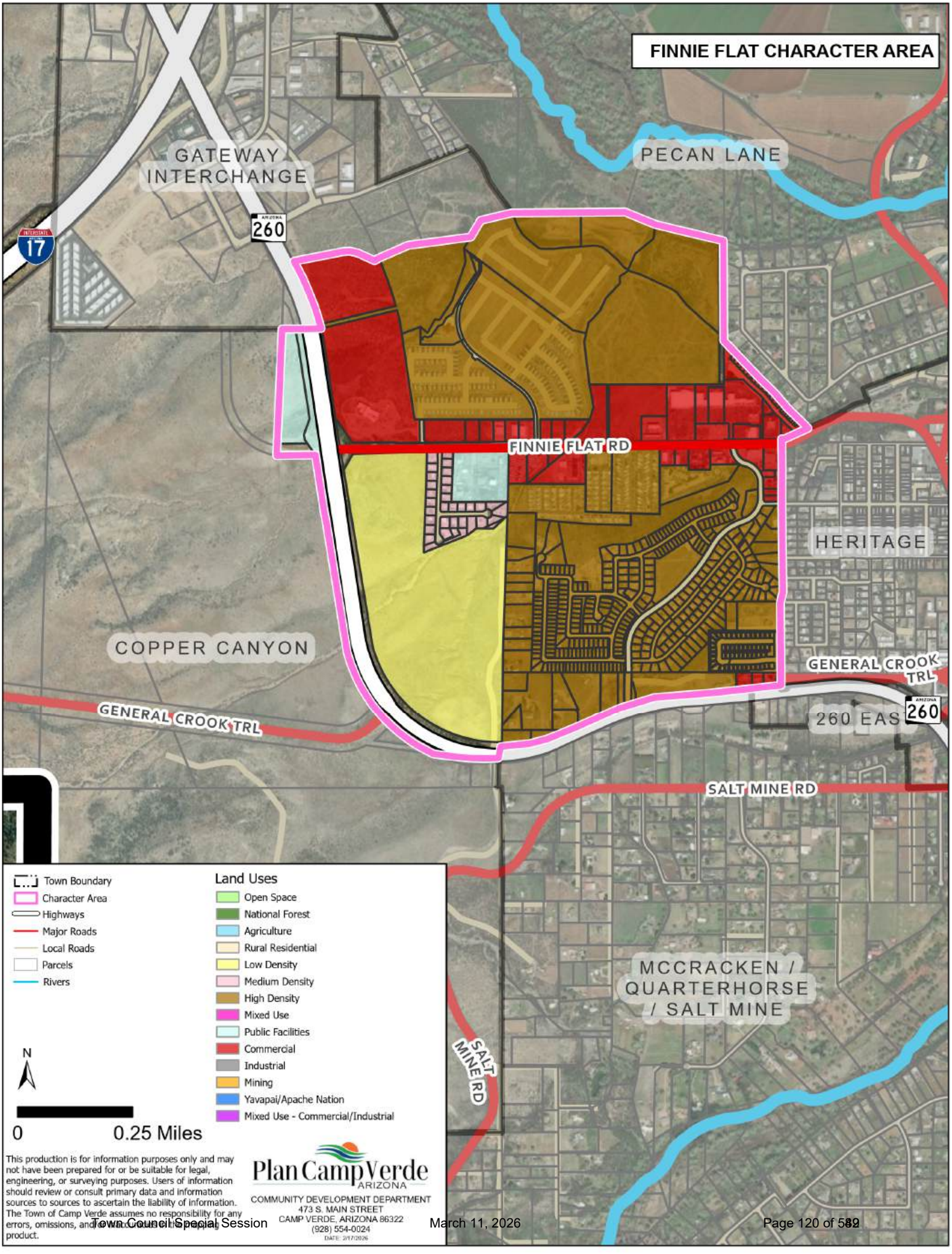
Goal #11: Promote Opportunity Zone and business development.

- Strategy 1: Develop strategic marketing materials, including the Opportunity Zone map, to promote the Opportunity Zone, highlight the benefits and boundaries of the zone, ensuring residents, businesses, and investors understand its potential.
- Strategy 2: Partner with state and regional economic development organizations to attract investors and developers to the Opportunity Zone.
- Strategy 3: Actively recruit retailers that will generate additional sales tax revenue, attract viable consumers and serve both travelers and residents, ensuring these businesses complement the community's needs and long-term economic growth.
- Strategy 4: Actively recruit businesses offering high-wage jobs to enhance economic stability and provide sustainable employment opportunities for residents.
- Strategy 5: Work with regional, state, and federal partners and entities to extend the Opportunity Zone designation and/or its related benefits beyond the current term of 2026.

Disclaimer: The Opportunity Zone designation applicable to areas within the Town of Camp Verde is currently scheduled to expire in 2026. The Town intends to reapply for continuation of the Opportunity Zone designation; however, renewal is subject to federal eligibility criteria and approval, and there is no guarantee that the designation or associated tax incentives will be extended beyond the current term.

Goal #12: Partner with the Yavapai-Apache Nation on the development of land in the Heritage Character Area.

- Strategy 1: Designate a Council member as a liaison to the Yavapai-Apache Nation to ensure consistent communication and collaboration on shared goals.
- Strategy 2: Host biannual meetings with the Yavapai-Apache Nation to discuss development progress and address emerging issues collaboratively.
- Strategy 3: Pursue joint grant opportunities and funding sources to support infrastructure and community projects in the Heritage Character Area.
- Strategy 4: Collaborate with the Yavapai-Apache Nation to develop and implement tourism and marketing strategies that promote Camp Verde as a premier destination, highlighting the unique cultural and natural assets of both communities.
- Strategy 5: Utilize the existing Intergovernmental Agreement (IGA) between the Town of Camp Verde and the Yavapai-Apache Nation to guide development efforts and ensure mutual benefits.


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FINNIE FLAT CHARACTER AREA

Named for the Finnie family, early pioneers of Camp Verde, the Finnie Flat Character Area is one of the Town's most active and diverse corridors. Located in the southwestern portion of Camp Verde, it contains some of the community's newest residential neighborhoods, a variety of commercial centers, an industrial park, and key civic and healthcare facilities. Residential subdivisions along Finnie Flat Road, South Cliffs Parkway, and State Route 260 provide a mix of housing options, while commercial clusters and service-oriented businesses meet many of the community's daily needs.

Finnie Flat is also emerging as a hub for healthcare, anchored by Northern Arizona Healthcare's expanding presence near the State Route 260 intersection. This creates opportunities for medical partnerships, additional service providers, and workforce housing to support employees. The shopping and business centers closer to Town center serve as primary destinations for residents seeking essential goods and services.

Future planning emphasizes multimodal connectivity, with sidewalks, bike lanes, and trail linkages connecting Finnie Flat to the Heritage Character Area and surrounding neighborhoods. Wayfinding signage and pedestrian improvements will enhance safety and accessibility, making Finnie Flat more walkable and connected.

Partnerships will play a central role in shaping the future of Finnie Flat. Collaboration with developers, healthcare providers, and regional organizations will help expand services, attract small businesses, and ensure that growth complements community needs. Coordination with state and federal agencies will be key to securing funding for transportation and infrastructure improvements, while ongoing engagement with residents will guide neighborhood-scale enhancements. The long-term vision for Finnie Flat is to balance commercial expansion, healthcare growth, and residential livability in a way that supports the Town's broader economic development and community goals.

FINNIE FLAT CHARACTER AREA LAND USE REFERENCE

Physical Description

- Southwestern portion of Town; includes subdivisions, shopping centers, industrial park, and medical center.
- Borders State Route 260 and one of the Gateway Interchange Areas.

Built Environment

- Neighborhoods: Residential subdivisions along Finnie Flat Road, South Cliffs Parkway, South 7th Street.
- Businesses: Shopping centers, Northern Arizona Healthcare campus, industrial businesses.

Circulation

- Major Roads: Finnie Flat Road, State Route 260, Interstate17 access.
- Connectivity: Planned sidewalks, bike lanes, and trail systems.

Points of Interest

- Northern Arizona Healthcare campus.
- Shopping/business center.
- Industrial park off Interstate17.

Density and Non-Residential Districts

- Existing Density: Mix of higher-density single-family, medium density subdivisions, and commercial uses.
- Existing Non-Residential Zoning: C1, C2, I (industrial), PF.
- Preferred Zoning: C1/C2 near State Route 260, mixed-use overlays, healthcare district, PAD.

FINNIE FLAT CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Foster smaller commercial development.

- Strategy: 1: Promote infill with use of vacant buildings and land.
- Strategy 2: Encourage independent businesses development and expansion that caters to residents.
- Strategy 3: Collaborate and engage with community stakeholders to actively promote Finnie Flat as a prime location for more localized businesses that meet the specific needs of the community.
- Strategy 4: Engage with regional healthcare providers and developers to discuss opportunities for expanding or establishing healthcare-related facilities in the Finnie Flat Character Area, specifically near the Northern Arizona Healthcare center on the corner of Finnie Flat and State Route 260.

Goal #2: Connect to upcoming sidewalks to ensure multi-modal connectivity on both sides of Finnie Flat.

- Strategy 1: Conduct a connectivity analysis to identify key gaps in the sidewalk network, prioritize projects, and evaluate opportunities to provide connectivity points to surrounding character areas.
- Strategy 2: Secure funding through state and federal transportation grants, and/or partnerships with developers, to complete the sidewalk network.
- Strategy 3: Work with property owners along Finnie Flat to obtain necessary easements for sidewalk development.
- Strategy 4: Install pedestrian-friendly features such as crosswalks, bike lanes, and signage to improve safety and accessibility for all users.

Goal #3: Ensure the execution of current wayfinding efforts.

- Strategy 1: Implement the Town's wayfinding plan with a focus on signage placement along Finnie Flat to guide visitors and residents effectively.

Goal #4: Develop design and landscape standards specific to the Finnie Flat character area.

- Strategy 1: Implement yard and bulk requirements in the Town's Zoning Ordinance ensuring structures are placed a sufficient distance from the road to maintain open sightlines, improve traffic safety, and preserve the visual integrity of the Finnie Flat Character Area.
- Strategy 2: Incorporate sustainable landscape practices, such as drought-resistant plants and water-efficient irrigation systems, to enhance the environmental appeal of the area while maintaining aesthetic consistency.
- Strategy 3: Utilize landscape to create buffers between different development and use types, providing separation and protection for sensitive land uses while promoting appropriate transitions.
- Strategy 4: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #5: Promote Opportunity Zone and business development.

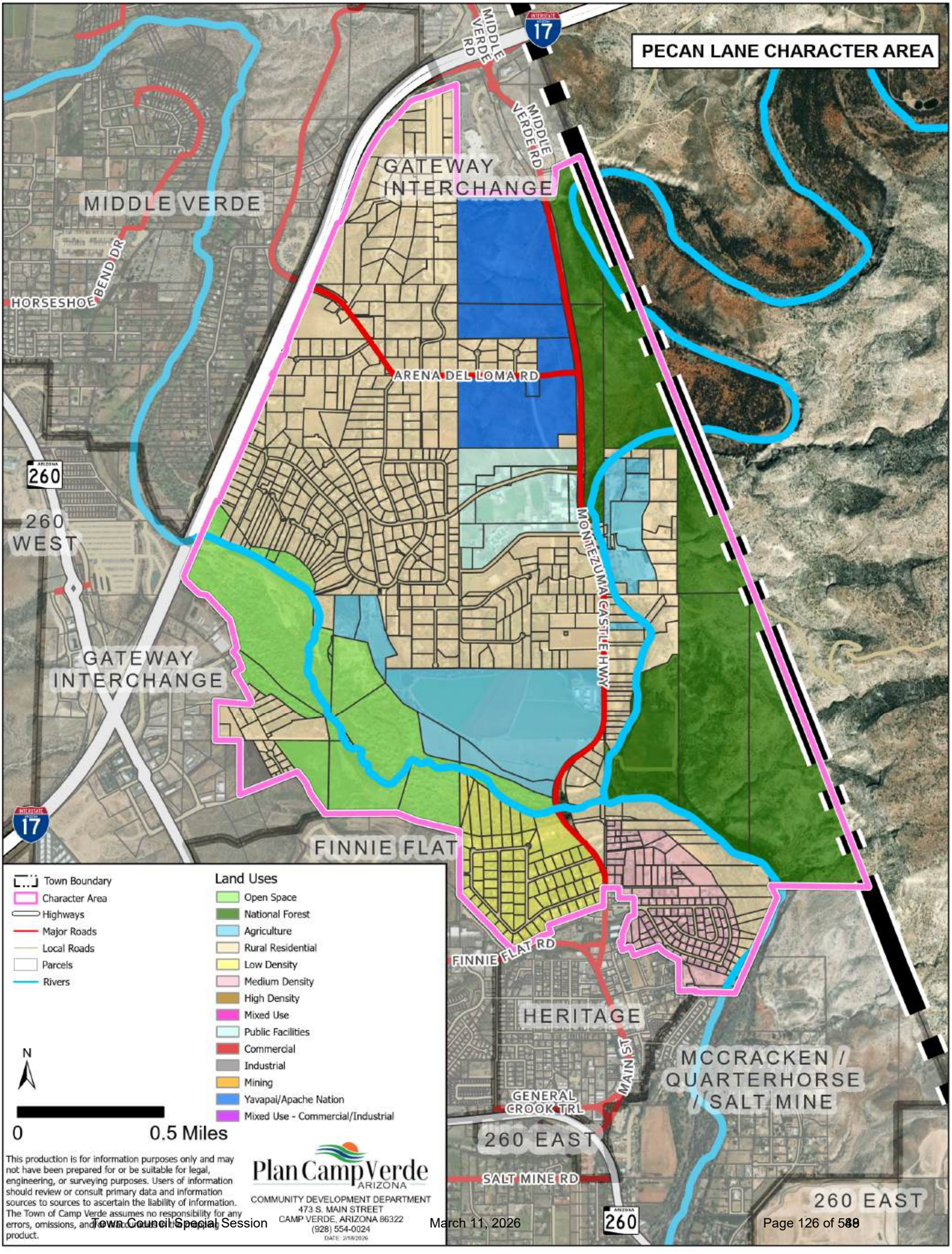
- Strategy 1: Develop strategic marketing materials, including the Opportunity Zone map, to promote the Opportunity Zone, highlight the benefits and boundaries of the zone, ensuring residents, businesses, and investors understand its potential.

- Strategy 2: Partner with state and regional economic development organizations to attract investors and developers to the Opportunity Zone.
- Strategy 3: Actively recruit retailers that will generate additional sales tax revenue, attract viable consumers and serve both travelers and residents, ensuring these businesses complement the community's needs and long-term economic growth.
- Strategy 4: Actively recruit businesses offering high-wage jobs to enhance economic stability and provide sustainable employment opportunities for residents.
- Strategy 5: Work with regional, state, and federal partners and entities to extend the Opportunity Zone designation and/or its related benefits beyond the current term of 2026.

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Goal #6: Partner with the Arizona State Land Department on the planning and development of land in the Finnie Flat Character Area.

- Strategy 1: Coordinate with the Arizona State Land Department on the planning and development of State Trust lands to align land use, access, and infrastructure with the Town's General Plan and Character Area vision.
- Strategy 2: Work with the Arizona State Land Department to explore trail planning and connectivity opportunities across State Trust lands, where appropriate and consistent with State Trust requirements.


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GENERAL CROOK TRL
260 EAST
SALT MINE RD
ARIZONA 260
260 EAST
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
Medium Density
High Density
Mixed Use
Public Facilities
Commercial
Industrial
Mining
Yavapai/Apache Nation
Mixed Use - Commercial/Industrial
N
0
0.5 Miles
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Plan Camp Verde
ARIZONA
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET
CAMP VERDE, ARIZONA 86322
(928) 554-0024
DATE: 2/18/2026

PECAN LANE CHARACTER AREA

The Pecan Lane Character Area is defined by its agricultural roots, rural neighborhoods, and proximity to the Verde River. The area is named for its historic pecan groves, which continue to serve as a visual and cultural landmark for Camp Verde. Many of the properties in Pecan Lane retain their agricultural uses, reflecting the Town's long-standing tradition of farming and ranching. The rural character is reinforced by larger residential lots, open spaces, and limited commercial activity.

Pecan Lane is highly valued for its scenic beauty, historic significance, and role in maintaining the Town's agricultural identity. Preserving farmland, supporting agritourism, and encouraging farm-to-table opportunities remain central to the community's vision for this area. At the same time, modest residential growth may occur, provided it is carefully managed to maintain the scale, design, and rural feel of existing neighborhoods. Infrastructure improvements, such as walk/bike lanes and safe crossings along Montezuma Castle Highway, will improve connectivity and promote multi-modal transportation.

The Verde River is one of the most significant natural assets in this area, and river conservation efforts will guide land use planning. Protecting riparian corridors, ensuring sustainable water use, and enhancing recreational access are key goals. Partnerships with the Yavapai-Apache Nation and regional organizations will help safeguard these resources while creating opportunities for cultural tourism and education. The long-term vision for Pecan Lane balances preservation with modest growth, ensuring the area remains a cornerstone of Camp Verde's rural heritage.

PECAN LANE CHARACTER AREA LAND USE REFERENCE

Physical Description

- Located along Montezuma Castle Highway near the Verde River.
- Known for historic pecan groves, farms, and rural neighborhoods.

Built Environment

- Predominantly rural residential and agricultural.
- Neighborhoods: Large-lot subdivisions, farm properties.
- Businesses: Farm stands, agritourism, small-scale retail.

Circulation

- Major Roads: Montezuma Castle Highway, Pecan Lane.
- Connectivity: Proposed bike/pedestrian improvements.

Points of Interest

- Camp Verde Library
- Pecan groves and farms.
- Historic and cultural ties to Camp Verde's agricultural past.

Density and Non-Residential Districts

- Existing Density: Low density residential and agriculture.
- Existing Non-Residential Zoning: AG, RR (rural residential).
- Preferred Zoning: Agricultural preservation, open space, PAD for compatible development.

PECAN LANE CHARACTER AREA
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Preserve the agricultural and historical significance of Pecan Lane.

- Strategy 1: Use the existing Visit Camp Verde website as a platform to expand content about Pecan Lane, linking it to other historic and cultural sites in the region to educate residents and visitors about its significance.
- Strategy 2: Identify and map all land used for agricultural purposes so future residents understand neighboring land uses.
- Strategy 3: Evaluate and adopt protections and incentives to promote and preserve agricultural uses.
- Strategy 4: Develop public education campaigns that highlight the importance of agriculture to the community's identity and economy, reinforcing its role in Camp Verde's heritage.

Goal #2: Preserve the rural residential character of the area.

- Strategy 1: Review and revise zoning regulations to ensure they reflect the desired rural residential character, including larger lot sizes, open spaces, and limits on urban development.

- Strategy 2: Encourage new housing developments to mirror the character, scale, and design of existing neighborhoods to maintain consistency and preserve the rural feel.
- Strategy 3: Promote and support the establishment of farm stands to encourage local agriculture, preserve open spaces, and provide residents with access to fresh, locally grown produce.

Goal #3: Promote multi-modal transportation through the development of a walk/bike lane.

- Strategy 1: Conduct a feasibility study to identify optimal locations for walk/bike lanes, considering safety, connectivity, and access to key community areas.
- Strategy 2: Secure funding through Town budgeted funds, state and federal grants, and/or public-private partnerships to build the infrastructure, with a current focus on obtaining funding for a walk/bike lane along Montezuma Castle Highway from Main Street to the schools.
- Strategy 3: Install clear signage and markings for walk/bike lanes to ensure safety and usability and implement regular maintenance schedules to keep them in good condition.
- Strategy 4: Design and construct a safe, well-marked crosswalk across Montezuma Castle Highway, accommodating pedestrians, cyclists, and equestrians to provide safe access to U.S. Forest Service land.

Goal #4: Develop design and landscape standards specific to the Pecan Lane Character Area.

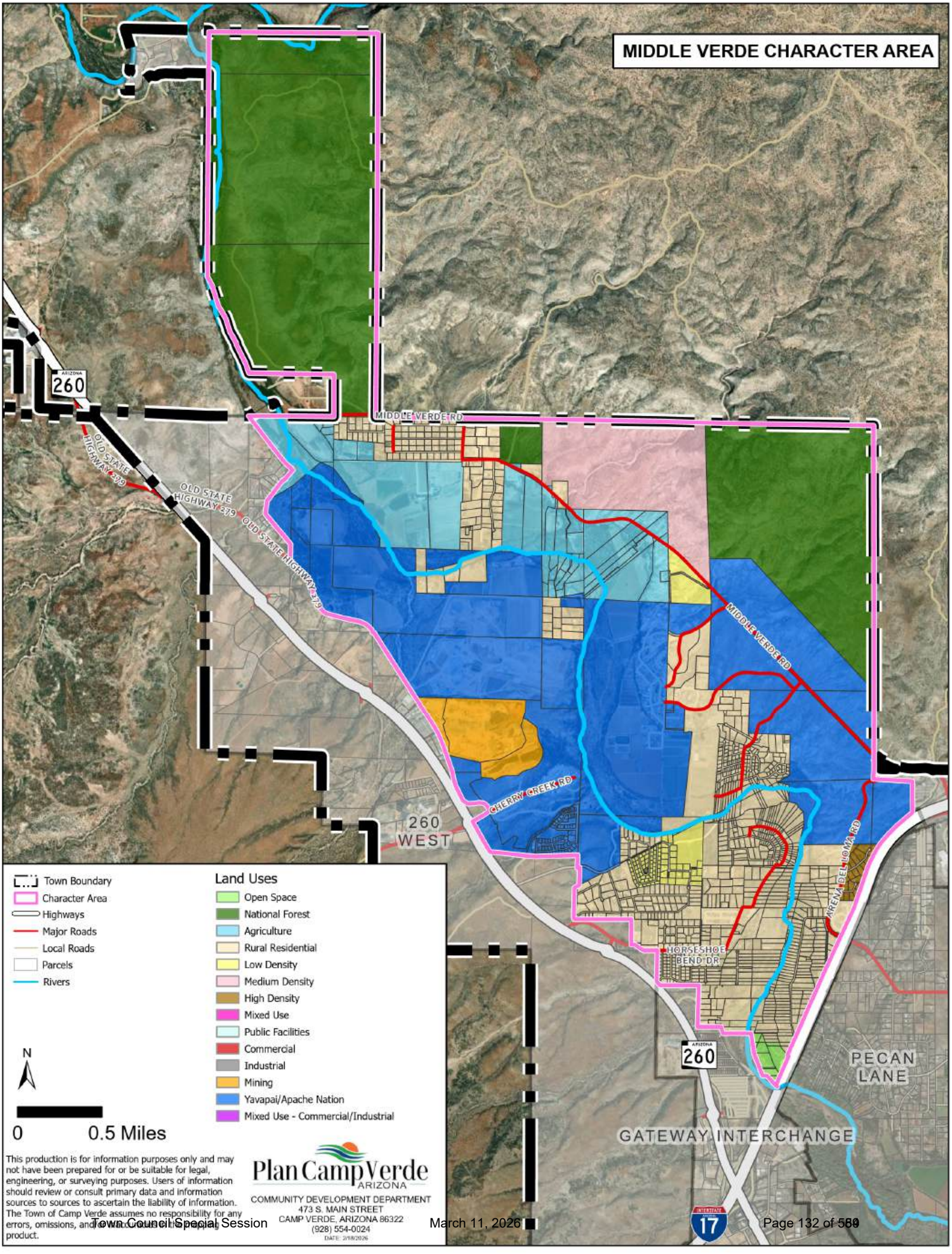
- Strategy 1: Provide guidance and educational resources to encourage residents and future development to incorporate sustainable landscape practices, such as drought-tolerant plantings and water-efficient irrigation, in a manner that supports neighborhood character and long-term water conservation goals.
- Strategy 2: Encourage the use of landscape and site design techniques to create soft transitions and buffers between residential properties and adjacent uses, helping maintain neighborhood compatibility while protecting the character and livability of the Pecan Lane area.
- Strategy 3: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #5: Protect the river and tributary corridors.

- Strategy 1: Develop a River Corridor Overlay District to encourage property owner's to participate in conservation easements for properties along the river and its tributaries.
- Strategy 2: Develop and implement a comprehensive Rural Water Management Plan, overseen by a committee appointed by the Town Manager to guide sustainable water use and long-term resource stewardship.
- Strategy 3: Update and prioritize the implementation of the Verde River Recreation Management Plan, incorporating updated goals as necessary to align with community needs.
- Strategy 4: Identify and secure funding through budget allocations, grants, and/or partnerships to enhance river access points for recreation. Collaborate with organizations to design and develop safe, eco-friendly trail access systems.
- Strategy 5: Promote educational workshops and partnerships with organizations to inform residents about river conservation and sustainable water management.

Goal #6: Partner with the Yavapai-Apache Nation on the development of land in the Pecan Lane Character Area.

- Strategy 1: Designate a Council member as a liaison to the Yavapai-Apache Nation to ensure consistent communication and collaboration on shared goals.
- Strategy 2: Host biannual meetings with the Yavapai-Apache Nation to discuss development progress and address emerging issues collaboratively.
- Strategy 3: Pursue joint grant opportunities and funding sources to support infrastructure and community projects in the Pecan Lane Character Area.
- Strategy 4: Collaborate with the Yavapai-Apache Nation to develop and implement tourism and marketing strategies that promote Camp Verde as a premier destination, highlighting the unique cultural and natural assets of both communities.
- Strategy 5: Utilize the existing Intergovernmental Agreement (IGA) between the Town of Camp Verde and the Yavapai-Apache Nation to guide development efforts and ensure mutual benefits.


MIDDLE VERDE CHARACTER AREA
ARIZONA 260
MIDDLE VERDE RD
OLD STATE HIGHWAY 279
OLD STATE HIGHWAY 279
OLD STATE HIGHWAY 279
MIDDLE VERDE RD
CHERRY CREEK RD
260 WEST
ARENA DEL LOMA RD
HORSESHOE BEND DR
ARIZONA 260
PECAN LANE
GATEWAY INTERCHANGE
INTERSTATE 17
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
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MIDDLE VERDE CHARACTER AREA

The Middle Verde Character Area encompasses a large swath of agricultural land, rural residential neighborhoods, and riverfront properties. Historically, Middle Verde has been one of Camp Verde's strongest agricultural regions, with farms, ranches, and irrigated fields shaping both the landscape and the community's identity. Its large-lot subdivisions, open spaces, and quiet roads reinforce the rural lifestyle highly valued by residents.

Today, Middle Verde remains defined by its agricultural character, proximity to the Verde River, and sweeping views of the White Hills. The area is lightly developed, with limited commercial uses, and is accessed by Middle Verde Road. Its location makes it a desirable residential area for those seeking a rural setting within reach of the Town's core.

The vision for Middle Verde emphasizes preservation of farmland, protection of riparian corridors, and conservation of scenic resources. A key component of the plan includes the development of a centralized trail system with connections into the White Hills, expanding recreational opportunities while maintaining environmental stewardship. Infrastructure improvements, such as walk/bike lanes, will strengthen connectivity and improve safety. Partnerships with the Yavapai-Apache Nation and regional organizations will support water management planning, land conservation, and cultural tourism initiatives. Middle Verde's future will continue to balance careful growth with protection of its rural heritage and natural resources.

MIDDLE VERDE CHARACTER AREA LAND USE REFERENCE

Physical Description

- Large rural area northeast of Town core, adjacent to Verde River and White Hills.
- Contains extensive agricultural land and rural subdivisions.

Built Environment

- **Neighborhoods:** Scattered large-lot subdivisions, farms, ranches.
- **Businesses:** Agriculture, home occupations.

Circulation

- Major Roads: Middle Verde Road.
- Trails: Planned White Hills trail connections.

Points of Interest

- Verde River frontage.
- Scenic White Hills landscape.
- Black Hill views.

Density and Non-Residential Districts

- Existing Density: Rural residential (2+ acres).
- Existing Non-Residential Zoning: AG, RR.
- Preferred Zoning: Agricultural preservation, open space, PAD near trailheads.

MIDDLE VERDE CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Maintain and protect the agricultural character of the area.

- Strategy 1: Identify and map all land used for agricultural purposes for future residents to understand neighboring land uses.
- Strategy 2: Evaluate and adopt protections and incentives to promote and preserve agricultural uses.
- Strategy 3: Develop public education campaigns highlighting the importance of agriculture to the community's identity and economy.

Goal #2: Preserve the rural residential character of the area.

- Strategy 1: Review and revise zoning regulations to ensure they reflect the desired rural residential character, including larger lot sizes, open spaces, and limits on urban development.
- Strategy 2: Encourage new housing developments to mirror the character, scale, and design of existing neighborhoods to maintain consistency and preserve the rural feel.

Goal #3: Develop design and landscape standards specific to the Middle Verde Character Area.

- Strategy 1: Provide guidance and educational resources to encourage residents and future development to incorporate sustainable landscape practices, such as drought-tolerant plantings and water-efficient irrigation, in a manner that supports neighborhood character and long-term water conservation goals.

- Strategy 2: Encourage the use of landscape and site design techniques to create soft transitions and buffers between residential properties and adjacent uses, helping maintain neighborhood compatibility while protecting the character and livability of the Middle Verde area.
- Strategy 3: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #4: Protect the river and tributary corridors.

- Strategy 1: Develop a River Corridor Overlay District to encourage property owners to participate in conservation easements for properties along the river and its tributaries.
- Strategy 2: Develop and implement a comprehensive Rural Water Management Plan, overseen by a committee appointed by the Town Manager to guide sustainable water use and long-term resource stewardship.
- Strategy 3: Update and prioritize the implementation of the Verde River Recreation Management Plan, incorporating updated goals as necessary to align with community needs.
- Strategy 4: Identify and secure funding through budget allocations, grants, and/or partnerships to enhance river access points for recreation. Collaborate with organizations to design and develop safe, eco-friendly trail access systems.
- Strategy 5: Promote educational workshops and partnerships with organizations to inform residents about river conservation and sustainable water management.

Goal #5: Promote multi-modal transportation through the development of a walk/bike lane.

- Strategy 1: Conduct a feasibility study to identify optimal locations for walk/bike lanes, considering safety, connectivity, and access to key community areas.
- Strategy 2: Secure funding through Town budgeted funds, state and federal grants, and/or public-private partnerships to build the infrastructure.

- Strategy 3: Install clear signage and markings for walk/bike lanes to ensure safety and usability and implement regular maintenance schedules to keep them in good condition.

Goal #6: Develop a centralized trail system to access the White Hills.

- Strategy 1: Collaborate with stakeholders to determine the best trail alignment and access points.
- Strategy 2: Secure funding through Town budgets, grants, and/or partnerships with organizations focused on outdoor recreation.
- Strategy 3: Design trails that are sustainable and minimally invasive, prioritizing the preservation of natural habitats and scenic views.
- Strategy 4: Create informational and interpretive signage along trails to educate users about the natural history, geology, and cultural significance of the White Hills.
- Strategy 5: Establish partnerships with volunteer groups for ongoing trail maintenance and improvement.

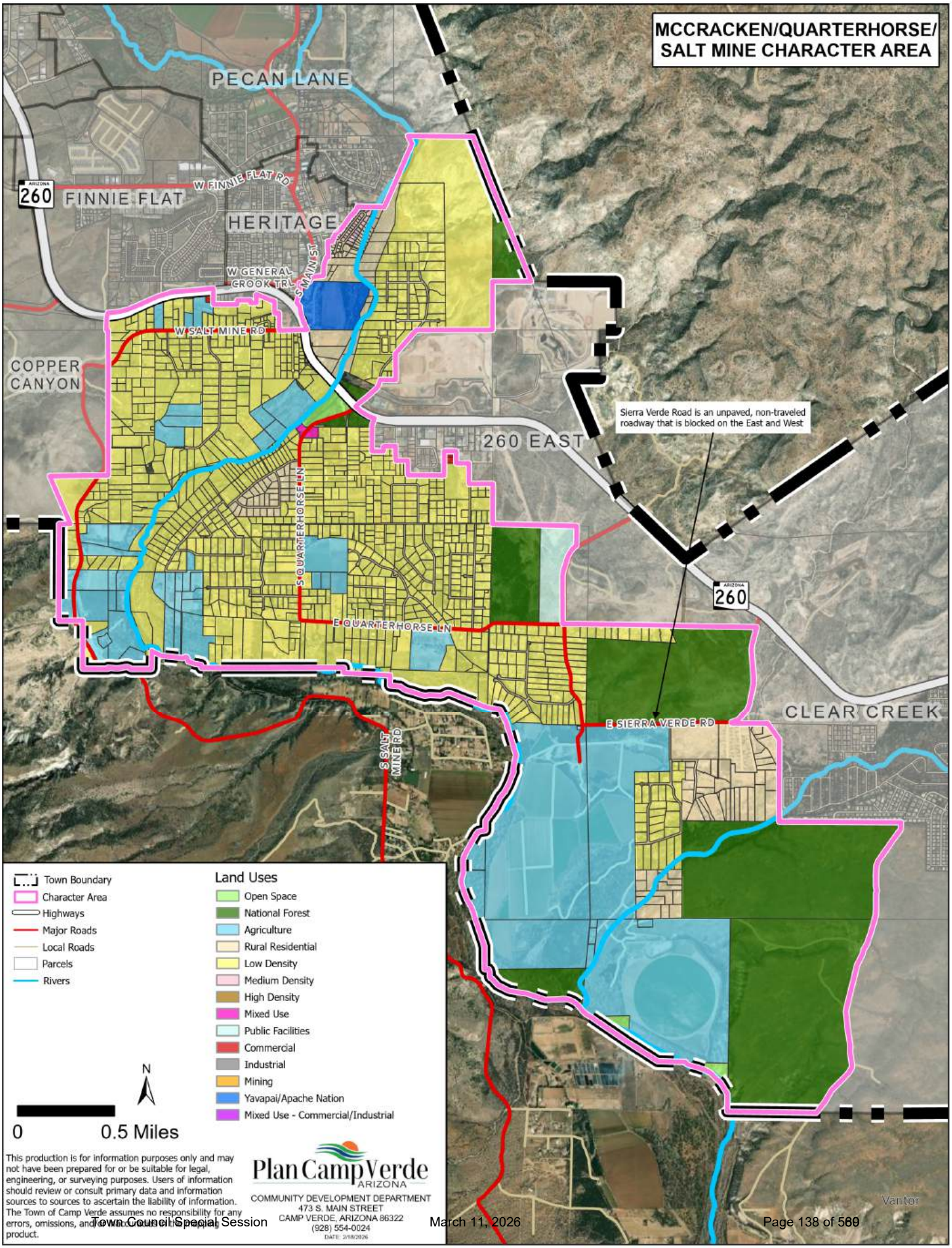
Goal #7: Partner with the Arizona State Land Department on the planning and development of land in the Middle Verde Character Area.

- Strategy 1: Coordinate with the Arizona State Land Department on the planning and development of State Trust lands to align land use, access, and infrastructure with the Town's General Plan and Character Area vision.
- Strategy 2: Work with the Arizona State Land Department to explore trail planning and connectivity opportunities across State Trust lands, where appropriate and consistent with State Trust requirements.

Goal #8: Partner with the Yavapai-Apache Nation on the development of land in the Middle Verde Character Area.

- Strategy 1: Designate a Council member as a liaison to the Yavapai-Apache Nation to ensure consistent communication and collaboration on shared goals.
- Strategy 2: Host biannual meetings with the Yavapai-Apache Nation to discuss development progress and address emerging issues collaboratively.
- Strategy 3: Pursue joint grant opportunities and funding sources to support infrastructure and community projects in the Middle Verde Character Area.

- Strategy 4: Collaborate with the Yavapai-Apache Nation to develop and implement tourism and marketing strategies that promote Camp Verde as a premier destination, highlighting the unique cultural and natural assets of both communities.
- Strategy 5: Utilize the existing Intergovernmental Agreement (IGA) between the Town of Camp Verde and the Yavapai-Apache Nation to guide development efforts and ensure mutual benefits.


MCCRACKEN/QUARTERHORSE/
SALT MINE CHARACTER AREA
PECAN LANE
FINNIE FLAT
W FINNIE FLAT RD
HERITAGE
S MAIN ST
W GENERAL CROOK TRL
W SALT MINE RD
COPPER CANYON
260 EAST
Sierra Verde Road is an unpaved, non-traveled roadway that is blocked on the East and West
S QUARTERHORSE LN
E QUARTERHORSE LN
CLEAR CREEK
E SIERRA VERDE RD
S SALT MINE RD
Town Boundary
Character Area
Highways
Major Roads
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MCCRACKEN / QUARTERHORSE / SALT MINE CHARACTER AREA

The McCracken / Quarterhorse / Salt Mine Character Area is a collection of neighborhoods and agricultural lands located south of the Town core, characterized by expansive rural residential lots, irrigated fields, and views of the Verde River. Historically rooted in farming and ranching, this area has long embodied Camp Verde's agricultural heritage. While residential development has increased, the area retains a strong rural identity with low-density housing, open spaces, and limited commercial activity.

Natural features, including the Verde River and tributary corridors, are defining elements of this character area. Protecting these resources is essential for sustaining both the ecological health of the area and the lifestyle of residents who value access to open space and recreational opportunities. Current and future land use policies focus on maintaining agricultural activity, supporting small-scale farming, and encouraging development patterns that respect the rural setting.

The long-term vision for McCracken / Quarterhorse / Salt Mine is to preserve the agricultural and residential balance while enhancing recreational opportunities along the river. Walk/bike lanes, trail connections, and river access points are planned to provide safe, sustainable opportunities for residents and visitors to enjoy the area. Design standards will guide new development to ensure it complements the existing rural character. Partnerships with regional water management entities and conservation organizations will play an important role in protecting riparian corridors and sustaining agriculture.

MCCRACKEN / QUARTERHORSE / SALT MINE CHARACTER AREA LAND USE REFERENCE

Physical Description

- Rural area south of Town core, defined by agricultural land and Verde River corridors.

Built Environment

- Neighborhoods: McCracken and Quarterhorse subdivisions, metes-and-bounds parcels.

- **Businesses:** Agriculture, home occupations.

Circulation

- **Major Roads:** Salt Mine Road, Quarterhorse Lane, McCracken Lane.
- **Trails:** River corridor access.

Points of Interest

- Verde River corridor.
- Clear Creek Cemetery.
- Clear Creek Church.
- Historic Salt Mine.

Density and Non-Residential Districts

- **Existing Density:** Rural residential with agricultural parcels
- **Existing Non-Residential Zoning:** RR
- **Preferred Zoning:** Open space, agricultural preservation, limited PAD.

MCCRACKEN / QUARTERHORSE / SALT MINE CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Maintain and protect the agricultural character of the area.

- **Strategy 1:** Identify and map all land used for agricultural purposes for future residents to understand neighboring land uses.
- **Strategy 2:** Evaluate and adopt protections and incentives to promote and preserve agricultural uses.
- **Strategy 3:** Develop public education campaigns highlighting the importance of agriculture to the community's identity and economy.

Goal #2: Preserve the rural residential character of the area.

- **Strategy 1:** Review and revise zoning regulations to ensure they reflect the desired rural residential character, including larger lot sizes, open spaces, and limits on urban development.

- Strategy 2: Encourage new housing developments to mirror the character, scale, and design of existing neighborhoods to maintain consistency and preserve the rural feel.

Goal #3: Develop design and landscape standards specific to the McCracken / Quarterhorse / Salt Mine Character Area.

- Strategy 1: Provide guidance and educational resources to encourage residents and future development to incorporate sustainable landscape practices, such as drought-tolerant plantings and water-efficient irrigation, in a manner that supports neighborhood character and long-term water conservation goals.

- Strategy 2: Encourage the use of landscape and site design techniques to create soft transitions and buffers between residential properties and adjacent uses, helping maintain neighborhood compatibility while protecting the character and livability of the McCracken / Quarterhorse / Salt Mine Lane area.
- Strategy 3: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #4: Protect the river and tributary corridors.

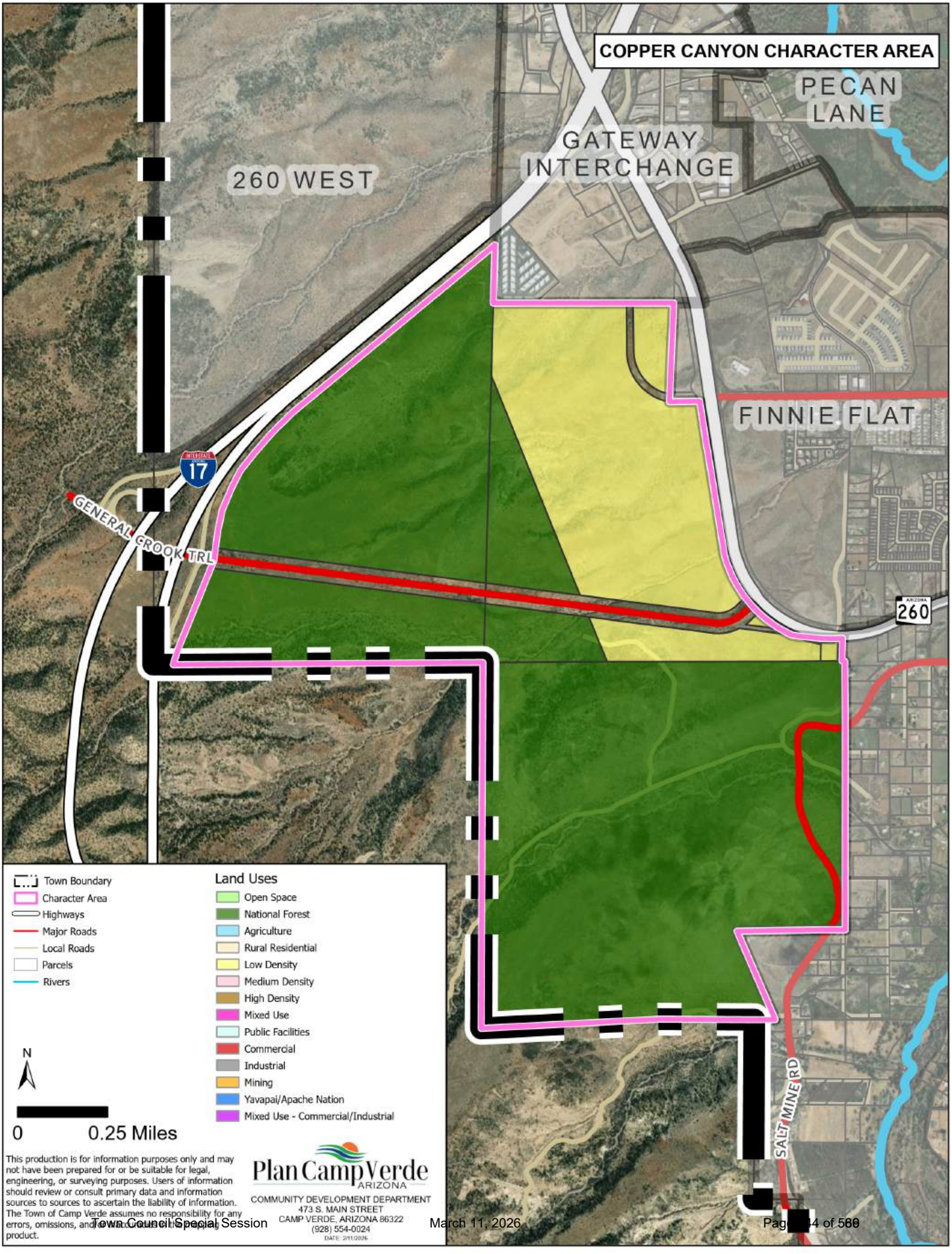
- Strategy 1: Develop a River Corridor Overlay District to encourage property owner's to participate in conservation easements for properties along the river and its tributaries.
- Strategy 2: Develop and implement a comprehensive Rural Water Management Plan, overseen by a committee appointed by the Town Manager to guide sustainable water use and long-term resource stewardship.
- Strategy 3: Update and prioritize the implementation of the Verde River Recreation Management Plan, incorporating updated goals as necessary to align with community needs.
- Strategy 4: Identify and secure funding through budget allocations, grants, and/or partnerships to enhance river access points for recreation. Collaborate with organizations to design and develop safe, eco-friendly trail access systems.
- Strategy 5: Promote educational workshops and partnerships with organizations to inform residents about river conservation and sustainable water management.

Goal #5: Promote multi-modal transportation through the development of a walk/bike lane.

- Strategy 1: Conduct a feasibility study to identify optimal locations for walk/bike lanes, considering safety, connectivity, and access to key community areas.
- Strategy 2: Secure funding through Town budgeted funds, state and federal grants, and/or public-private partnerships to build the infrastructure.
- Strategy 3: Install clear signage and markings for walk/bike lanes to ensure safety and usability and implement regular maintenance schedules to keep them in good condition.
- Strategy 4: Explore the feasibility of a traffic signal or other intersection control improvements at the McCracken Road and Quarterhorse Lane intersection along State Route 260 to improve safety, access, and multimodal connectivity.

Goal #6: Partner with the Arizona State Land Department in the McCracken / Quarterhorse / Salt Mine Character Area

- Strategy 1: Coordinate with the Arizona State Land Department on the planning and development of State Trust lands to align land use, access, and infrastructure with the Town's General Plan and Character Area vision.
- Strategy 2: Work with the Arizona State Land Department to explore trail planning and connectivity opportunities across State Trust lands, where appropriate and consistent with State Trust requirements.


COPPER CANYON CHARACTER AREA
PECAN LANE
GATEWAY INTERCHANGE
260 WEST
FINNIE FLAT
17
GENERAL CROOK TRL
ARIZONA 260
SALT MINE RD
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
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High Density
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COPPER CANYON CHARACTER AREA

The Copper Canyon Character Area surrounds General Crook Trail and is closely tied to the natural landscapes and recreational opportunities surrounding Camp Verde. Known for its scenic vistas and proximity to U.S. Forest Service lands, Copper Canyon functions as a gateway to outdoor recreation in the region. The area contains open spaces, trailheads, and historic resources that reflect both Camp Verde's natural beauty and cultural history.

Currently, development in Copper Canyon is limited, with most land consisting of open space, forested areas, and scattered residential uses. Its future is envisioned as a hub for recreation and environmental stewardship, with emphasis on expanding sustainable trail systems, preserving open space, and strengthening connections to regional recreation networks. Wayfinding signage and interpretive features will help guide visitors while protecting viewsheds and the natural environment.

Collaboration with the U.S. Forest Service and local organizations will be central to planning and managing recreation in Copper Canyon. Public-private partnerships may support the development of trail amenities, interpretive signage, and educational programming that highlights the area's cultural and ecological significance. The long-term goal is to enhance access to outdoor recreation while preserving the integrity of the landscape that makes Copper Canyon a unique and treasured part of Camp Verde.

COPPER CANYON CHARACTER AREA LAND USE REFERENCE

Physical Description

- Located southwest of Town; gateway to U.S. Forest Service lands.
- Defined by natural open space, canyons, and scenic landscapes.

Built Environment

- Minimal built environment; scattered residences.
- **Businesses:** Outdoor recreation uses, trailheads.

Circulation

- **Major Roads:** State Route 260 (access corridor).
- **Trails:** Looped trail system, U.S. Forest Service trails.

Points of Interest

- Copper Canyon Trailhead.
- Forest Service lands.
- Northeast viewshed.

Density and Non-Residential Districts

- Existing Density: Very low, scattered rural residential.
- Existing Non-Residential Zoning: OS (open space)
- Preferred Zoning: Open space, public facilities for recreation

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COPPER CANYON CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Promote outdoor recreation through collaboration with the U.S. Forest Service and other stakeholders to enhance and develop recreational assets.

- Strategy 1: Work with the U.S. Forest Service and other stakeholders to assess existing recreational facilities and identify opportunities for ensuring improved public access while preserving natural resources.
- Strategy 2: Explore opportunities for joint grant applications and funding sources to enhance recreational infrastructure.

Goal #2: Ensure the execution of current wayfinding efforts to enhance accessibility and navigation.

- Strategy 1: Implement the Town's wayfinding plan, focusing on strategic signage placement along State Route 260 to guide visitors and residents to the Copper Canyon area.
- Strategy 2: Protect the viewshed by using low-impact signage that blends with the natural surroundings, maintaining the scenic integrity of the area.
- Strategy 3: Install directional signage within the character area to guide people to different recreational assets, including trails and key historical landmarks.

Goal #3: Preserve open space and educate the community on environmental stewardship

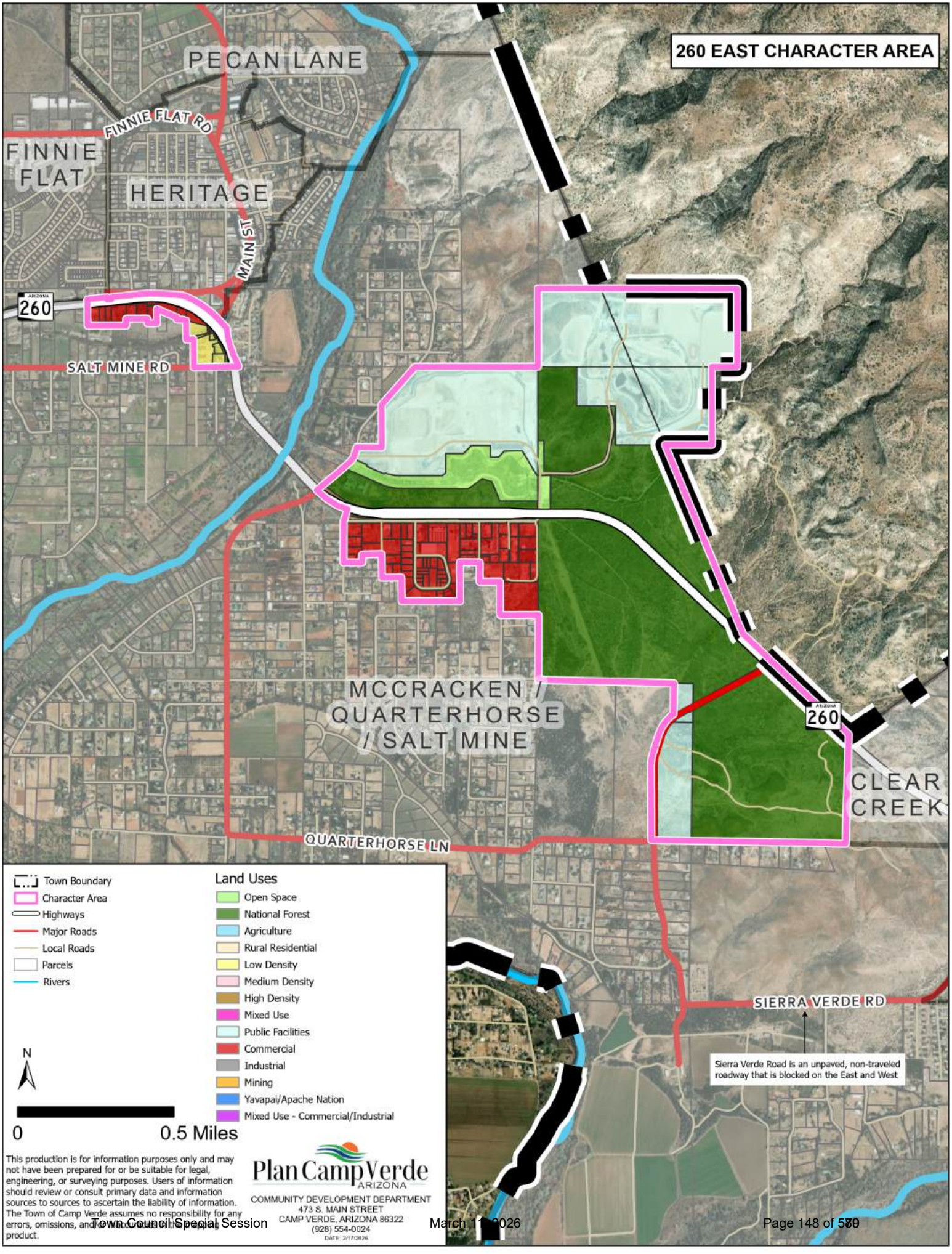
- Strategy 1: Develop educational programs and workshops on topics such as responsible recreation, trail safety and etiquette, Leave No Trace principles, and habitat conservation.
- Strategy 2: Install interpretive signage along trails to inform visitors about local ecosystems, wildlife, and historical significance.
- Strategy 3: Collaborate with municipalities, state agencies and the U.S. Forest Service to enhance public access to historical and cultural information, improve educational outreach, and highlight current amenities throughout the Verde Valley.

Goal #4: Continue to develop the looped trail system.

- Strategy 1: Identify and prioritize key trail connections that improve accessibility and enhance the overall user experience.
- Strategy 2: Ensure new and existing trails meet sustainable design standards, minimizing environmental impact while maximizing durability and usability.
- Strategy 3: Integrate multi-use trails that accommodate hikers, cyclists, and equestrian users while maintaining safe and designated areas for each.

Goal #5: Partner with the Arizona State Land Department in the Copper Canyon Character Area

- Strategy 1: Coordinate with the Arizona State Land Department on the planning and development of State Trust lands to align land use, access, and infrastructure with the Town's General Plan and Character Area vision.
- Strategy 2: Work with the Arizona State Land Department to explore trail planning and connectivity opportunities across State Trust lands, where appropriate and consistent with State Trust requirements.


260 EAST CHARACTER AREA
PECAN LANE
FINNIE FLAT RD
FINNIE FLAT
HERITAGE
MAIN ST
ARIZONA 260
SALT MINE RD
MCCRACKEN / QUARTERHORSE / SALT MINE
ARIZONA 260
CLEAR CREEK
QUARTERHORSE LN
SIERRA VERDE RD
Sierra Verde Road is an unpaved, non-traveled roadway that is blocked on the East and West
Town Boundary
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Highways
Major Roads
Local Roads
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Rivers
Land Uses
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260 EAST CHARACTER AREA

The 260 East Character Area is a growing focal point for recreation, tourism, and mixed-use development. Anchored by the Town's Sports Complex, this area is envisioned as a premier recreational hub in the Verde Valley, offering opportunities for youth sports, regional tournaments, equestrian activities, biking, hiking, and off-highway vehicle use. Its location along State Route 260 provides excellent visibility and access, making it an attractive site for both community-serving amenities and tourism-oriented businesses.

Current land use in the area includes Town-owned recreational facilities, scattered commercial parcels, and residential neighborhoods. The corridor has undeveloped land that provides opportunities for strategic growth aligned with recreation and tourism. Planned overlay districts will help guide this growth by prioritizing outdoor recreation uses, protecting open space, and accommodating RV parks and visitor services.

The vision for the 260 East Character Area includes a mix of public facilities, retail and service businesses, workforce housing, and tourism amenities that support the area's recreational identity. Infrastructure improvements, including wayfinding signage, walk/bike lanes, and traffic safety enhancements, will ensure the area is accessible and connected to other parts of the Town. Partnerships with regional sports organizations, sponsors, and event promoters will help establish Camp Verde as a destination for recreation and sports tourism.

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260 EAST CHARACTER AREA LAND USE REFERENCE

Physical Description

- Corridor along State Route 260, east of the Heritage Character Area.
- Includes Town's Sports Complex and surrounding undeveloped parcels.

Built Environment

- **Businesses:** Recreational facilities, sports amenities, RV parks, potential retail.
- **Neighborhoods:** Residential subdivisions nearby, workforce housing potential.

Circulation

- **Major Roads:** State Route 260 East.
- **Trails:** Planned connections to Sports Complex, the Heritage Character Area, Finnie Flat.

Points of Interest

- Camp Verde Sports Complex.
- Equestrian Center.
- Recreational facilities and trails.

Density and Non-Residential Districts

- Existing Density: Low to medium density residential, recreational zoning.
- Existing Non-Residential Zoning: PF (public facilities), C1, AG.
- Preferred Zoning: Recreation Overlay, RV Park Overlay, Mixed-Use.

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260 EAST CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Develop the character area into a premier recreational hub, offering diverse outdoor activities such as sports, biking, hiking, equestrian trails, and off-highway vehicle recreation.

- Strategy 1: Expand and enhance multi-use sports facilities to accommodate a variety of recreational activities and tournaments.
- Strategy 2: Develop and maintain equestrian and off-highway vehicle friendly trails, ensuring accessibility while minimizing environmental impact.
- Strategy 3: Encourage local, regional, and other sports organizations to host tournaments and events in Camp Verde to increase visibility and tourism.
- Strategy 4: Partner with businesses and sponsors to support recreational programming, facility improvements, and community engagement.

Goal #2: Ensure the execution of current wayfinding efforts to enhance accessibility and navigation.

- Strategy 1: Implement the Town's wayfinding plan, focusing on strategic signage placement along State Route 260 to guide visitors and residents effectively.
- Strategy 2: Protect the viewshed by using low-impact signage that blends with the natural surroundings, maintaining the scenic integrity of the area.
- Strategy 3: Install directional signage within the character area to guide people to different recreational assets, including trails, sports fields, and key landmarks.

Goal #3: Develop design and landscape standards specific to the 260 West Character Area.

- Strategy 1: Establish yard and bulk requirements and protect key viewsheds by ensuring structures are placed at a sufficient distance from the road and utilizing hillside setbacks and natural ravine contours.
- Strategy 2: Incorporate sustainable landscape practices, such as drought-resistant plants and water-efficient irrigation systems, to enhance the environmental appeal of the area while maintaining aesthetic consistency.
- Strategy 3: Utilize landscape and other creative solutions to create buffers between different development and use types, providing separation and protection for sensitive land uses while promoting appropriate transitions.
- Strategy 4: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #4: Rezone all town-owned public facilities as designated public-use parcels.

- Strategy 1: Establish a clear definition of "public facilities" in the zoning ordinance to determine allowable uses and ensure consistency in land use regulations.
- Strategy 2: Identify and rezone all town-owned parcels designated for public use to ensure long-term protection and appropriate development.

Goal #5: Establish overlay districts to guide future development.

- Strategy 1: Create a Recreation Overlay District to prioritize outdoor and sports-related development while protecting natural resources.
- Strategy 2: Establish an Overlay Recreational Vehicle Park District to accommodate RV travelers and enhance tourism opportunities.

Goal #6: Promote business development to support economic growth and community needs.

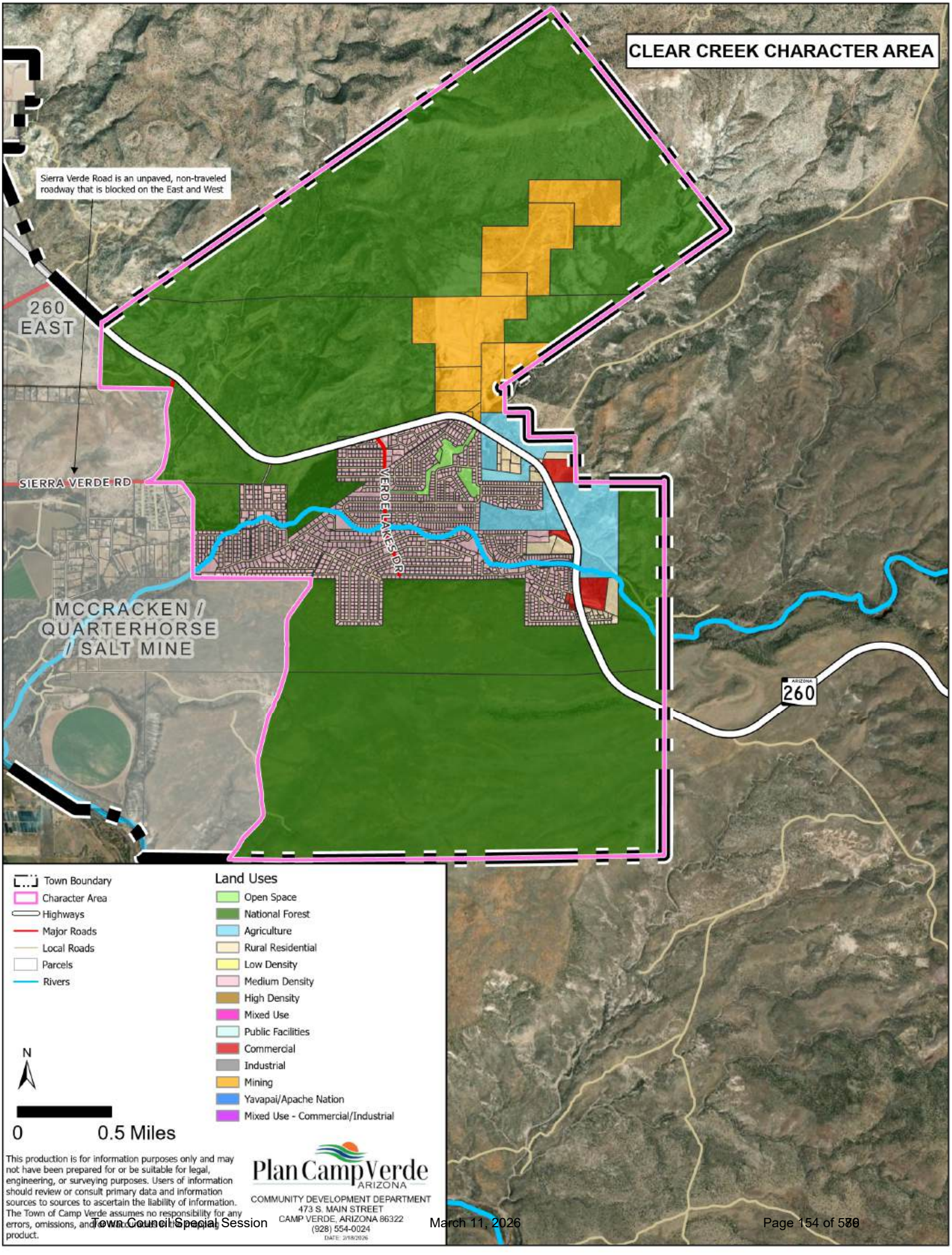
- Strategy 1: Attract and support businesses that complement the recreational and tourism-focused character of the area.
- Strategy 2: Support mixed-use development that integrates retail, dining, and service businesses with recreational amenities.

Goal #7: Encourage mixed-use residential and workforce housing to support sustainable growth.

- Strategy 1: Promote zoning policies that allow for a mix of residential and commercial uses to create a balanced and vibrant community.
- Strategy 2: Support workforce housing initiatives that provide affordable living options for residents and employees in the area.
- Strategy 3: Ensure that new housing developments align with infrastructure capacity and community needs.

Goal #8: Promote multi-modal transportation by developing safe and accessible walk/bike lanes.

- Strategy 1: Conduct a feasibility study to identify optimal locations for walk/bike lanes, particularly connecting the Heritage and Finnie Flat character areas.
- Strategy 2: Secure funding through town budget allocations, state and federal grants, and public-private partnerships for infrastructure improvements.
- Strategy 3: Install clear signage and pavement markings to ensure safety and usability of walk/bike lanes, with regular maintenance schedules.
- Strategy 4: Establish safe crossing points along State Route 260 to improve pedestrian and cyclist accessibility.
- Strategy 5: Work with the Arizona Department of Transportation to develop a dedicated turn lane into the Sports Complex, improving traffic flow and safety.


CLEAR CREEK CHARACTER AREA
Sierra Verde Road is an unpaved, non-traveled roadway that is blocked on the East and West
260 EAST
SIERRA VERDE RD
VERDE LAKES DR
MCCRACKEN / QUARTERHORSE / SALT MINE
ARIZONA 260
Town Boundary
Character Area
Highways
Major Roads
Local Roads
Parcels
Rivers
Land Uses
Open Space
National Forest
Agriculture
Rural Residential
Low Density
Medium Density
High Density
Mixed Use
Public Facilities
Commercial
Industrial
Mining
Yavapai/Apache Nation
Mixed Use - Commercial/Industrial
N
0
0.5 Miles
This production is for information purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of information should review or consult primary data and information sources to ascertain the liability of information. The Town of Camp Verde assumes no responsibility for any errors, omissions, and [illegible] of this mapping product.
Plan Camp Verde
ARIZONA
COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET
CAMP VERDE, ARIZONA 86322
(928) 554-0024
DATE: 2/18/2026

CLEAR CREEK CHARACTER AREA

The Clear Creek Character Area lies southeast of Heritage Character Area and south of State Route 260, encompassing a mix of neighborhoods, agricultural lands, riparian corridors, and the Verde Lakes subdivision. Historically, this area has been shaped by its blend of rural residential development and farmland, with the Verde River and Clear Creek providing both natural beauty and recreational opportunities. The presence of petroglyphs and cultural sites further ties the area to Camp Verde's deep history of settlement and stewardship of the land.

Verde Lakes, one of the Town's largest subdivisions, is a defining feature of this area. Verde Lakes today includes community parks, Clear Creek, and open spaces that continue to contribute to community identity and offer recreational potential.

Overall, the Clear Creek Character Area retains a predominantly rural character, balancing agricultural operations, single-family homes, and open spaces. Looking forward, planning efforts will focus on preserving floodplains and riparian corridors, protecting agricultural uses, and sustaining the area's rural lifestyle.

The vision for Clear Creek is to reinforce its role as a residential and agricultural community while elevating its recreational and cultural assets. Partnerships with the Verde Lakes Recreational Corporation, local landowners, and conservation organizations will be essential to improving trail connections, preserving open spaces, and expanding educational opportunities around river and creek stewardship. By balancing preservation with thoughtful enhancements, Clear Creek will remain a place where residents enjoy a high quality of rural life while benefiting from access to some of Camp Verde's most unique natural and cultural resources.

CLEAR CREEK CHARACTER AREA LAND USE REFERENCES

Physical Description

- Boundaries generally follow Town limits on the eastern and southeastern edge with the western edge near Arizona Avenue and Sierra Lane.
- Includes portions of West Clear Creek and surrounding riparian corridors.

Built Environment

- Primarily Medium Density Residential with some Rural Residential.

- Key neighborhoods include Cave View Estates, Clear Creek West, Preserve at Clear Creek, and Verde Lakes.
- Limited non-residential uses such as agriculture, RV parks, and small-scale businesses.

Circulation

- Served by State Route 260 and connecting local roads.
- Trail access points include Bull Pen Loop Trailhead.

Points of Interest

- Clear Creek Ruins and Wingfield Mesa (historic resources).
- Clear Creek Campground and Verde Lakes Community Park (recreation).
- Irrigation features such as Pioneer and Wingfield ditches.

Density and Non-Residential Districts

- Residential densities generally range from 0–4 units per acre, with some higher density in mobile home areas.
- Non-residential zoning limited to small commercial, agricultural, and open space uses.

CLEAR CREEK CHARACTER AREA GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Expand trail systems to showcase the area's natural beauty and improve access to existing hiking trails.

- Strategy 1: Establish public-private partnerships to provide responsible public access to petroglyph sites while ensuring their protection and preservation.
- Strategy 2: Develop and enhance trails that connect to existing regional hiking networks, ensuring sustainable and environmentally sensitive design.

Goal #2: Maintain and protect the residential and agricultural character of the area.

- Strategy 1: Encourage single-family residential development while promoting higher-density housing closer to State Route 260 East and lower-density housing further into the character area.
- Strategy 2: Identify and map all land used for agricultural purposes for future residents to understand neighboring land uses.

- Strategy 3: Evaluate and adopt protections and incentives to promote and preserve agricultural uses.
- Strategy 4: Develop public education campaigns highlighting the importance of agriculture to the community's identity and economy.

Goal #3: Protect the river and tributary corridors.

- Strategy 1: Develop a River Corridor Overlay District to encourage property owner's to participate in conservation easements for properties along the river and its tributaries.
- Strategy 2: Develop and implement a comprehensive Rural Water Management Plan, overseen by a committee appointed by the Town Manager to guide sustainable water use and long-term resource stewardship.
- Strategy 3: Update and prioritize the implementation of the Verde River Recreation Management Plan, incorporating updated goals as necessary to align with community needs.
- Strategy 4: Identify and secure funding through budget allocations, grants, and/or partnerships to enhance river access points for recreation. Collaborate with organizations to design and develop safe, eco-friendly trail access systems.
- Strategy 5: Promote educational workshops and partnerships with organizations to inform residents about river conservation and sustainable water management.

Goal #4: Develop design and landscape standards specific to the Clear Creek Character Area.

- Strategy 1: Provide guidance and educational resources to encourage residents and future development to incorporate sustainable landscape practices, such as drought-tolerant plantings and water-efficient irrigation, in a manner that supports neighborhood character and long-term water conservation goals.
- Strategy 2: Encourage the use of landscape and site design techniques to create soft transitions and buffers between residential properties and adjacent uses, helping maintain neighborhood compatibility while protecting the character and livability of the Clear Creek area.
- Strategy 3: Limit the use and spread of invasive plant species by promoting native and regionally appropriate vegetation.

Goal #5: Protect the floodway.

- Strategy 1: The Town will continue to accept gifted parcels within the floodway to ensure their long-term protection and prevent inappropriate development.
- Strategy 2: Provide educational resources and outreach programs to inform property owners about building restrictions, flood mitigation strategies, and the environmental importance of floodplain areas.
- Strategy 3: Collaborate with regional and state agencies to enhance flood protection measures and promote sustainable land use practices.

Goal #6: Rezone town-owned parcels for open space preservation.

- Strategy 1: Identify and rezone appropriate town-owned parcels, specifically in the floodway, to ensure their long-term conservation as open space.
- Strategy 2: Develop management plans for designated open space areas that balance recreation, conservation, and community needs.

Goal #7: Promote multi-modal transportation through the development of a walk/bike lane.

- Strategy 1: Conduct a feasibility study to identify optimal locations for walk/bike lanes considering safety, connectivity, and access to key community areas.
- Strategy 2: Secure funding through Town budgeted funds, state and federal grants, and/or public-private partnerships to build the infrastructure.
- Strategy 3: Install clear signage and markings for walk/bike lanes to ensure safety and usability and implement regular maintenance schedules to keep them in good condition.

Goal #8: Support the Verde Lakes Recreational Corporations development and use of the Verde Lakes Community Park.

- Strategy 1: Execute the objectives outlined in the Verde Lakes Strategic Plan.
- Strategy 1: Partner with community organizations and event planners to facilitate outdoor recreational and educational events at Verde Lakes.

ECONOMIC DEVELOPMENT & GROWTH AREAS

Economic vitality in Camp Verde means more than growth. It is about creating opportunity, supporting local businesses, and guiding development to strengthen our community while protecting the land and heritage that define us.

ECONOMIC DEVELOPMENT & GROWTH AREAS ELEMENT

The purpose of this Element is to provide guidance to the Town, developers, local businesses, and the community. Fostering thoughtful business and tourism development is essential to expanding Camp Verde's tax base while preserving the community's core values and unique quality of life. By strengthening the foundation of a resilient local economy, we create opportunities for meaningful employment, enable future generations to live and thrive here, and ensure the Town has the resources to invest in the priorities that matter most to its residents.

The revenues generated through a thoughtful approach to economic development are reinvested into Camp Verde, such as maintaining roads, extending water and wastewater, supporting public safety, and enhancing amenities that benefit everyone. This cycle of growth and reinvestment strengthens the Town's ability to meet today's needs while preparing for tomorrow's opportunities.

GUIDING PRINCIPLES

- Principle #1: Sustainable Economic Growth
  - Advance sustainable economic growth that benefits residents, businesses, and the long-term prosperity of the Town.

- Principle #2: Plan Alignment and Community Values
  - Align economic development strategies with the Town's General Plan vision and core community values.

- Principle #3: Business Retention and Investment
  - Facilitate business retention, expansion, and investment attraction to strengthen the local economy.

- Principle #4: Economic Resilience
  - Foster economic resilience by encouraging a diverse, balanced, and adaptable economy.

- Principle #5: Quality Job Creation
  - Encourage local job creation, with a focus on higher-wage employment opportunities and workforce development.

- Principle #6: Tourism and Community Identity
  - Bolster tourism as a driver of economic activity and community identity.

- Principle #7: Natural Resource Stewardship
    - Preserve natural resources, including the Verde River, as vital assets that support community quality of life and sustainable economic growth.

- Principle #8: Strategic Public Investment
    - Invest public revenues and alternative funding in the Town's quality-of-life improvements, infrastructure, and essential services.

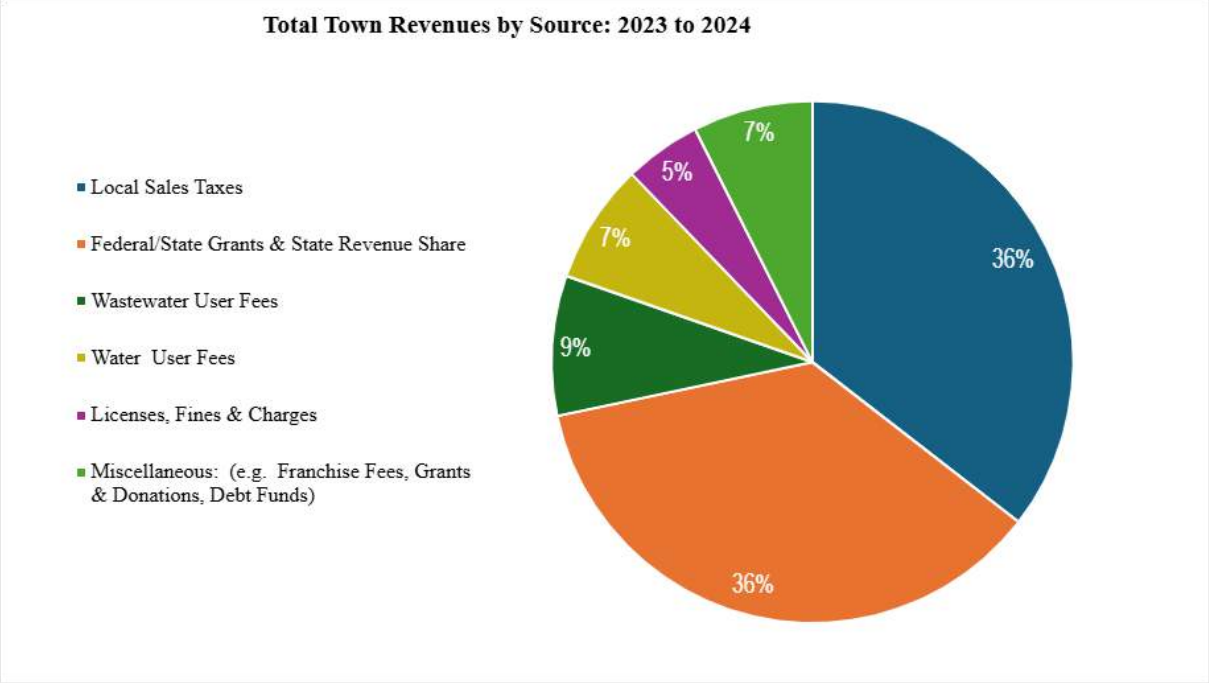
- Principle #9: Equitable Development Contributions
    - Ensure new development contributes equitably to infrastructure and service costs, easing the burden on current taxpayer.

DISCUSSION

Disclaimer: This data is provided by the Town of Camp Verde's Finance Department.

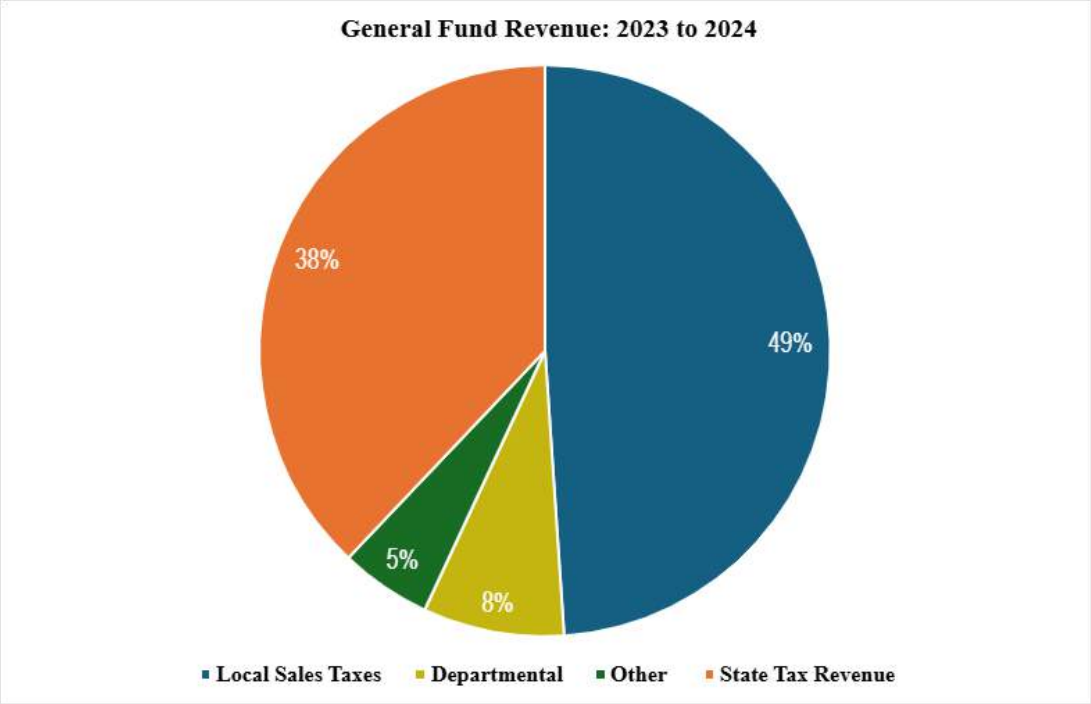
Town's Total Revenue

The Town of Camp Verde receives revenue from a variety of sources to support operations, services, and infrastructure. Revenue includes federal and state grants, water and wastewater user fees, licenses, permits, fines, and debt service funds. The Town also receives a proportionate amount of state shared revenues, such as income tax, sales tax and vehicle license tax, along with local franchise fees paid by private utility providers. Notably, local sales tax is the single largest revenue source, contributing 36% of the Town's total revenue for fiscal year 2023–2024.



General Fund Revenue from 2023-2024

General Fund Revenues represent the primary operating fund of a municipality, used to support core services that benefit the general public. In Camp Verde, the General Fund is where most Town services are budgeted, including public safety, administration, parks, and planning. Revenue sources for the General Fund include local sales tax, state-shared tax revenues, departmental revenues (such as permits, licenses, and fines), and other sources like franchise fees, enterprise administrative fees, and interest. For the fiscal year 2023–2024, local sales tax accounts for 49% of the Town's total General Fund revenue, making it a critical component of the Town's financial health and service delivery capacity.



Local Sales Tax Revenue

The following table shows sales tax revenue received by the Town for the past 10 years for the categories of accommodation, restaurant/bar, retail, and construction.

Sales Tax Revenue Table

Year	Accomodation	Restaurant/Bar	Retail	Construction	Total	% Change
2016	$ 239,218	$ 708,520	$ 1,569,254	$ 366,968	$ 2,883,960	-
2017	$ 294,627	$ 659,258	$ 1,596,344	$ 320,451	$ 2,870,680	-0.46%
2018	$ 291,545	$ 713,275	$ 1,805,886	$ 882,868	$ 3,693,574	28.67%
2019	$ 277,882	$ 737,234	$ 1,843,283	$ 494,937	$ 3,353,336	-9.21%
2020	$ 265,804	$ 758,279	$ 2,205,958	$ 369,451	$ 3,599,492	7.34%
2021	$ 440,814	$ 1,004,271	$ 3,090,788	$ 729,200	$ 5,265,073	46.27%
2022	$ 606,186	$ 1,030,485	$ 3,737,385	$ 323,234	$ 5,697,290	8.21%
2023	$ 608,683	$ 1,085,287	$ 4,081,747	$ 397,930	$ 6,173,647	8.36%
2024	$ 552,816	$ 1,072,047	$ 4,250,542	$ 679,519	$ 6,554,924	6.18%

Demographic Overview

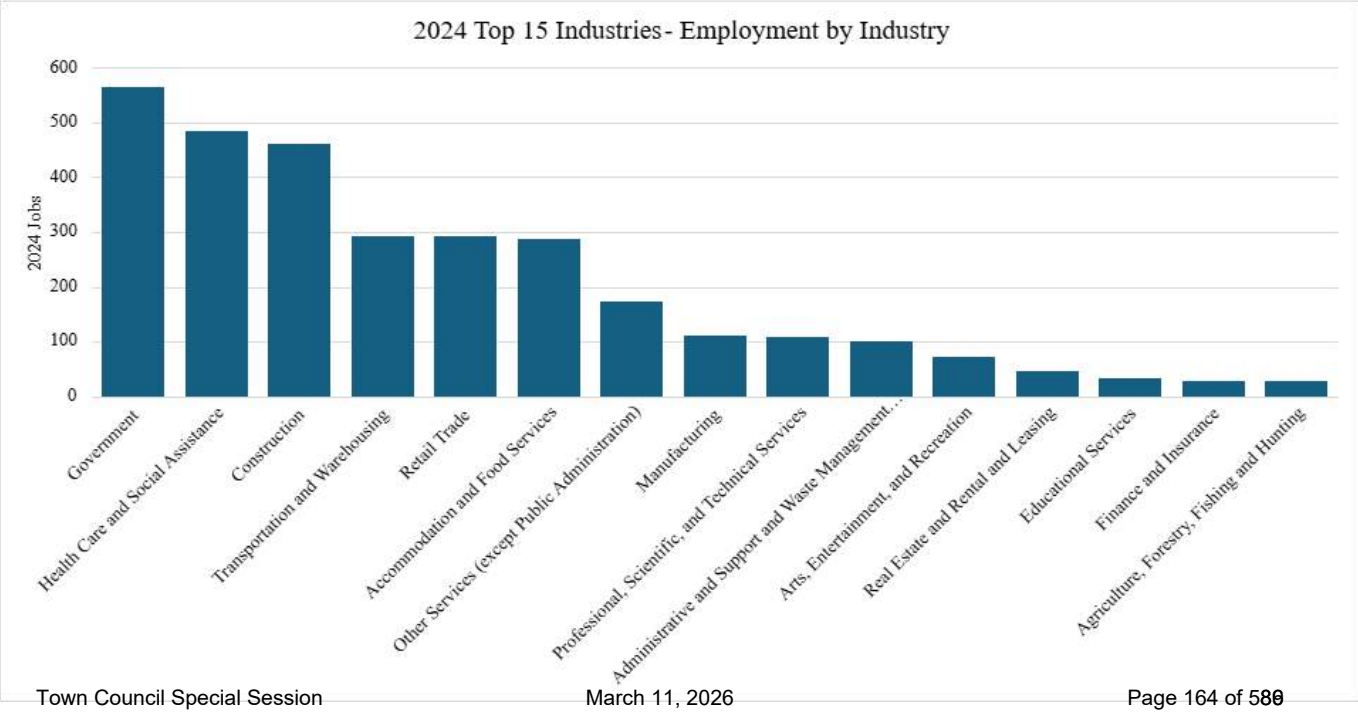
U.S. Census Bureau 2023 Demographic Comparisons				
Social Characteristic	**Camp Verde**	**Yavapai County**	**Arizona**	**United States**
High School Graduates/Equivalency, 25 Years of Age or Older	26.90%	21.30%	23.40%	25.90%
Bachelor's Degree or Higher, 25 Years of Age or Older	20.40%	32.00%	33.50%	36.20%
Persons Per Household	2.51	2.15	2.5	2.49
Median Household Income	$58,383	$67,245	$77,315	$77,719
Persons Below Poverty	21.70%	13.00%	12.40%	12.50%
Persons Under 19 Years Old	22%	18%	24%	24%
Persons 20 - 64 Years Old	50%	48%	57%	58%
Persons 65 Years Old +	28%	35%	19%	18%

Please note: Figures in this table have been provided by the U.S. Census Bureau. Data.Census.gov

Employment by Industry (top 15 industries)

Top employment industries are Government, Healthcare, Construction, and Accommodation & Food Service. ("Government" refers to local residents employed by municipal, county, state, and federal entities such as the Town, neighboring cities, Yavapai County, Yavapai-Apache Nation, U.S. Forest Service, and fire districts.) While the agriculture industry is a part of Camp Verde's cultural history, fewer than 30 people are employed in this sector.

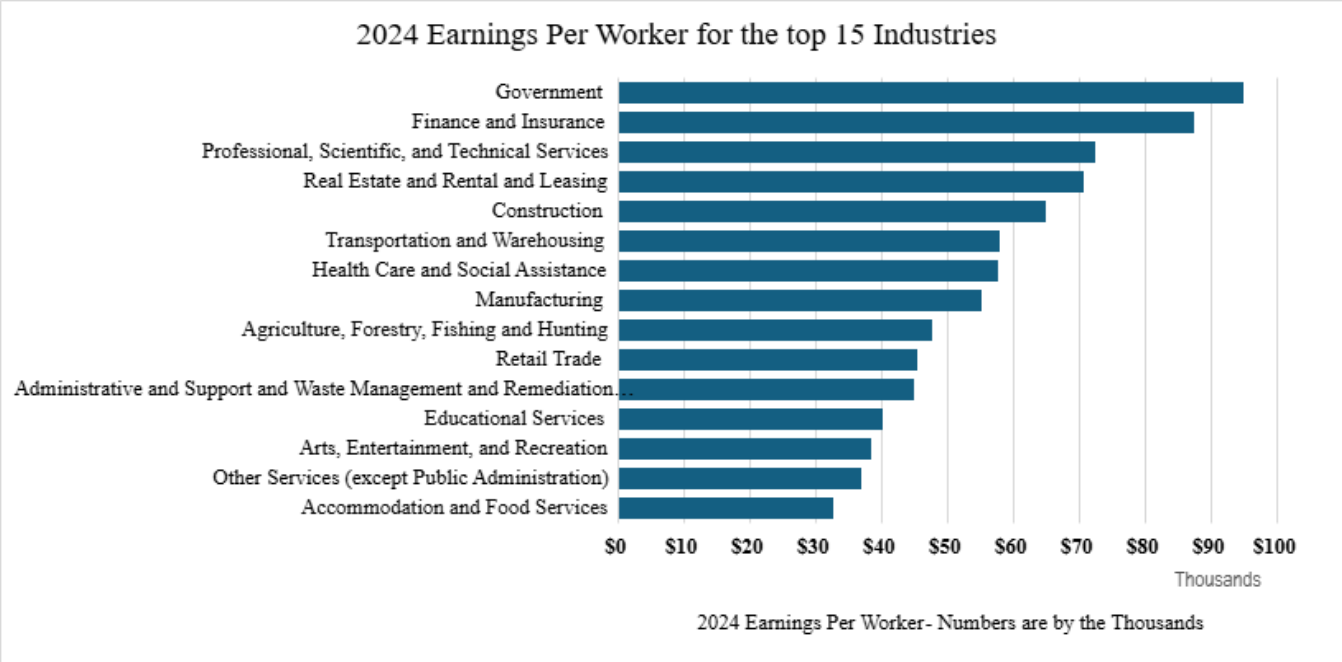
The following is provided by Lightcast data for Camp Verde's zip code (86322).



Earning Per Worker by Industry

Average annual earnings per worker for the four top employment industries of Government, Healthcare, Construction, and Accommodation & Food Service are $94,900, $58,317, $68,400, and $32,600 respectively.

The following is provided by Lightcast data for Camp Verde's zip code (86322).



Labor Force and Unemployment Trends

Labor force is a good indicator of economic opportunity in a community. Since 2016, the civilian labor force that is employed has increased while the unemployment rate has decreased.

Labor Force Information						
	Camp Verde		Yavapai County		Arizona	
Year	2016	2023	2016	2023	2016	2023
Civilian Labor Force	4,394	5,087	90,656	103,487	3,242,632	3,648,728
Employed	3,963	4,861	85,812	99,157	3,031,781	3,493,543
Unemployed	431	226	4,844	4,330	210,851	155,185
Unemployment %	4.80%	2.20%	2.50%	2.00%	3.80%	2.60%
Civilian Emp. To Population Ratio	48.70%	49.40%	47.20%	47.60%	59.10%	60.30%

Source: US Census Bureau, American Community Survey

Retail Leakage, and Retail Demand

Retail leakage occurs when residents of a community shop outside their local area (spending their money in neighboring towns or online) because the goods or services they need aren't available locally. This results in lost sales tax revenue and missed opportunities for local business growth. The following Retail Leakage table shows leakage by retail category which illustrates the types of goods and services Town residents are purchasing outside of Camp Verde. For example, under the “Dining” category, data indicates that 12,770 Camp Verde area residents left town over 600,000 times a year to dine at restaurants elsewhere.

Retail Leakage

Leakage Group Category	Visits by Residents	Residents
Shopping Centers	624,335	12,839
Dining	604,595	12,770
Shops & Services	590,217	12,657
Superstores	362,730	12,588
Groceries	187,686	10,370
Home Improvements & Furnishings	162,771	10,015
Apparel	112,811	9,643
Medical & Health	107,042	9,062
Leisure	42,351	7,001
Hotels & Casinos	29,329	3,649
Source: Placer.ai.		

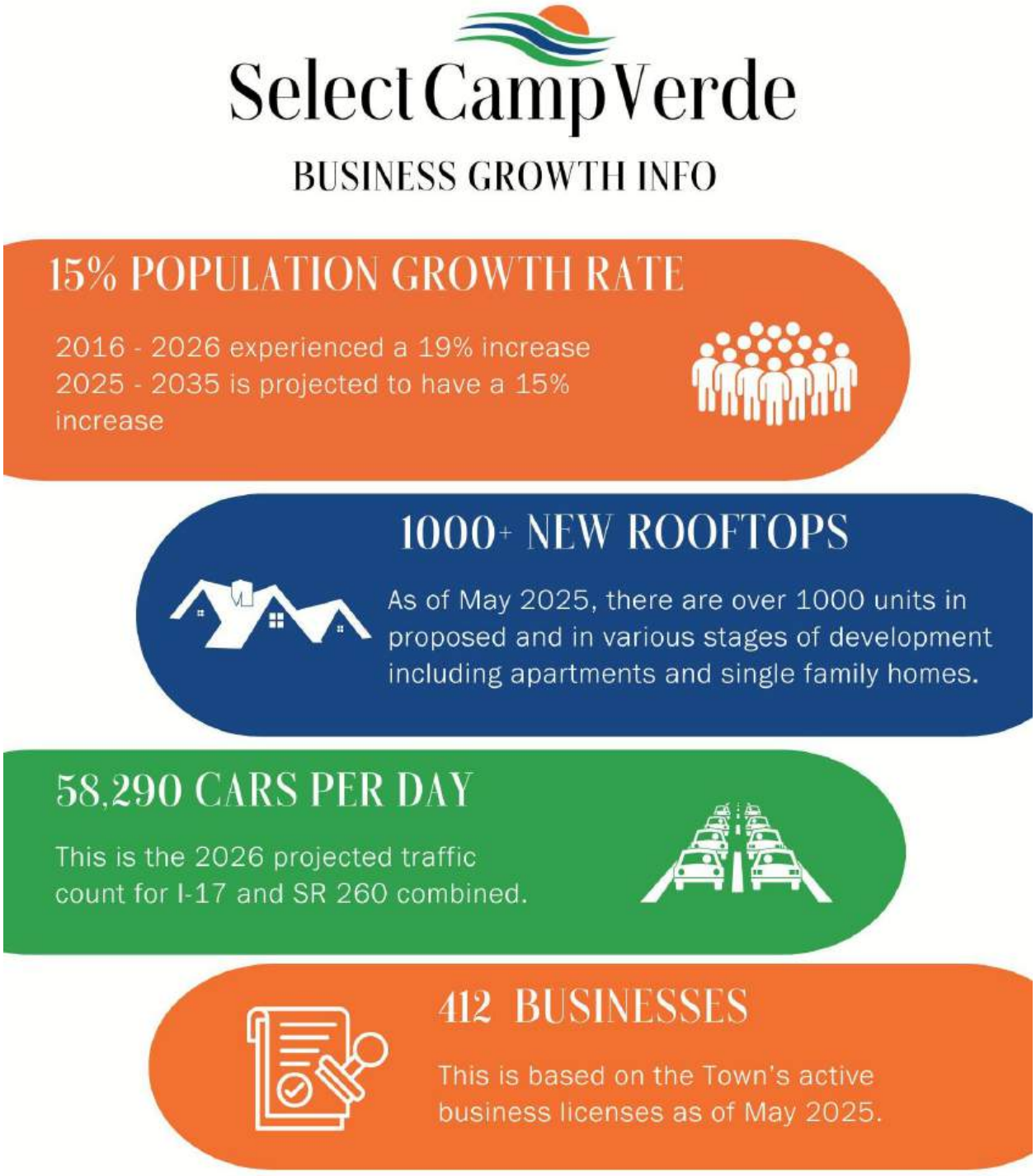
The following table shows Retail Demand. Demand, Supply, and Unmet Need are determined by analyzing local retail sales, consumer expenditures, and the presence of retail offerings. Instances labeled as "Limited Data" typically indicate insufficient information or a lack of available retailers in that category to provide meaningful analysis. For example, there is demand of $12.1M for full-service restaurant revenue, and only $1.6M of supply. That means there is an unmet market need for $10.53M of full-service restaurant sales in Camp Verde.

Retail Demand

Category	Demand	Supply	Unmet Need
Electronic Shopping & Mail-Order	$52,260,547	Limited Data	Limited Data
Automobile Dealers	$45,125,582	Limited Data	Limited Data
Other General Merchandise Stores	$30,208,227	$12.6M	$17.55M
Grocery Stores	$26,193,404	Limited Data	Limited Data
Gasoline Stations	$24,993,949	$12.8M	$12.18M
Building Material & Supplies Dealers	$19,790,115	$8.81M	$10.97M
Limited-Service Eating Places	$12,512,188	$3.35M	$9.15M
Full-Service Restaurants	$12,137,974	$1.60M	$10.53M
Health & Personal Care Stores	$12,125,654	$3.69M	$8.42M
Automotive Parts, Accessories, & Tire Stores	$5,020,785	$1.21M	$3.80M
Source: Placer.ai. Limited Data displayed due to limited retail activity and source data.			

Business Growth

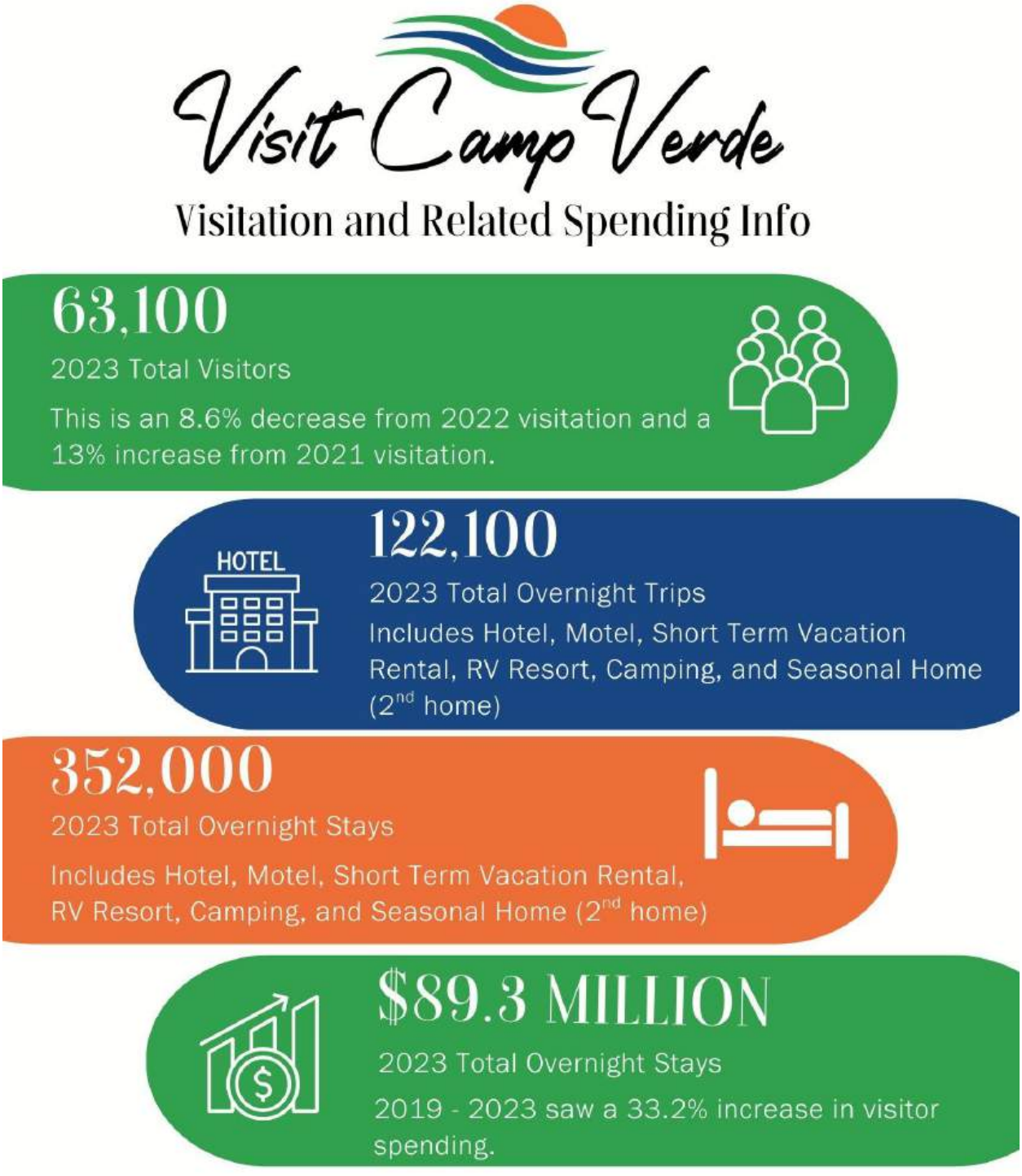
Below is an overview of the community's growth rate, projected housing development, traffic, and local businesses.



*Sources for "Business Growth Info" include annual population estimates and projects form the US Census Bureau; birth and mortality rates from the US Health Department; Town of Camp Verde's Town Clerk, Community Development, Economic Development Departments, and Placer.ai.

Updated 5.7.25

Visitation and Related Spending



*Information from the Dean Runyan and Associates "The Economic Impact of Travel: Camp Verde 2023 Preliminary Estimates report completed in January 2025.

** Approximately 25% of the data is attributable to Cliff Castle Casino, one of the area's largest employers and visitor attractions.

Updated 5.7.25

Economic Development Strengths

Camp Verde's economic development efforts are grounded in a strong foundation of natural assets, community character, and strategic location. These strengths position the Town to attract investment, support small business development, and grow a diversified and resilient economy, even as it works to address common rural challenges. The following are key economic strengths that give Camp Verde a competitive advantage:



- Strategic Geographic Location: Located along the Interstate 17 corridor between Phoenix and Flagstaff, and State Route 260 between Cottonwood and Payson, Camp Verde offers excellent regional access for commerce, tourism, and logistics. Proximity to major transportation routes and regional population centers enhances the Town's connectivity and potential for economic expansion.

- Scenic and Cultural Assets: The Verde River, nearby national forests, agricultural lands, and rich archaeological and historic resources make Camp Verde a unique destination for outdoor recreation, heritage tourism, and agritourism. These scenic and natural assets support both economic development and community quality of life. Camp Verde also benefits from its connection with the Yavapai-Apache Nation, whose deep cultural roots and stewardship of the land enrich the community's identity and offer opportunities for shared cultural tourism, education, and economic initiatives.

- Diverse Business Base: While small, Camp Verde's economy includes a mix of tourism, agriculture, small-scale manufacturing, retail, and services. This diversity provides a foundation to build resilience and adapt to market shifts, especially as the community continues to foster entrepreneurship and local investment.

- Strong Community Identity and Support for Local Business: Camp Verde's rural character, family-friendly environment, and collaborative community culture make it a desirable place to live and do business. The Town has a strong track record of supporting locally owned businesses and events that strengthen civic pride and drive local spending.

- Dark Skies & Astrotourism: Camp Verde's commitment to preserving dark skies through responsible lighting practices strengthens its economic position as a year-round destination for astrotourism, outdoor recreation, and nature-based experiences. The community's clear night skies and rural

character create a unique competitive advantage that attracts visitors seeking authentic, low-impact travel experiences.

- Available Land and Opportunity Areas: Camp Verde has undeveloped land within town boundaries identified for future economic growth. With strategic planning and investment in infrastructure, these lands represent long-term opportunities for commercial, industrial, and mixed-use development.

- Motivated Work Force: Camp Verde has a trainable and eager workforce willing to commit to the right opportunities. Our multigenerational families have a strong desire to remain in Camp Verde, they wish to build wealth and stay here.

- Housing Development: As of January 2026, Camp Verde has approximately 1,480 new housing units projected for development over the next few years. This includes a mix of single-family homes, multi-family housing units, and income-restricted units.

- Partnerships and Regional Collaboration: The Town actively collaborates with regional organizations, the Yavapai-Apache Nation, and other public and private stakeholders. These partnerships enhance Camp Verde's capacity to access resources, share expertise, and promote workforce and economic initiatives.

- Tourism Growth Potential: Annual festivals, state parks, wineries, and recreational amenities continue to draw visitors. As marketing efforts and visitor amenities improve, Camp Verde is well positioned to capture more tourism revenue and increase overnight stays.

Economic Development Challenges

As Camp Verde pursues long-term economic growth, it must also navigate a range of challenges that can limit or slow progress. These barriers reflect the realities of developing in a rural community, from infrastructure gaps and workforce limitations to constrained market size and visibility. Addressing these issues strategically will be essential to unlocking Camp Verde's full potential and ensuring that future growth is aligned with community values. The following are key issues that impede the Town's economic development growth.

- Limited Sales Tax Revenue: The Town typically receives almost half of its General Funds Revenue from sales tax collections. Sales tax revenue is reinvested in Town services and infrastructure needs.

- Limited Infrastructure Capacity: Inadequate infrastructure for water, sewer, and transportation in key development areas can slow or prevent

investment. The upfront costs for extending the infrastructure are often too high for small businesses or developers.

- Lack of Development-Ready Sites and Buildings: A "business-ready site", also known as a "shovel-ready" site, refers to land that has been fully prepared for commercial, or mixed-use development, inclusive of all the necessary water, sewer, and road infrastructure required before construction can begin. Of the vacant property available for business development, Town staff estimates that less than 20% is currently shovel-ready.

- Limited Visitor Infrastructure and Amenities: The Town lacks sufficient lodging, dining, and entertainment options to extend visitor stays and capture tourism related revenue. Inconsistent or lack of marketing and signage can also make it harder for visitors to discover everything Camp Verde has to offer, especially for pass-through travelers.

- Small Market Size & Limited Retail Base: A small local population limits immediate demand, which can make it harder to attract larger retailers, employers, or amenities. This leads to leakage of local dollars to larger nearby markets like Cottonwood or Prescott.

- Housing Shortages: Limited housing stock, especially workforce and attainable housing make it hard for businesses to recruit and retain employees.

- Limited Youth- and Family-Oriented Activities: Camp Verde has limited entertainment, recreation, and gathering spaces specifically geared toward youth, teens, young adults, and families. This gap can contribute to shorter visitor stays, reduced tourism spending, and challenges in retaining young residents and families over the long term.

- Perception and Awareness: Camp Verde may not be top-of-mind for investors or visitors, and outdated perceptions may persist. Lack of brand awareness or marketing reach limits the Town's visibility.

- Funding & Incentive Constraints: Limited local incentive tools or grant capacity to attract and assist business development. Rural communities often face a tougher time competing for major state or federal economic development resources.

- Workforce Challenges: Camp Verde's workforce continues to evolve, with opportunities to strengthen the alignment between available jobs and local skill sets. Like many rural communities, the Town experiences some outmigration of young adults and faces ongoing competition in attracting

skilled professionals.

- Lower Income Population: Per the 2023 U.S. Census Bureau's American Community Survey's 5-Year Estimates, the Town of Camp Verde's poverty rate was 21.7% and 37% of the population was living under 200% of the poverty level.

Economic Development Desired Outcomes

Camp Verde seeks to thoughtfully balance economic growth with the preservation of community character and quality of life. This vision will be realized by strategically guiding development in ways that directly benefit residents and support long-term vitality. The following desired outcomes will help shape that approach.

- Increased Sales-Tax Revenue: More sales result in more tax revenue benefiting the businesses and the Town. Increased sales tax revenue allows the Town to strengthen core services, invest in critical infrastructure, and enhance community amenities that improve quality of life.

- Increased Business Development and Attraction: The Town leverages its strategic location and inventory of developable land to attract investment and guide future growth.

- Tourism Expansion: The Town effectively promotes its scenic beauty, cultural and historic assets, and central location resulting in increased visitation from overnight guests and day-trippers.

- Encourage/Promote Development of the Historic Main Street in the Heritage Character Area: Camp Verde's historic, walkable Heritage Character Area serves as a vibrant destination for residents and visitors alike, featuring unique shops, dining, arts, events, Fort Verde State Park, and the Visitor Center.

- Workforce Development: Residents have access to quality employment opportunities, including higher-wage jobs, and can live and work in Camp Verde with access to attainable workforce housing.

ECONOMIC DEVELOPMENT GROWTH AREAS

The intent of the Economic Development Growth Areas is to guide future growth by identifying locations well-suited for commercial and tourism-related development. These four designated growth areas are strategically selected to support Camp Verde's economic vitality. Concentrating development in these areas promotes the creation of vibrant, mixed-use districts that reflect the Town's rural charm and character. Each area is envisioned to offer a unique sense of place while supporting a resilient local economy.

**For more information including maps of the following growth areas, please refer to the respective chapter for each Character Area at the start of this document.*

Growth Area 1: State Route 260 West Character Area

The State Route 260 corridor west of the Interstate 17 interchange is a prime location for larger-scale commercial, retail, tourism, and job-creating business development. Its strategic advantages, including excellent visibility, highway access, and traffic counts, make it ideal for both commercial and light industrial uses. The area also presents an opportunity for high-density workforce housing to support local employers and address the community's growing housing needs.

Located within Camp Verde's designated Opportunity Zone, this corridor offers added incentives for private investment, even as federal Opportunity Zone benefits may sunset in 2026. The Town encourages strategic, infrastructure-supported development in this area, emphasizing the need for coordinated planning and infrastructure improvements to enable long-term success.

Serving as a major gateway to Camp Verde, the State Route 260 and Interstate 17 corridor connects the Town to the greater Verde Valley region, which is home to more than 70,000 residents, and experiences significant visitor traffic. According to the City of the Sedona's May 2024 Visitor Study, over 3.5 million tourists travel through the area annually. It is anticipated that the corridor will experience more traffic as the Phoenix metro region expands and visitors travel to Flagstaff and/or the White Mountain region. This corridor is well-positioned to accommodate businesses that meet the community's needs, such as grocery stores, restaurants/food service, general retail, lodging, and tourism assets. Continued investment in infrastructure will be critical to unlocking the corridor's full potential.

Growth Area 2: Gateway Interchange Character Area's

The Gateway Interchange Character Areas located at Camp Verde's Interstate 17 interchanges are high-visibility, high-traffic zones ideally positioned for service-oriented commercial development. With convenient freeway access and established infrastructure, these areas are well-suited for hotels, restaurants, fuel stations, and

commodity retailers that cater to both residents and the roughly five million annual travelers passing through the region.

As major entry points to Camp Verde, these areas offer significant opportunities for businesses that support the traveling public while also meeting local needs. Larger-scale commercial and retail uses are especially encouraged here, along with light industrial or logistics operations that can create quality local jobs. Development in this area should be complementary to the nearby Heritage Character Area, offering modern services without competing with its historic character.

To ensure long-term success, growth in the interchange areas should be thoughtfully planned to include safe traffic circulation, attractive site and building designs, and compatibility with nearby residential uses. Infrastructure improvements should prioritize both economic vitality and community benefit supporting a mix of employment opportunities, essential services, and enhanced access for locals and visitors alike.

This corridor is poised to play a key role in Camp Verde's future by capturing regional commerce, expanding the local tax base, and reinforcing the Town's identity as a welcoming, service-rich destination at the heart of the Verde Valley.

Growth Area 3: Finnie Flat Character Area

The Finnie Flat Character area is a key growth corridor poised to become a vibrant, resident-focused area that supports Camp Verde's long-term livability and economic resilience. As one of the Town's most accessible and traveled routes, this area is ideal for commercial and mixed-use development that serves the daily needs of the community.

The corridor offers a prime opportunity for retail development such as grocery stores, clothing shops, personal care services, and food service. The Town also encourages the development of professional services such as medical offices, dental clinics, wellness providers, and personal grooming establishments that provide convenience and improve quality of life for residents.

The corridor is also well-suited for thoughtfully designed mixed-use and residential projects, including workforce and attainable housing. By encouraging a blend of commercial, service, and housing options, this area can foster a walkable, community-oriented environment that supports both economic vitality and livability.

Future development should emphasize pedestrian and bicycle connectivity between neighborhoods and businesses, context-sensitive design that enhances visual appeal, and the reuse or redevelopment of available sites to maximize existing infrastructure. As the Town plans for long-term growth, the Finnie Flat Road corridor will play a vital role in meeting resident needs, supporting local business expansion, and increasing Camp Verde's retail and service offerings in a balanced and community-centric way.

Growth Area 4: Heritage Character Area

Camp Verde's Heritage Character Area, centered around historic Main Street, is a treasured part of the community, a place where the Town's history, charm, and small-town spirit come together. With its blend of century-old architecture, locally owned shops, and walkable streets, this area serves as both a community gathering place and a unique destination for visitors exploring the region.

The area is ideally suited for boutique retail, artisan spaces, unique lodging, and local eateries that reflect Camp Verde's identity. Rather than large-scale commercial or franchise development, the Town envisions this area growing through small-scale, experience-based businesses that create a vibrant and welcoming environment.

The Heritage Character Area should continue to evolve into a dynamic events hub, hosting more frequent and diverse activities that bring energy to the area and boost local businesses. With the right local buy-in, investment in infrastructure, and expanded programming, this area can become a lively destination that not only draws tourists and generates local revenue through sales tax and visitor spending, but also offers residents meaningful opportunities to gather, celebrate, and enjoy their community.

There is an opportunity to transition Town facilities and offices on Main Street into retail spaces that encourage reinvestment, revitalization, and enhanced business activity within the Heritage Character Area. Future improvements should prioritize pedestrian and bicycle connectivity, create attractive and functional public spaces, and incorporate signage, lighting, and artistic elements that reflect the area's historic character and rural charm.

This area is a true asset for both residents and visitors to shop, dine, stay, and connect. With intentional planning and investment, the Heritage Character Area can grow as a revenue-generating destination that celebrates Camp Verde's character and enhances the community experience.

Growth Area 5: State Route 260 East

Situated along State Route 260 East, this growth area is positioned to support additional recreation-oriented and commercial development that complements Camp Verde's outdoor setting and improves access to nearby amenities. With proximity to the Camp Verde Sports Complex and Camp Verde Equestrian Center, the area presents opportunities to build on existing assets in ways that serve both residents and visitors.

Future development in this corridor may include equestrian- and sports-related businesses, as well as supporting uses such as outfitters, hospitality, dining, lodging, dining, and event services. These uses can enhance local recreation offerings and contribute to Camp Verde's broader tourism economy. As the area grows, development

should be thoughtfully designed to promote public access, preserve scenic qualities, and remain consistent with the Town's rural western character.

This is where Camp Verde plays, competes, and connects year-round. With coordinated planning and strategic investment, the State Route 260 East corridor can continue to evolve into a valued community asset that supports both recreation and long-term economic development.

ECONOMIC DEVELOPMENT GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Promote Business Expansion, Attraction, and Development

- Strategy 1: Leverage the "Select Camp Verde" brand to market the community for business development that aligns with the Town's character and community needs.
- Strategy 2: Actively attract businesses and encourage business expansion and entrepreneurship.
- Strategy 3: Maintain and promote the Town's land asset inventory to assist site selectors and developers.
- Strategy 4: Provide technical assistance and permitting support for businesses seeking to locate or expand in Camp Verde.
- Strategy 5: Leverage partnerships with regional organizations and neighboring communities for shared initiatives and resource pooling.
- Strategy 6: Increase outreach to existing businesses and inform them of business assistance opportunities.
- Strategy 7: Identify targeted industries and employment to further diversify the local economy.

Goal #2: Strengthen Camp Verde's Local Economy and Town Revenue

- Strategy 1: Target development that generates sustainable sales tax revenue to fund public services such as retail, services, and lodging.
- Strategy 2; Foster a diverse business base that includes tourism, retail, services, light industry, logistics, technology, craft beverage, skilled trades, and agriculture.
- Strategy 3: Diversify revenue sources and reduce reliance on any single economic sector.

- Strategy 4: Identify and pursue ways to boost revenue via increased lodging and construction tax activity.
- Strategy 5: Increase outreach to existing local businesses to increase sharing of best practices and cross training opportunities.
- Strategy 6: Increase public awareness of how Town revenues are generated and reinvested to support essential services and community priorities.
- Strategy 7: Maximize sales tax collection from all businesses including the out-of-town service providers and businesses.

Goal #3: Promote Balanced and Strategic Growth

- Strategy 1: Concentrate commercial and mixed-use development in designated Growth Areas to maximize infrastructure investment and preserve rural character.
- Strategy 2: Encourage infill development and redevelopment of underutilized land.
- Strategy 3: Ensure new development contributes equitably to infrastructure and service costs.

Goal #4: Invest in Infrastructure that Supports Economic Development

- Strategy 1: Identify and prioritize infrastructure improvements (water, sewer, roads) in key commercial and mixed-use growth areas.
- Strategy 2: Seek federal, state, and regional funding to support infrastructure expansion.
- Strategy 3: Coordinate long-range capital planning with projected economic development needs.
- Strategy 4: Explore cost-sharing strategies or incentives to make infrastructure expansion financially feasible for developers.

Goal #5: Promote Tourism and Visitor Spending

- Strategy 1: Implement a tourism marketing strategy that identifies target audiences and showcases Camp Verde's unique assets, including but not limited to its scenic beauty, cultural and historical attractions, outdoor recreation, the Sports Complex, historic downtown, dark skies, nearby state parks, and regional proximity. Support these efforts with targeted outreach, promotional campaigns, and improved wayfinding signage.

- Strategy 2: Encourage visitor-serving infrastructure such as lodging, dining, outdoor recreation, appropriate Verde River access points, and trails to support hiking, biking, equestrian, and complementary activities.
- Strategy 3: Support and encourage a more robust calendar of Heritage Character Area events to drive foot traffic and increase visibility.
- Strategy 4: Collaborate with the Arizona Office of Tourism, private developers, the Yavapai-Apache Nation, and regional partners to expand marketing efforts, enhance visitor experiences, develop shared tourism initiatives, and support tourism-related development.

Goal #6: Revitalize Historic Heritage Area

- Strategy 1: Support small-scale, experience-based retail, lodging, dining, and artisan businesses.
- Strategy 2: Collaborate with Copper Canyon Fire and Medical District and education and religious institutions to assess the feasibility and benefits of relocating their facilities off Main Street, to allow space for retail or commercial use.

Goal #7: Support Workforce Development and Higher-Wage Employment

- Strategy 1: Attract and encourage expansion of businesses and industries that offer quality jobs with career pathways.
- Strategy 2: Collaborate with education institutions, training providers, and regional partners to align workforce skills with local employment needs. Expand this to include opportunities for Camp Verde youth.
- Strategy 3: Support income aligned housing development to ensure workers can live and work in Camp Verde.

Goal #8: Dark Night Skies as an Economic and Tourism Asset

- Strategy 1: Promote dark sky–friendly tourism by supporting astronomy-related events, night sky festivals, and educational programming in partnership with regional Dark Sky communities, organizations, and educational institutions.
- Strategy 2: Encourage coordination between tourism, economic development, and planning efforts to highlight Camp Verde's dark skies as part of the Town's outdoor recreation, heritage, and nature-based tourism branding.

- Strategy 3: Collaborate with local businesses, lodging providers, and tour operators to develop visitor experiences that align with dark sky preservation and year-round tourism opportunities.

Goals #9: Youth Engagement and Family-Oriented Tourism

- Strategy 1: Encourage the development of youth- and family-friendly recreation, entertainment, and cultural amenities that complement Camp Verde's rural character and outdoor lifestyle.

- Strategy 2: Support programming, events, and seasonal activities that appeal to teens, young adults, and families and help extend visitor stays and local participation.

- Strategy 3: Leverage existing community assets, such as the Sports Complex, Equestrian Center, Heritage Character Area, parks, and public facilities, to expand youth-oriented programming and visitor experiences.

- Strategy 4: Partner with schools, nonprofit organizations, regional agencies, and the private sector to identify, fund, and implement youth-focused initiatives and amenities.

HOUSING

Housing in Camp Verde reflects our rural character while offering diverse, affordable options that support our workforce, welcome families, and strengthen the fabric of our community.

HOUSING ELEMENT

Housing plays a vital role in shaping Camp Verde's future. As a community rooted in western rural traditions, with strong agricultural and equestrian ties, Camp Verde faces a complex and often deeply felt balance between accommodating additional housing and preserving the qualities that define the community. While some residents emphasize the need for more housing to support local families, workers, and economic vitality, others express concern about growth impacts on agriculture, natural resources, watershed health, infrastructure capacity, and the Town's rural character.

This Element acknowledges this range of perspectives and seeks to provide a framework for thoughtful, well-planned residential development that respects Camp Verde's open spaces and community identity. It also recognizes the need for a variety of housing options so that young adults, families, and working residents can live and thrive in Camp Verde. By addressing housing needs in a deliberate and balanced manner, the Town can support a strong sense of community and a healthy local economy while growing responsibly and preserving the unique qualities that make Camp Verde home.

GUIDING PRINCIPLES

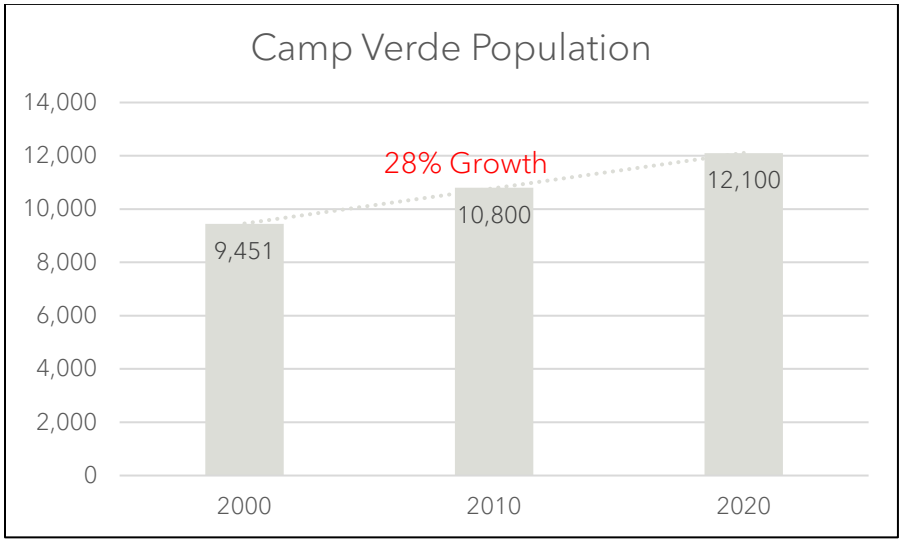
- Principle #1: Environmental Stewardship and Inclusive Housing
    - Protect Camp Verde's natural beauty, from the Verde River to our scenic open spaces, ensuring future generations enjoy the same natural richness we do today, while working with local, regional, and state partners to remove barriers and increase funding opportunities for income-aligned housing that expand housing solutions.
- Principle #2: Efficient Housing Development
    - Encourage construction practices that conserve water, reduce long-term energy costs, and support smart and cost-effective building solutions while simplifying approval and permitting pathways to encourage a wide range of housing options that meet residents' evolving needs.
- Principle #3: Collaborative Housing Partnerships
    - Strengthen partnerships among government, developers, nonprofits, and the community to expand income-aligned housing options.
- Principle #4: Preservation of Existing Housing Stock
    - Support the maintenance and rehabilitation of existing homes to improve safety, enhance neighborhood appeal, and preserve community assets.

- Principle #5: Neighborhood Compatibility and Community Character
    - Support new development that complements and protects existing neighborhoods while honoring our Town's identity, historical significance, sense of community, inter-connectedness, and architectural traditions.

DISCUSSION

Population Growth and Development Patterns

Camp Verde's population growth over the last two decades has been steady and reflects the Town's enduring rural appeal. In 2000, the population was approximately 9,451. By 2010, it had increased to over 10,800, and by 2020, it reached more than 12,100, an overall increase of about 28% (US Census Bureau.Data.Census.gov). This moderate growth rate is lower than some neighboring communities, such as Prescott Valley and Chino Valley, which have seen population surges exceeding 50%. Yet, it underscores Camp Verde's appeal as a livable, rural community. Camp Verde remains a place where people can put down roots and feel comfortable living in a rural, agriculturally vibrant community.

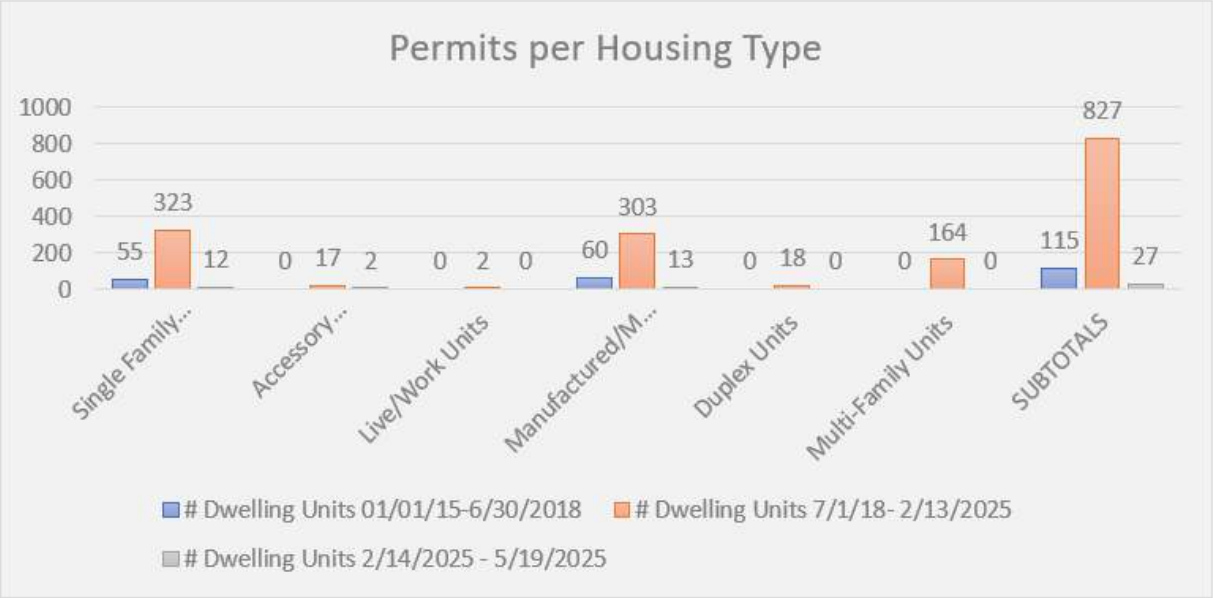


Housing Permit Activity

Between 2018 and 2023, the Town issued 469 housing-related permits (Camp Verde Community Development Department). These included approvals for single-family site-built homes, manufactured homes, modular homes, duplexes, apartment-style units, and casitas or guest houses. Permit activity peaked in 2022, with 119 permits issued, and remained strong in 2023, with 101 permits issued.

Manufactured and modular home-style units also gained popularity. Approximately 65% of the housing permits issued between 2018-2023 were for manufactured or modular homes, reflecting a buyer choice in this type of income-aligned housing. The difference between manufactured homes and modular homes is that manufactured homes are built to federal Housing and Urban Development (HUD) standards while modular homes are built to the International Residential Building Code (IRC). They are considered permanent structures, at times indistinguishable from traditional homes in quality and design.

The following graph shows permitting data from the Town of Camp Verde's Community Development Department by housing permitting type.



Housing Unit Growth vs. Housing Costs

According to Zillow, the average new home cost in January of 2025 was approximately $414,000, a nearly 75% increase since 2018 when the average was closer to $237,000. But during the same timeframe, median household income increased only 22% from $48,000 to about $58,383. With the cost of housing significantly outpacing wage growth, particularly for lower income earners, it is harder for residents to enter the housing market. While housing stock remains diverse, from historic homes and large-lot properties to modern townhouses and neighborhoods, meeting the demand for income-aligned housing continues to be a challenge and goal for Camp Verde.

Encouraging missing middle housing can be a key strategy in addressing rising housing costs, while preserving the small-town feel that residents value. This type of housing refers to a range of multi-unit or clustered housing types that are compatible in scale with single-family homes but provide a more affordable and attainable living option that preserves community character, encourages local economic growth, supports walkability and connectivity within communities, and provides more flexible

design that is cost-efficient. These housing options, such as duplexes, triplexes, fourplexes, cottage-style clusters, townhomes, and apartment buildings, and accessory dwelling units (ADUs) or casitas, close the gap ("Missing Middle Housing") between single-family homes and large apartment complexes.



Affordability and Cost Burden

Housing affordability is a growing concern in Camp Verde, reflecting broader national and regional trends. According to data from the U.S. Census Bureau and the U.S. Department of Health and Human Services, approximately 21.7% of Camp Verde residents live below the federal poverty threshold, which in 2020 was set at $21,720 for a family of three and $26,200 for a family of four. This segment of the population, particularly older adults, retirees, and individuals on fixed incomes, faces increasing challenges in securing stable and safe housing options.

Rental housing costs further compound this issue. As of 2024, Zillow reports the average monthly rent across all housing types in Camp Verde to be approximately $1,765, with some units reaching upwards of $2,100. These figures impact working families and essential employees who may not qualify for subsidized housing and cannot afford market-rate units.

Affordable Housing according to the US Department of Housing and Urban Development is housing that costs no more than 30% of a household's gross monthly income, including rent or mortgage payments, utilities, and other essential housing expenses. With Camp Verde's median household income at $58,383, an individual's housing cost should be no more than $1,460/month. When housing costs exceed this threshold, families are often forced to cut back on other necessities such as food, healthcare, or transportation.

In contrast, Attainable Housing refers to housing that typically serves moderate-income households who earn too much to qualify for traditional affordable housing programs but still struggle to find housing within their means. This includes a broad segment of the workforce, such as teachers, first responders, healthcare workers, and other middle-income earners, who are often priced out of the market. Attainable housing can typically involve the development of smaller, more cost-efficient units such as compact single-family homes, townhomes, duplexes, and mid-sized apartment buildings.

While affordable and attainable housing each serve important and distinct roles, they carry specific income thresholds, eligibility criteria, and policy implications. In recognition of these distinctions, the Town of Camp Verde uses the term income-aligned housing. This inclusive term is intended to describe housing options that align with a range of household incomes, without being limited to a single programmatic or regulatory definition. Using the term income-aligned housing also allows the Town to address housing needs holistically, respond to local market conditions, and support a variety of housing solutions that meet the needs of residents across different income levels.

Zoning and Housing Diversity Constraints

Camp Verde's income-aligned housing shortage is also shaped by its development history. Traditional zoning has favored large-lot, low-density residential development. While this supports rural character, it limits housing diversity and prevents the development of smaller, more income-aligned housing units. As a result, workforce housing, especially for young families, teachers, health care workers, and public safety employees, remains in short supply.

Economic Impacts of Housing Availability

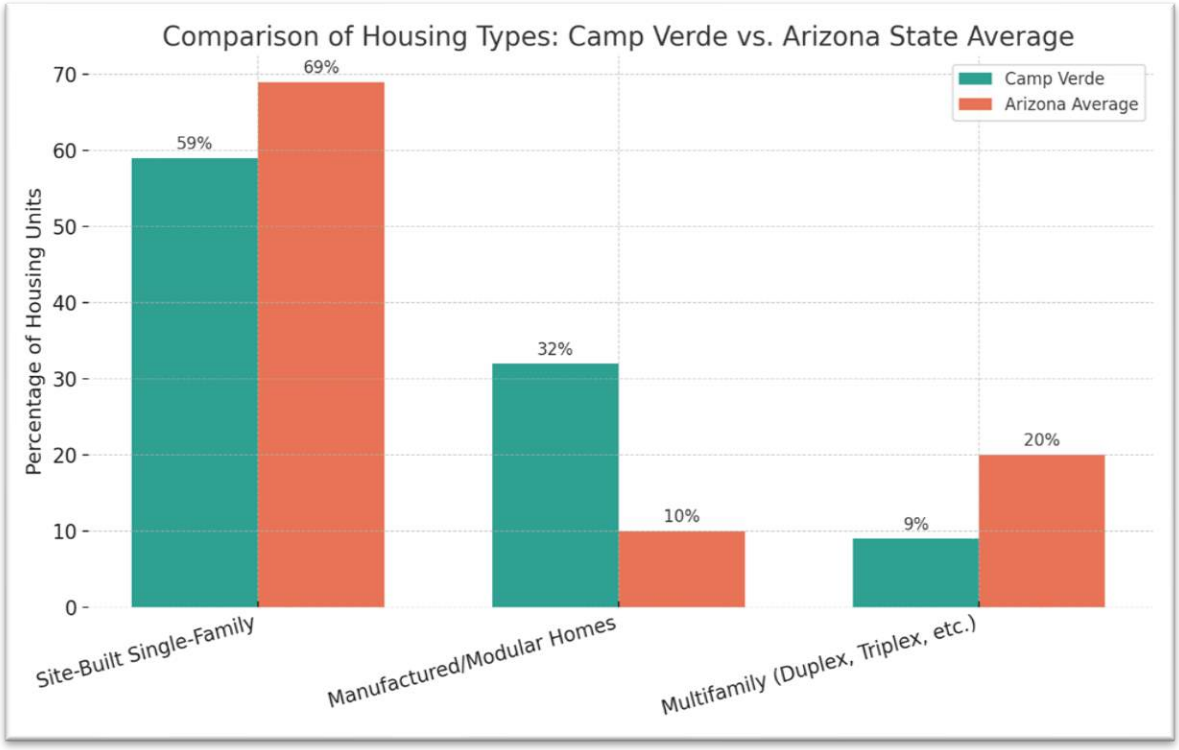
Retailers and service providers often look at the number of nearby households when deciding where to open or expand. A limited number of attainable housing types can translate to fewer potential customers, making it harder to attract new businesses or support the growth of existing ones. At the same time, the shortage of income-aligned housing creates challenges for local employers trying to recruit and retain staff, particularly in essential service industries. When workers cannot find housing close to where they work, it affects business stability, increases commute times, and weakens the overall sense of community connection and vibrancy.

Addressing this imbalance is not just about adding homes, it is about creating the right types of homes in the right places to support Camp Verde's people, economy, and quality of life.

Composition of Camp Verde's Housing Stock

The chart highlights the distinct composition of housing types in Camp Verde. While 59% of housing units in Camp Verde are site-built single-family homes (compared to

the state average of 69%), the community has a significantly higher proportion of manufactured and modular homes at 32% versus the statewide 10%. Conversely, according to U.S. Census Bureau, Zip Atlas, and Neighborhood Scout 2023, Camp Verde has a notably lower share of multifamily housing at 9% compared to the state average of 20%.



As demand grows, increasing the variety of housing, particularly attached and multi-unit developments, will be critical for supporting young families, seniors, and workers alike and creating a more balanced and income-aligned housing landscape that reflects the evolving needs of current and future residents. While a variety of different housing types is essential, it is just as important to preserve and protect Camp Verde's large agricultural residential and rural parcels that represent more than just acreage within the Middle Verde, McCracken/Quarterhorse/Salt Mine and Pecan Lane Character Areas. These large lots are the cornerstone of the rural identity and economic sustainability. These parcels typically combine family homesteads with working farmland or ranchland, contributing to the local food supply, preserving open space, and supporting generational livelihoods.

Recreation Vehicle Parks and Recreational Vehicle Living

Rising housing costs and changing lifestyle preferences have led more people to live long-term in Recreational Vehicles (RVs), increasing demand for RV park developments. Camp Verde has seen a noticeable rise in RV park applications, prompting community concern about how and where these parks should be appropriately located.

For the purposes of this General Plan, it is important to distinguish between RVs and manufactured homes, as they are regulated differently and serve distinct functions within the housing and development landscape.

- A Recreational Vehicle (RV) is a vehicular unit designed primarily for temporary living, travel, or recreational use, rather than permanent residential occupancy. RVs include motorhomes, travel trailers, fifth-wheel trailers, truck campers, and similar vehicles. They are built to standards established by the Recreational Vehicle Industry Association (RVIA) and are regulated under ANSI A119.5 / NFPA 1192. RVs are typically registered as vehicles, are not affixed permanently to land, and are not intended to serve as permanent housing (Recreational Vehicle Industry Association and National Fire Protection Association).

- A manufactured home, by contrast, is a factory-built dwelling intended for permanent residential use. Manufactured homes are constructed in accordance with the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (24 CFR Part 3280). These homes are transported to a site, installed on a permanent or semi-permanent foundation, and are regulated similarly to site-built housing for zoning, occupancy, and long-term residential purposes (U.S. Department of Housing and Urban Development).

RV parks bring unique development impacts, such as increased large-vehicle traffic, water infrastructure and retail services demands, and potential effects on neighborhood character. It is a priority to encourage the development of RV Parks in the State Route 260 East Character Area, the Town's recreational growth area, supporting additional recreation-oriented and commercial developments that complement Camp Verde's outdoor setting and serve both residents and visitors.

Strategic Housing Placement and Future Development

Planning efforts will focus on strategically placing new housing within the different character areas throughout Camp Verde.

- Mid- and high-density residential units should be located near schools, shopping centers, and employment corridors to increase accessibility and reduce transportation burdens, such as in State Route 260 West and the Gateway Interchanges.
- Single-family subdivisions and missing middle housing types are preferred in the Finnie Flat, State Route 260 West, and State Route 260 East Character Areas.
- Single-family residential units and missing middle-type housing units are preferred in the Heritage, Finnie Flat, and Clear Creek Character Areas.

- Smaller-scale, large-lot development will remain appropriate in the Town's outer areas to maintain rural character, such as in the Middle Verde, McCracken/Salt-Mine/Quarterhorse, and Pecan Lane Character Areas.

Outlook for Future Housing

Camp Verde is preparing for significant growth, with over 1,480 new housing units anticipated in the next five years, more than double the pace of past development. This growth brings a real opportunity to create more income-aligned housing, support the needs of families, seniors, and young professionals, and strengthen the fabric of our community. But to make this vision a reality, Camp Verde must also invest in the essential services that support daily life, especially its water and wastewater systems. These systems are the backbone of a healthy, thriving city or town. By planning ahead smartly and ensuring Camp Verde's infrastructure can keep up with growth, the Town is not just building homes, Camp Verde is protecting its shared quality of life, preserving the environment, and making sure Camp Verde remains a place all are proud to call home for generations to come.

HOUSING ELEMENT
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Housing Options for All Ages, Abilities, and Needs

- Strategy 1: Encourage residential development in areas compatible with existing and planned land uses.
- Strategy 2: Where zoning is appropriate, encourage a variety of housing options, including different types, sizes, lot configurations, and densities, supporting residents of all ages, family sizes, and income levels.
- Strategy 3: Explore ways to expand multigenerational housing, such as accessory dwelling units and accessible homes that allow people to age in place.
- Strategy 4: Support the development of senior housing and assisted living facilities near medical centers, shopping areas, and community spaces.
- Strategy 5: Consider multifamily and mixed-use housing within designated neighborhood mixed-use areas.
- Strategy 6: Consider high-density residential development in conjunction with commercial and employment uses, such as the 260 West Character Area, and in areas with available infrastructure and pedestrian corridors or where infrastructure can be developed, while protecting the viewshed and open space.

Goal #2: Income-Aligned Housing for Residents and the Workforce

- Strategy 1: Conduct a housing needs assessment bi-annually to stay current on changing community needs and to understand who lives here as well as how they live.
- Strategy 2: Explore incentive programs that support housing affordability and attainability.
- Strategy 3: Maintain an up-to-date inventory of available housing by type, including single-family, multifamily, senior, student, and group housing.
- Strategy 4: Assess opportunities to expand the number of income-aligned rental housing units in Camp Verde.
- Strategy 5: Evaluate opportunities to expand the number of income-aligned owner-occupied housing units from those that had previously rented.

Goal #3: Revitalization of Existing Housing and Neighborhoods

- Strategy 1: Educate and guide developers and property owners about the need to redevelop and revitalize aging homes and properties while maintaining applicable design standards.
- Strategy 2: Study and implement revitalization strategies that strengthen and enhance community neighborhoods.
- Strategy 3: Strive to inform residents about land use changes, with opportunities to give meaningful feedback and have their input considered.

Goal #4: Collaborative Housing Solutions that Preserve Rural Character

- Strategy 1: Support non-profits in acquiring land and developing income-aligned housing options.
- Strategy 2: Encourage developers to include income-aligned housing units within their projects.
- Strategy 3: Leverage available funding (federal, state, and local) to address homeowner needs and expand housing opportunities.
- Strategy 4: Build partnerships with private, public, and nonprofit organizations to create diverse housing solutions.
- Strategy 5: Align Town policies with long-term strategies that promote affordability, accessibility, and community resilience.

- Strategy 6: Consider appropriate locations for denser development while discouraging high-impact development immediately adjacent to large-lot homes.
- Strategy 7: Ensure appropriate landscape buffers are provided between dissimilar land uses and varying densities to provide protection between the two.
- Strategy 8: Assess the feasibility of Housing Opportunity Zones (HOZs) increasing workforce housing options, which is beneficial to the Town and region.

Goal #5: Clear, Consistent, and Sustainable Housing Policies

- Strategy 1: Amend the zoning ordinance to be consistent with the General Plan goals regarding housing choice.
- Strategy 2: Evaluate state statutes and best practices that promote and encourage sustainable measures that protect Camp Verde's natural resources.
- Strategy 3: Continue to enforce building codes to protect the health, safety, and welfare of residents.
- Strategy 4: Preserve Camp Verde's rural character, open space, and environmental integrity by encouraging voluntary conservation easements, especially on large parcels of land.
- Strategy 5: Ensure Camp Verde's water infrastructure is resilient, efficient, and ready to meet the demands of future housing while protecting the Verde River and groundwater resources.

COST OF DEVELOPMENT

Responsible growth means ensuring that new development contributes its fair share toward the cost of infrastructure, services, and facilities, protecting the Town's resources and maintaining a high quality of life for residents.

COST OF DEVELOPMENT ELEMENT

A strong, resilient community depends on infrastructure and public services that are reliable, well maintained, and capable of supporting both current residents and future growth. In Camp Verde, roads, water and wastewater systems, drainage, and public facilities form the backbone of daily life and economic vitality. As the Town plans for growth, it must carefully consider how new development impacts these systems and how the costs of expansion and long-term maintenance are shared.

This Element establishes a framework for ensuring that growth occurs in a fiscally responsible and equitable manner. While existing operations are supported through a variety of revenue sources, additional funding tools may be necessary to fund infrastructure expansions driven by new development. The intent of this Element is to ensure that new development contributes appropriately to the cost of the infrastructure and services it requires, while protecting existing residents from disproportionate financial burdens and maintaining the quality of life valued by the Camp Verde community.

GUIDING PRINCIPLES

- Principle #1: Community Service Level
    - Evaluate community service-level standards and determine whether existing infrastructure and public services can support those standards as the Town grows.
- Principle #2: Future Investments
    - Assess the financial investment required to meet and maintain those service and maintenance standards over time.
- Principle #3: Fiscal Impact
    - Analyze the fiscal impact of new development, including both costs and benefits, on a per capita basis, ensuring that decisions benefit both current and future residents.
- Principle #4: Growth Equitably
    - Ensure fairness in funding, by determining an equitable distribution of development-related costs, so that growth contributes its fair share to infrastructure and public services.

DISCUSSION

Planning for a financially healthy future is more than balancing a budget; it is about making sure Camp Verde continues to thrive. Whether it is fixing roads, building parks, maintaining public safety services, or preparing for new development, these efforts all rely on thoughtful financial planning and investment.

To make that happen, the Town must track and manage its assets, update infrastructure plans, and carefully evaluate how to pay for the services and amenities residents expect. This means having a strong toolkit of funding options, including tools that help ensure that development contributes proportionally and that current residents are not left shouldering the cost alone. Below are some of the ways Camp Verde currently does pay for services, infrastructure, and improvements or could consider in the future.

Fees

Fees are collected when residents, developers or businesses use specific Town services. This includes business licenses, planning and zoning applications, building permits, plan reviews, and subdivision approvals. These fees help ensure that growth contributes to the development cost, rather than burdening taxpayers.

Taxes

Taxes help fund essential community services and infrastructure. Camp Verde uses several types of taxes that residents and businesses interact with regularly. Notably, the Town does not currently levy a local property tax or a tax on groceries (food for home consumption), which distinguishes Camp Verde from other municipalities.

- Transaction Privilege Tax (TPT): Often referred to as a sales tax, helps fund police, parks, facilities, and other public services. Camp Verde's local rate is 3.65%, which, when combined with state and county rates, brings the total to 10% within Town limits.

- Franchise Tax: This tax is paid by utility companies (electricity, gas, cable) in exchange for using public rights-of-way to deliver services. These revenues help fund Town operations without impacting residents directly.

- Industry Tax (Hotel/Motel Tax): A 3.0% tax on short-term lodging (less than 30 days), supporting tourism-related infrastructure. The total lodging tax is 13% when combined with the sales tax rate. This tax is also commonly referred to as the bed tax.

- Construction Tax: These are often fees related to construction work, such as an Excise Tax or Use Tax on materials used in construction or on newly built structures.

Impact Fees

When new homes or commercial buildings are built, they create demand for services, like roads, parks, water, and sewer. Impact fees make sure new development helps pay for needed infrastructure and other legal projects. While the Town of Camp Verde does not currently assess impact fees, the Town initiated an impact fee study in 2025 to evaluate the feasibility, legality, and potential applicability of impact fees as a future funding mechanism. This protects existing taxpayers and ensures the Town can grow responsibly.

- Transportation Impact Fee: Fees that fund road widening, new streets, traffic signals, intersections, sidewalks, and bike lanes.

- Park and Recreation Fee: Fees that fund parks, trails, playgrounds, open space, and recreational facilities.

- Police Service Fee: Fees that fund police stations, equipment, patrol cars, or communication systems.

- Utilities Impact Fee: Fees that fund water, wastewater, and stormwater infrastructure, including treatment facilities, wells, storage, distribution systems, drainage improvements, and system expansions needed to serve new development.

Capacity Fees

Capacity fees are one-time charges assessed at the time a property connects to a public utility system. Unlike impact fees, which are intended to fund community-wide infrastructure needed to serve growth, capacity fees are specifically tied to the cost of providing a new connection to an existing utility system. These fees help ensure that new users pay their proportional share of the system capacity they will consume, rather than shifting those costs to existing customers.

The Town of Camp Verde currently assesses capacity fees for water and sewer connections. These fees support the expansion, upgrade, and long-term sustainability of the Town's utility systems, including wells, treatment facilities, storage, and collection infrastructure.

Bonds

Bonds are long-term financing tools used to pay for big community projects. Bonds allow large-scale improvements, like parks or water systems, to be built now and paid for overtime.

- General Obligation Bonds: Used for community-wide projects. These require voter approval.

- Revenue Bonds: Fund specific services (like utilities) and are repaid through the revenue they generate.

- Improvement Districts: Used when a group of property owners wants to fund specific improvements for their area.

- Community Facilities Districts (CFDs): Typically used for large developments to fund roads, water, sewer, and other public infrastructure.

Revenues Available from the State

Based on Camp Verde's population, the Town receives a share of statewide tax revenue. These funds support roads, transportation, and basic services.

- State-Shared Revenue: A share of state sales and income tax.

- Transportation Revenues: Includes the Highway User Revenue Fund (HURF), vehicle license taxes, and local transportation grants, which help fix streets, sidewalks, and highways.

These shared revenues mean the state helps fund the services in Camp Verde, without relying solely on local taxes. The amount of state funding Camp Verde receives varies from year to year.

Grants and Loans

Grants allow Camp Verde to invest in major projects without placing the full cost on local taxpayers. Grants are awarded through a submission, review, and approval process through many federal, state, and even private entities. The grants are funded with matching or non-matching fund clauses, either requiring a local government to match the funding amount of the grant or at a certain percentage, or no match. Some grants will also allow match funding to be in the form of in-kind costs, such as staff time spent on the grant. With the limited tax revenues, local governments such as Camp Verde rely on grants to finance projects that the General Fund cannot cover.

Loans similar to grants can be another financial tool to fund various projects, but are more aligned to facilitate long-term investments and assets. Unlike grants, funds from loans have repayment requirements that stipulate a set interest rate on the loan, the amount to be paid monthly, and a term length of the loan.

Grants and loans often make large-scale community improvements possible, especially for projects that would otherwise be out of reach while enhancing the quality of life for Camp Verde's community

Development Agreements

These formal agreements ensure developers build or fund specific improvements as part of their projects. Development agreements can be valuable because they help align private development with long-term community goals, such as infrastructure improvements, affordable or attainable housing, outdoor recreation and open amenities, transportation connectivity, and other community needs that safeguard the public's interest.

Other Financing Mechanisms

Some funding tools are project-specific and help ensure new development directly contributes to the infrastructure it needs:

- Dedications: Developers may be required to dedicate land or install infrastructure (like roads or utilities) as part of new development.
- Exactions: Conditions placed on development approvals to provide land, money, or improvements to offset their impacts on public infrastructure.
- Wastewater and Water Reimbursement: Programs or agreements that let developers recover some costs when they build public water or sewer systems that also serve other properties beyond their own project.

COST OF DEVELOPMENT ELEMENT GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Diverse and Resilient Revenue to Support Growth and Services

- Strategy 1: Evaluate the use of impact fees as a potential mechanism to ensure that new development contributes equally toward necessary and planned capital improvements and infrastructure.
- Strategy 2: Review and adjust fees and taxes to ensure statutory compliance and support the Town's service and operational goals.
- Strategy 3: Assess the need for a grant coordinator to secure and manage funding for priority capital investment.
- Strategy 4: Ensure new development aligns with existing infrastructure capacity and supports required service levels through necessary improvements.
- Strategy 5: Adopt service level standards for land uses with identified costs and revenues for all Town departments.
- Strategy 6: Work collaboratively to integrate long-range and strategic economic planning efforts that reflect and support the Town's goals and community values.

- Strategy 7: Continuously examine new funding sources to support strategic infrastructure and future development investments.
- Strategy 8: Identify measures and opportunities that enhance taxable revenue streams for temporary short-term stays that maintain longstanding water and infrastructure usage, in accordance with state law.

Goal #2: Infrastructure and Service Capacity to Support Growth and Redevelopment

- Strategy 1: Require all affected departments review proposed developments that may impact the Town's budget, infrastructure, or service demands.
- Strategy 2: Ensure new development contributes appropriately to the costs of growth, in accordance with state law.
- Strategy 3: Establish a rational nexus between new development and the future capacity needed as a result of that development.
- Strategy 4: Encourage commercial development that accommodates residents and reduces retail sales loss to surrounding communities.
- Strategy 5: Adopt policies and ordinances that require new development to fund the costs associated with those developments.
- Strategy 6: Coordinate infrastructure extensions and expanded public services needed to support new development provide mutual benefit to both the Town and the developer.
- Strategy 7: Assess and evaluate sources that fund visitor infrastructure and service impacts with restaurant and retail taxes and short-term (< 30-day), hotel and RV site rental taxes.

Goal #3: Long-Term Fiscal Responsibility and Financial Stability

- Strategy 1: Assess the impact and benefits of attracting and retaining industries or companies to support a diverse and stable tax base.
- Strategy 2: Continue updating development fee schedules to ensure a fair share of expenses are recovered.
- Strategy 3: Proactively research and secure private, federal and state funding opportunities through grants.
- Strategy 4: Identify fees and other revenue sources to fund operational expansion, growth-related costs, and new facilities.
- Strategy 5: Utilize the Capital Improvements Plan (CIP) to prioritize services and allocate resources effectively, with annual review and updates.

- Strategy 6: Monitor the costs and benefits of development projects to assess their impact on the Town's overall fiscal health.

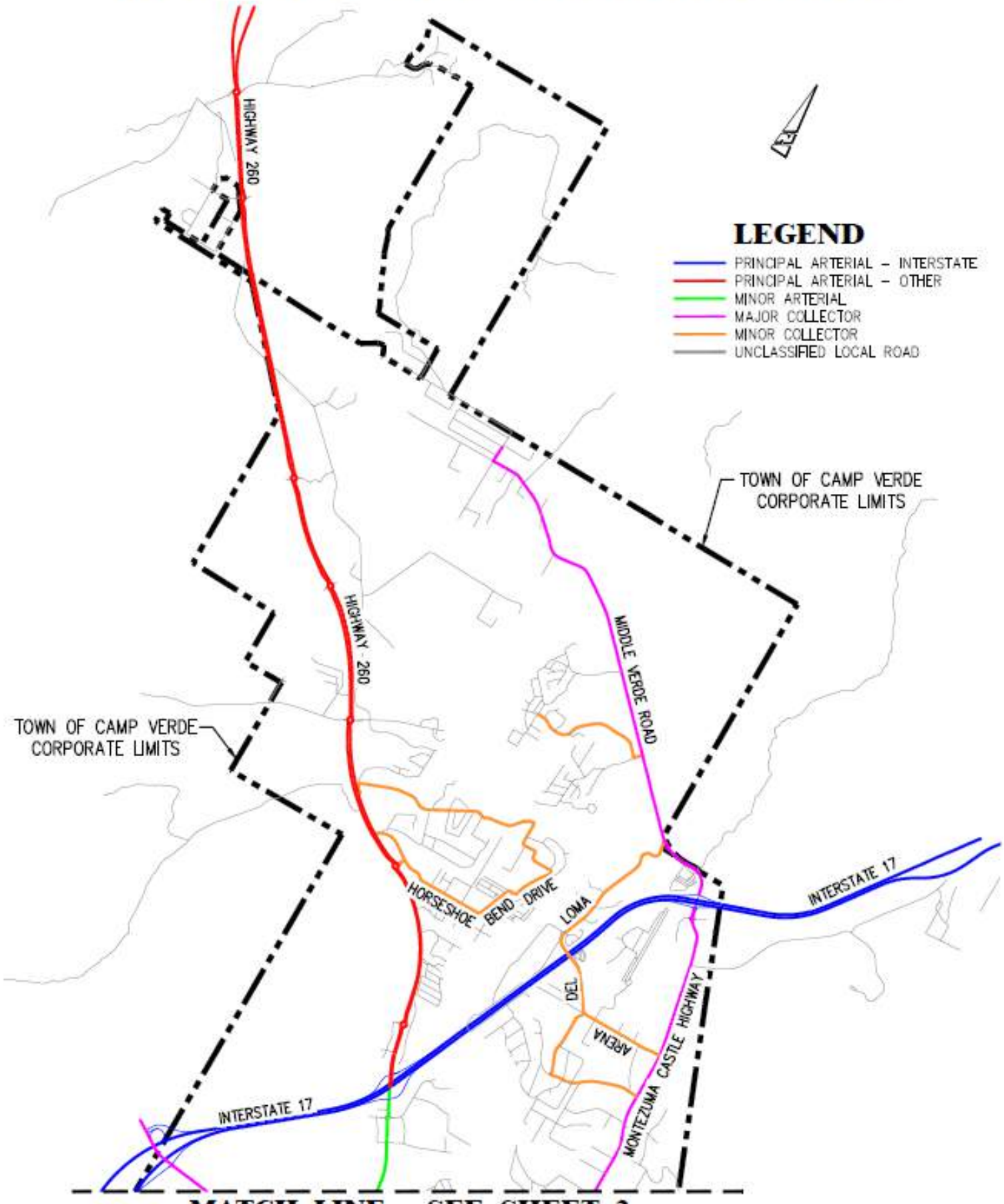
Goal #4: Collaborative Partnerships for Infrastructure and Service Delivery

- Strategy 1: Identify opportunities to collaborate with stakeholders to provide infrastructure and services that benefit the broader community, such as parks, schools, and transportation.
- Strategy 2: Partner with private development to maximize capital projects funded through bonds or in-lieu contributions.
- Strategy 3: Explore regional collaboration and resource-sharing opportunities with neighboring jurisdictions and service providers to enhance efficiency, reduce costs, and improve service capabilities.
- Strategy 4: Promote and participate in public-public and public-private partnerships for shared-use facilities and shared-infrastructure development.

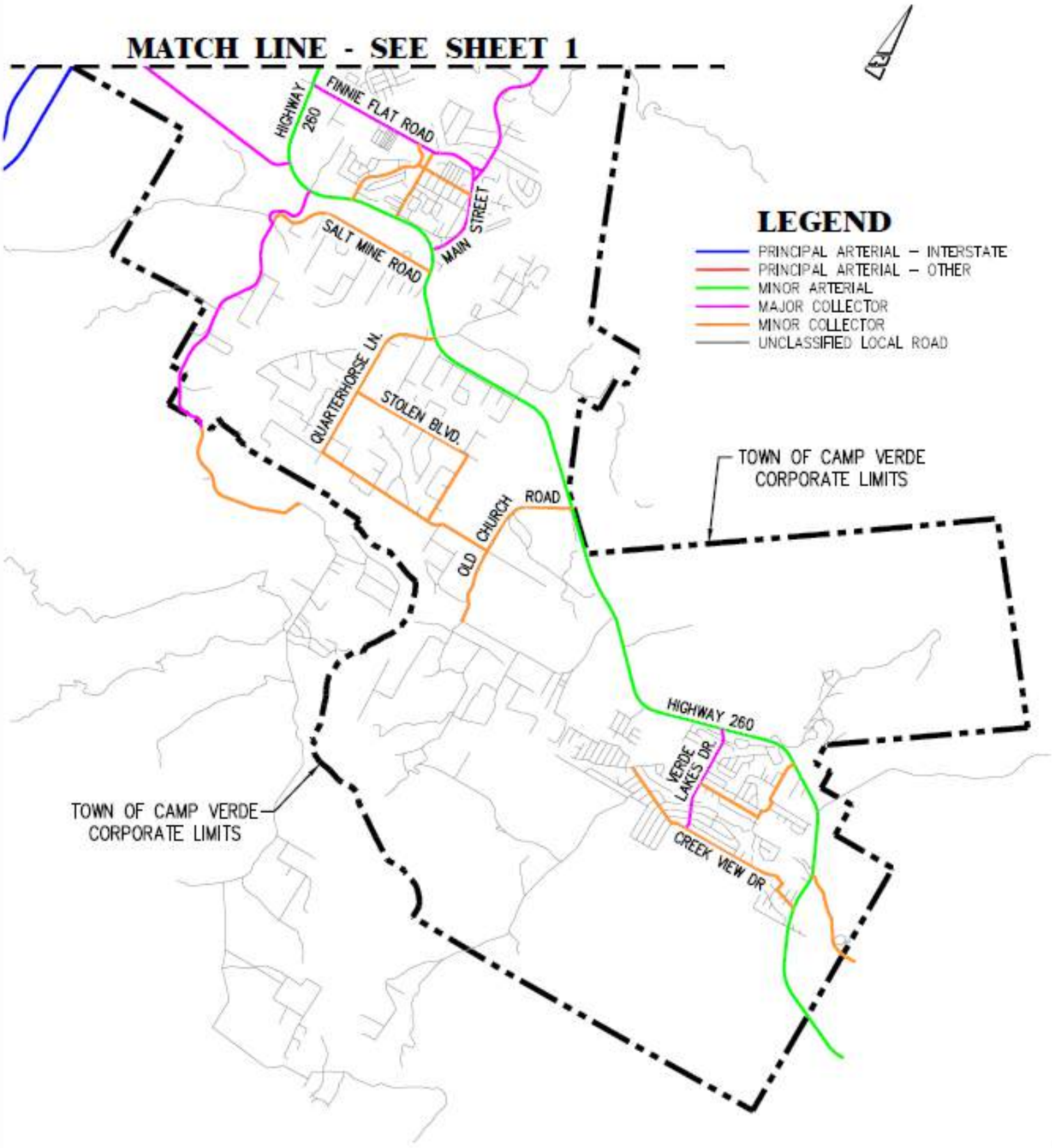
TRANSPORTATION & CIRCULATION

A well-planned transportation system connects people to jobs, schools, services, and recreation – strengthening community, improving safety, and supporting future growth.

TOWN OF CAMP VERDE
ROADWAY CLASSIFICATION MAP



TOWN OF CAMP VERDE
ROADWAY CLASSIFICATION MAP



TRANSPORTATION & CIRCULATION ELEMENT

Transportation and circulation in the Town of Camp Verde are critical components of the community's overall functionality, quality of life, and long-term economic vitality. Strategically located at the intersection of Interstate 17 and State Route 260, Camp Verde serves as a regional hub for both residents and visitors traveling through central Arizona. This positioning offers significant advantages for commerce, tourism, and regional access, while also placing increasing demands on the Town's transportation infrastructure.

The Town's circulation system must accommodate a diverse range of users, including local commuters, commerce traffic, tourists, bicyclists, Yavapai-Apache Nation transit riders, and pedestrians, all within a context that balances rural character with the pressures of economic development. Camp Verde's continued growth, combined with the increasing volume of regional pass-through traffic, necessitates a coordinated and forward-thinking approach to transportation planning.

This Element chapter presents a comprehensive overview of the Town's transportation infrastructure, patterns of use, planned improvements, and strategic goals for the future.

GUIDING PRINCIPLES

- Principle #1: Integrated and Connected Transportation Network
    - Foster a transportation network that connects neighborhoods, commercial centers, schools, parks, and regional destinations efficiently and intuitively.
- Principle #2: Safe and Secure Mobility for All Users
    - Ensure all users, including but not limited to motorists, pedestrians, and bicyclists, can move through the community safely.
- Principle #3: Equitable and Accessible Transportation Options
    - Expand transportation access to underserved populations, including low-income residents, seniors, and people with disabilities.
- Principle #4: Preservation and Stewardship of Existing Infrastructure
    - Protect and maintain existing infrastructure through timely maintenance and strategic capital improvements.

- Principle #5: Resilient and Adaptable Transportation Systems
    - Invest in transportation systems that can withstand environmental stressors and adapt to future growth.
- Principle #6: Regional and Intergovernmental Collaboration
    - Strengthen partnerships with regional agencies, the Yavapai-Apache Nation, and the private sector to leverage funding and expertise.

HISTORICAL CONTEXT

Camp Verde's transportation development is deeply rooted in its history. The Town was originally established as a military fort in the 1860s to secure settlement in the Verde Valley, and over time, civilian settlers created a community grounded in agriculture, ranching, and trade. The indigenous peoples who preceded early settlers engaged in agriculture, trade, hunting, fishing, and gathering. They relied on horses and established foot trails as their primary modes of transportation, many of which later evolved into the roadways we use today. As transportation needs evolved, so did the infrastructure. Roads that once served horse-drawn wagons and military movements eventually supported trucks hauling produce, tourists visiting Montezuma Castle National Monument, and daily commuter traffic.

A key piece of Camp Verde's regional transportation evolution was the development of what is now known as State Route 260 (SR-260). The origins of this corridor trace back to the 1870s with the construction of the General Crook Trail, a military supply route connecting Fort Verde and Fort Apache. This early trail established a critical east-west connection across the central part of Arizona, laying the foundation for modern roadways in the region.

However, the most dramatic transformation occurred with the construction of Interstate 17 (I-17) in the 1970s, positioning Camp Verde as a pivotal north-south travel corridor between Phoenix and Flagstaff. This shift not only changed the physical layout of the Town but also significantly influenced patterns of growth, commerce, and accessibility, integrating Camp Verde deeper into the broader regional economy. *(Image Source: LoopNet Commercial Real Estate).*



EXISTING CONDITIONS

Roadway Network

Camp Verde's transportation system is predominantly auto-oriented, supported by a network of arterial highways, collector roads, and local streets. Spanning more than 43 square miles, the Town's expansive and varied landscape, which includes rural subdivisions, agricultural lands, and scenic natural areas, shapes both the character of the community and the complexity of its transportation needs. This geographic spread presents unique challenges and opportunities in planning and maintaining an efficient, connected roadway network that serves a dispersed population.

Interstate 17 serves as the Town's most significant transportation asset, bisecting the community with three access points: Exits 285 (General Crook Trail), 287 (State Route 260), and 289 (Middle Verde Road). These interchanges facilitate the daily movement of residents, tourists, and commercial freight and serve as gateways into the Town's residential neighborhoods, commercial corridors, and visitor destinations. *(Image Source: AA Roads).*



Running east to west, State Route 260 serves as another critical link, connecting Camp Verde with jurisdictions like Cottonwood and Clarkdale to the north and Strawberry-Pine and Payson to the southeast. This corridor not only supports substantial daily commuter traffic but also acts as a primary freight and tourism route, with high volumes especially noticeable during weekends and peak seasons.

Main Street once served as the primary highway through Camp Verde before the construction of the State Route 260 bypass. As the original alignment of State Route 260, it was the main thoroughfare for residents, travelers, and freight. With the completion of the bypass, Main Street transitioned into a local route, allowing it to evolve into a more community-focused corridor. Today, local routes such as Main Street function as the heart of the Heritage Character Area, hosting community events, small businesses, and pedestrian-oriented activity. Finnie Flat Road and Montezuma Castle Highway operate as major collector roads, bridging the gap between residential and commercial areas and guiding visitors toward natural and cultural landmarks such as Montezuma Castle National Monument.

In addition to the Town-maintained roadway system, Camp Verde also contains a number of privately owned roads within its municipal boundaries. These roads are

typically located within private developments or historically subdivided areas and are not maintained by the Town. As a result, property owners or homeowner associations are responsible for upkeep. While these roads serve local travel needs, their condition and maintenance standards can vary widely and present unique challenges in emergency response, drainage control, and integration into the broader circulation network.

Traffic Volumes

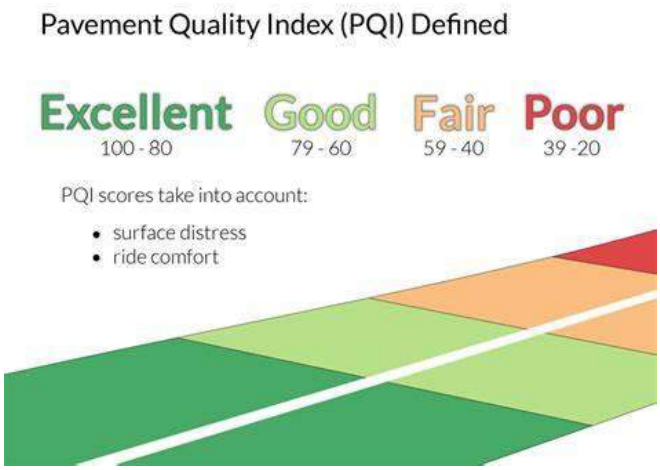
Traffic volume data from the Arizona Department of Transportation (ADOT) provides insight into how heavily Camp Verde's roads are used. Average Annual Daily Traffic (AADT) volumes for I-17 in the Camp Verde vicinity show consistently high levels of vehicle movement. Exit 285 (General Crook Trail) sees approximately 34,711 vehicles per day, while Exits 287 (SR-260) and 289 (Middle Verde Road) report daily volumes of 34,853 and 33,842 respectively. These numbers underscore the importance of I-17 as a backbone for regional mobility.

Similarly, State Route 260 within Town limits sees substantial use. Between Cherry Creek Road and Exit 287, the AADT is estimated at 15,329 vehicles per day. Projections by ADOT estimate this number will increase to over 25,000 vehicles per day by the year 2042, reflecting anticipated population growth and commercial development across the Verde Valley.

Street Conditions

Camp Verde's road conditions are evaluated using the Pavement Condition Index (PCI), a nationwide standard for measuring road surface integrity. A recent survey revealed the Town's average PCI rating is just 36.2, with the majority of Camp Verde's roadways (approximately 90%) falling into the "Poor" to "Serious" condition categories. Such conditions demand significant rehabilitation to ensure the safety and efficiency of the transportation network.

The Public Works Department Streets Division is tasked with managing road maintenance. Historically, the Streets Division has faced financial challenges, but the Town is actively working to adjust Highway User Revenue Funds (HURF) allocations to bolster financial support and improve long-term roadway conditions. *(Image Source: City of Tempe, AZ)*



Safety and Congestion

Although Camp Verde is not generally characterized by urban-level congestion, traffic chokepoints do exist, especially during peak tourism periods. Exits 285 (General Crook Trail) and 287 (SR-260) along I-17 are consistently busy, with Exit 287, serving the Finnie Flat commercial area, experiencing the highest levels of local congestion. The tri-intersection of Finnie Flat Road, Main Street, and Montezuma Castle Highway is also a known trouble spot for traffic flow and safety, and it has become a focal point for planned improvements. Additionally, there have been noted concerns about speeding and cut-through traffic in quieter neighborhoods, prompting the Town to consider future traffic-calming strategies in residential zones.

MULTIMODAL AND NON-MOTORIZED TRANSPORTATION

Pedestrian and Bicycle Infrastructure

Camp Verde lacks a comprehensive and connected pedestrian and bicycle network. While certain areas, such as the Heritage Character Area, have benefited from recent sidewalk improvements, many other parts of Town remain underserved in terms of non-motorized infrastructure. This limited connectivity poses challenges for residents who do not have access to a personal vehicle and restricts opportunities for alternative transportation.

Improving walkability and bike accessibility has been identified as a key priority through the Town's Character Area planning process. Strategies under consideration include expanding sidewalks and bike lanes, adding pedestrian amenities like benches and shade structures, implementing traffic-calming measures, expansion of public transit, and hosting community events that promote active transportation. Where appropriate, the Town will also prioritize the protection of bike lanes with physical barriers to improve cyclist safety and encourage broader use.

These efforts reflect a broader vision to create a safer and more accessible transportation network throughout Camp Verde. This vision is further supported by the *Urban Upland Trails* document, which outlines potential routes and design standards for enhancing non-motorized trail connectivity across the community.

Barriers to Access

Physical barriers to active transportation are evident throughout the Town. ADA-accessible sidewalks are absent in large portions of the community, and many neighborhoods lack pedestrian crossings across busy arterials like State Route 260 or Montezuma Castle Highway. The disjointed nature of existing paths makes it difficult to travel safely and efficiently by foot or bicycle from residential areas to commercial or recreational destinations.

Future Vision

Long-range planning efforts currently underway, including the Verde Valley Master Transportation Plan and the Parks and Recreation Master Plan, will outline a forward-looking vision for a more connected, accessible, and equitable transportation system in Camp Verde. Conceptual proposals include the development of multi-use paths along State Route 260 and Montezuma Castle Highway, greenway trails linking neighborhoods to the Verde River, and expanded sidewalk coverage throughout key business and civic corridors. These improvements are intended to promote walkability, encourage active transportation, and ensure safer mobility options for residents and visitors alike. As the Town continues to grow, these planning documents will serve as roadmaps for creating a more sustainable and inclusive transportation network.

PUBLIC AND REGIONAL TRANSPORTATION



Public transit options in Camp Verde are limited, though efforts are underway to expand services in partnership with regional stakeholders. The Yavapai-Apache Nation operates a network of fixed-route buses that provide essential connections for both tribal and non-tribal residents, serving key destinations such as medical centers, shopping areas, and employment hubs throughout the region. Due to the Town's rural nature and low population density, rideshare services are not readily available, further limiting transportation options for those without access to a personal vehicle. The transit map shown is not current, and the Yavapai-Apache Nation is actively working to update route and service information *(Image Source: YAN Transit)*.

In addition, intercity bus operators like Groome Transportation and Greyhound provide service to major cities including Phoenix and Flagstaff, offering viable options for residents who rely on longer-distance travel.

Looking ahead, the Town is exploring opportunities to collaborate with the Yavapai-Apache Nation on expanding local and regional transit solutions as a part of the Department of Transportation's Thriving Communities Grant. This partnership aims to improve transportation access for underserved populations, including seniors, low-income households, and those without a private vehicle. In addition, the Northern Arizona Council of Governments (NACOG) is currently developing the Verde Valley Regional Transportation Plan, which will help identify long-term transit, mobility, and connectivity needs across the region.

PARKING

As Camp Verde continues to grow as a destination for tourism, commerce, and residential development, the availability and functionality of parking have become increasingly important components of the Town's overall transportation network. A well-planned parking system supports local businesses, improves access to community facilities, and reduces unnecessary congestion caused by vehicles circulating in search of parking. In areas where pedestrian activity is prioritized, such as the Heritage Character Area, parking should be located nearby but thoughtfully separated from the main corridors to minimize congestion and preserve walkability. Removing on-street parking in these zones can help reduce traffic congestion and create a more welcoming, pedestrian-focused environment.

Camp Verde's current parking inventory consists of a mix of on-street spaces, municipal lots, and informal parking areas, particularly in the Heritage Character Area and near high-traffic civic destinations. While overall demand is generally manageable, peak periods, including special events and seasonal tourism surges, highlight gaps in availability and accessibility, especially on Main Street.

INVESTMENT AND CAPITAL IMPROVEMENTS

Capital Improvement Projects

Camp Verde is making strategic investments in its transportation network through a series of capital improvement projects outlined in the five-year funding plan starting Fiscal Year 2025.

A $896,500 grant awarded through the Arizona Statewide Mobility and Access for Reliable Transportation (SMART) program is currently funding the design phase of the Finnie Flat Road and Montezuma Castle Highway Improvement Project. This initiative, with an anticipated total cost exceeding $20 million, aims to enhance pedestrian accessibility, improve roadway safety, and reduce congestion along one of the Town's most heavily traveled corridors. These upgrades will also help support long-term economic growth by strengthening infrastructure in a primary commercial area.

In tandem, the Town has developed 90% design plans for the Main Street Reconstruction Project, which will address aging underground utilities, failing surface infrastructure, and persistent drainage issues. The total cost for this project is expected to exceed $15 million. To help fund construction, the Town is pursuing federal grant funding.

Several smaller-scale but high-impact projects are also underway. One such project is the 7th Street Sidewalk Extension, which will extend pedestrian access south toward State Route 260 from Finnie Flat. This project is being funded through Yavapai County's Community Development Block Grant program and will serve an area designated as low-income, improving mobility and safety for nearby residents.

Additionally, the Town has initiated the Verde Lakes Drive Sidewalk Improvements Project. This project will install new curb, gutter, and sidewalk along the west side of Verde Lakes Drive between State Route 260 and Catclaw Drive. The design is being completed in-house by Town staff, while construction is being funded through the Northern Arizona Council of Governments' Transportation Improvement Program. The Town is scheduled to receive $664,780 in Fiscal Year 2026 for the construction phase of this important pedestrian improvement.

These ongoing and planned investments demonstrate Camp Verde's commitment to improving mobility, safety, and connectivity through targeted infrastructure improvements that benefit both residents and visitors.

Road Preservation Ordinance

Recognizing the importance of protecting new infrastructure investments, the Town has adopted Ordinance 24-A497 that restricts cutting or trenching into recently paved roads. Under this policy, asphalt less than seven years old and chip seal surfaces less than three years old are protected unless specific permission is granted. If granted, the utility or contractor is required to repave the full affected lane for a minimum of 25 feet in either direction of the trench to preserve the road's integrity and appearance.

Ongoing Maintenance

Routine maintenance remains a priority. The Town annually contracts street striping services to improve visibility and road safety. Camp Verde also operates an annual chip seal program, which significantly extends pavement life and reduces the need for costly reconstructions. These efforts reflect the Town's focus on preservation, even amid times where resource are limited.

FUNDING AND ADVOCACY

Camp Verde participates actively in regional advocacy efforts through organizations like the Arizona Department of Transportation (ADOT), the League of Arizona Cities and Towns (LACT), and Northern Arizona Council of Governments (NACOG). The Town has submitted both the Main Street and Montezuma Castle Highway projects for inclusion in NACOG's Regional Priority Project List (RPPL), which serves as a tool to lobby state and federal legislators for increased rural transportation funding.

In 2025, NACOG submitted $81.1 million in funding requests for priority roadway infrastructure projects for consideration by the state legislature in 2026 as part of the Rural Transportation Advocacy Council (RTAC) Priority Projects List. The RTAC bill included a request of $7.7 million for Camp Verde's Montezuma Castle Highway Roadway Widening and Multimodal Upgrades project from Black Ridge to Cliff Castle Casino.

TRANSPORTATION & CIRCULATION ELEMENT GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Improve Roadway Conditions Across the Network

- Strategy 1: Identify and prioritize roadway improvements across the transportation network, including pavement condition, safety, capacity, and operational performance, with particular attention to corridors and Character Areas planned for growth.
- Strategy 2: Establish a formal Pavement Management Program that includes annual condition assessments and capital planning for resurfacing cycles.
- Strategy 3: Consider applicable roadway improvement recommendations from the Verde Valley Master Transportation Plan (VVMTP) into Town transportation planning and the Capital Improvement Program, as appropriate.
- Strategy 4: Enforce Ordinance 24-A497, which restricts the cutting of newly paved or chip-sealed roads to preserve surface integrity. Where permitted, utility trench repairs must follow high-quality restoration standards.

Goal #2: Enhance Safety and Reduce Congestion at Key Intersections

- Strategy 1: Advance the design and eventual construction of the critical Finnie Flat Road, Main Street, and Montezuma Castle Highway intersection, where existing congestion and safety concerns are most acute.
- Strategy 2: Utilize crash data, traffic studies, and roadway safety recommendations from the Verde Valley Master Transportation Plan (VVMTP) to identify and prioritize safety improvements.
- Strategy 3: Implement traffic-calming strategies in neighborhoods affected by excessive speeds or high levels of cut-through traffic.
- Strategy 4: Upgrade signage, striping, and intersection technology to modern standards that improve visibility, reduce congestion, and support smoother traffic flow.
- Strategy 5: Conduct a comprehensive parking study to analyze current capacity, utilization, and future needs in areas of high demand such as the Heritage Character Area, where parking should be located nearby but thoughtfully separated from the main corridors to minimize congestion and preserve walkability.

Goal #3: Expand Multimodal Infrastructure and Accessibility

- Strategy 1: Develop and implement a community-wide sidewalk, trail, and pathway connectivity plan to close gaps and improve safe pedestrian circulation.
- Strategy 2: Construct new multimodal paths along high-volume corridors such as State Route 260 and Montezuma Castle Highway that link residential areas with schools, parks, and commercial nodes.
- Strategy 3: Develop clear wayfinding signage and public information tools to better guide residents and visitors to available parking locations.
- Strategy 4: Adopt standardized design guidelines for transit facilities, including bus shelters and passenger amenities, to improve comfort, accessibility, and consistency.

Goal #4: Increase Access to Regional and Public Transit

- Strategy 1: Continue working in close partnership with the Yavapai-Apache Nation and Cottonwood Area Transit to expand local and regional fixed-route transit services.

- Strategy 2: Address the transit needs of the workforce, aging population, and residents with limited transportation options through coordinated service planning and targeted investments.
- Strategy 3: Consider applicable policies and recommendations from the Verde Valley Master Transportation Plan (VVMTP) and the Verde Mobility Plan (VMP) into Town planning, operations, and future transit initiatives, as appropriate.

Goal #5: Coordinate Growth with Local Transportation Infrastructure

- Strategy 1: Identify local roadway and circulation needs within growth areas and Character Areas where new development is anticipated, with particular attention to neighborhood and internal street networks.
- Strategy 2: Use anticipated growth and development activity to inform Capital Improvement Program (CIP) prioritization for local roads, intersections, and supporting infrastructure.
- Strategy 3: Through development review, require projects to evaluate and mitigate impacts to local streets, access points, and internal circulation systems.

Goal #6: Secure Funding for Transportation Projects

- Strategy 1: Actively pursue grants such as the Rebuilding American Infrastructure with Sustainability and Equity program and Community Development Block Grants.
- Strategy 2: Continue submitting shovel-ready projects to the Northern Arizona Council of Governments' Regional Priority Project List to position Camp Verde for funding consideration.
- Strategy 3: Establish infrastructure development agreements with private developers to ensure new growth supports improvements to the public transportation system.

OPEN SPACE

Open space is the heart of Camp Verde – preserving our rivers, fields, and vistas, protecting wildlife and water resources, and ensuring that future generations can enjoy the landscapes that define our community.

OPEN SPACE ELEMENT

The conservation and preservation of open space is essential to sustaining the Town of Camp Verde's natural character, cultural heritage, and long-term resilience. Historically rooted in agriculture and farming, Camp Verde has relied on its land and natural resources to shape its identity and support its local economy. The Verde River, a critical natural asset, continues to provide water for irrigation, habitat for native species, and opportunities for recreation and education. Safeguarding these open spaces and waterways honors the Town's agricultural legacy and reinforces its commitment to responsible development and land use. Through strategic planning, Camp Verde aims to protect these valuable resources for the benefit of current and future generations.

GUIDING PRINCIPLES

- Principle #1: Preserve the Natural Landscapes
    - Protect scenic vistas, native habitats, natural watercourses and public lands that define Camp Verde's western rural character.
- Principle #2: Promote the Agricultural Heritage of the Town
    - Support working lands that reflect the Town's farming and ranching traditions.
- Principle #3: Support Enhanced Public Access
    - Expand and maintain open spaces for passive recreation, education, and community enjoyment.
- Principle #4: Protect Water Resources
    - Safeguard riparian areas, the Verde River and tributary corridors as critical natural, recreational and open space assets.
- Principle #5: Plan for Long-Term Stewardship
    - Integrate conservation strategies into land use planning to ensure the sustainability of open space for future generations.
- Principle #6: Collaborate Regionally
    - Work with neighboring jurisdictions and regional partners throughout the Verde Valley to protect shared natural resources and promote cohesive conservation efforts.

DISCUSSION

What is Open Space?

According to Arizona Revised Statutes, open space lands or open area is any space or area characterized by great natural beauty or whose existing openness, natural condition, or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources, or the production of food and fiber. Open space can encompass various environments, such as the following:

- Developed: Areas that may include parks, golf courses, horse staging areas, trails, picnicking areas, bike paths, and pathways.
- Natural Environment: This includes forestland, rivers, streams, grasslands, desert scrubs, riparian areas, wilderness areas, preserves, protected sites, and topographical areas that are unsuitable for development, including steep slopes and floodplain areas.
- Limited Development: Scenic-drive corridors, vista corridors, and public recreational amenities that minimally impact the natural environment. An example of a public recreational amenity that would minimally impact the natural environment is a natural surface trail (dirt or primitive trail) that follows existing landscape with little grading and would require minimal to no paving.
- 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. Ranch land can be described as land that is used for raising livestock such as cattle, sheep, goats, horses, and other types of livestock. This type of land includes pastures with natural vegetation and grazing areas that support agricultural and ranching activities.

The Town and Adjacent Open Space Land

Open spaces play a critical role in preserving natural habitats, including the Verde River, West Clear Creek, Wet Beaver Creek, the confluence of Oak Creek and regional wildlife migration corridors. They help maintain both historic and active agricultural lands, provide important buffers between higher-density development and environmentally sensitive areas, support balanced economic growth, and promote access to locally grown food.

The Town of Camp Verde is uniquely positioned adjacent to significant tracts of federally managed land within the Prescott and Coconino National Forests. We are appreciative of the stewardship of the U.S. Forest Service, whose efforts help preserve the region's ecological integrity and provide valuable recreational and educational opportunities.

Notably, the Cedar Bench Wilderness, encompassing approximately 16,009 acres, is located within the Prescott National Forest near Camp Verde. The West Clear Creek

Wilderness, spanning about 15,238 acres, lies within the Coconino National Forest to the east of Camp Verde. Additionally, the Fossil Creek Springs Wilderness sitting at 11,550 acres also within the Coconino National Forest lies east to southeast of Camp Verde. These protected areas are vital to maintaining the biodiversity, scenic beauty, and natural resources that define the Verde Valley.

In 2024, a land exchange between the U.S. Forest Service and the Yavapai-Apache Nation, a federally recognized Tribe, was finalized, involving approximately 3,207 acres of federal land spanning over four national forests, which are Apache-Sitgreaves National Forest, Coconino National Forest, Kaibab National Forest, and Prescott National Forest. With areas of the Coconino and Prescott National Forest within Camp Verde, approximately 3,083 acres (96%) of land that were exchanged to the Yavapai-Apache Nation are in three of Camp Verde's Character Areas, which are State Route 260 West, Middle Verde, and Pecan Lane. The land exchange aims to consolidate tribal lands, enhance opportunities for housing and economic development, while protecting habitat along the Verde River and Wet Dry Beaver Creek for cultural purposes, and maintaining the vital attributes of open space elements. While these were once public spaces, the Yavapai-Apache Nation will now become the stewards of these lands.

The Verde River is a defining natural feature of Camp Verde, shaping the Town's landscape, sustaining a diverse range of wildlife, serving as a critical water source, and valuable outdoor recreation asset. Stretching for approximately 18 miles through Camp Verde, the river corridor is surrounded by a mix of residential and agricultural lands, making its protection essential to preserving the community's natural, cultural, and economic value.

To support long-term stewardship of the river and its surrounding corridor, the Town shall implement an appropriate buffer zones along residential and agricultural properties adjacent to the river. These buffers should be tailored to the specific land use and the property's Character Area. For example, residential zoning ("R") along Montezuma Castle Highway within the Pecan Lane Character Area, or residential and agricultural zoning ("R" and/or "AG") in the Middle Verde Character Area, could be evaluated for compatibility with buffer requirements that preserve the health of the Verde River and protecting areas of open space while respecting private property uses.

Open Space and Zoning

In some jurisdictions, open space is used as a standalone zoning district that can be applied to areas that are not suitable for development due to problems inherent to topography or other physical characteristics or important lands that need to be preserved to protect unique natural habitats. While the Town of Camp Verde does not have this designation, it is a stated desire in this General Plan to ensure open space

preservation. For example, the Town of Camp Verde designated a section of land to the South of State Route 260 (SR260) near General Crook Trail as the "Copper Canyon Character Area" to preserve approximately 450 acres of open space while providing outdoor recreational opportunities at the Copper Canyon Trail Head and conceptual plans for the Oasis Trailhead located off State Route 260 (SR260) and Oasis Road.

Other Areas of Open Spaces within Camp Verde

Other areas that border Camp Verde that are designated as Open Space Areas, as indicated by the 2016 approved General Plan:

- Black Hills
- Jackson Flat
- Porcupine Mountain
- White Hills
- Wingfield Mesa

Within Camp Verde, cemeteries are also considered Open Space areas:

- Clear Creek Cemetery & Church
- Middle Verde Cemetery
- Yavapai-Apache Cemetery
- Porcupine Mountain Cemetery

Trails, Trailheads, and Verde River access points:

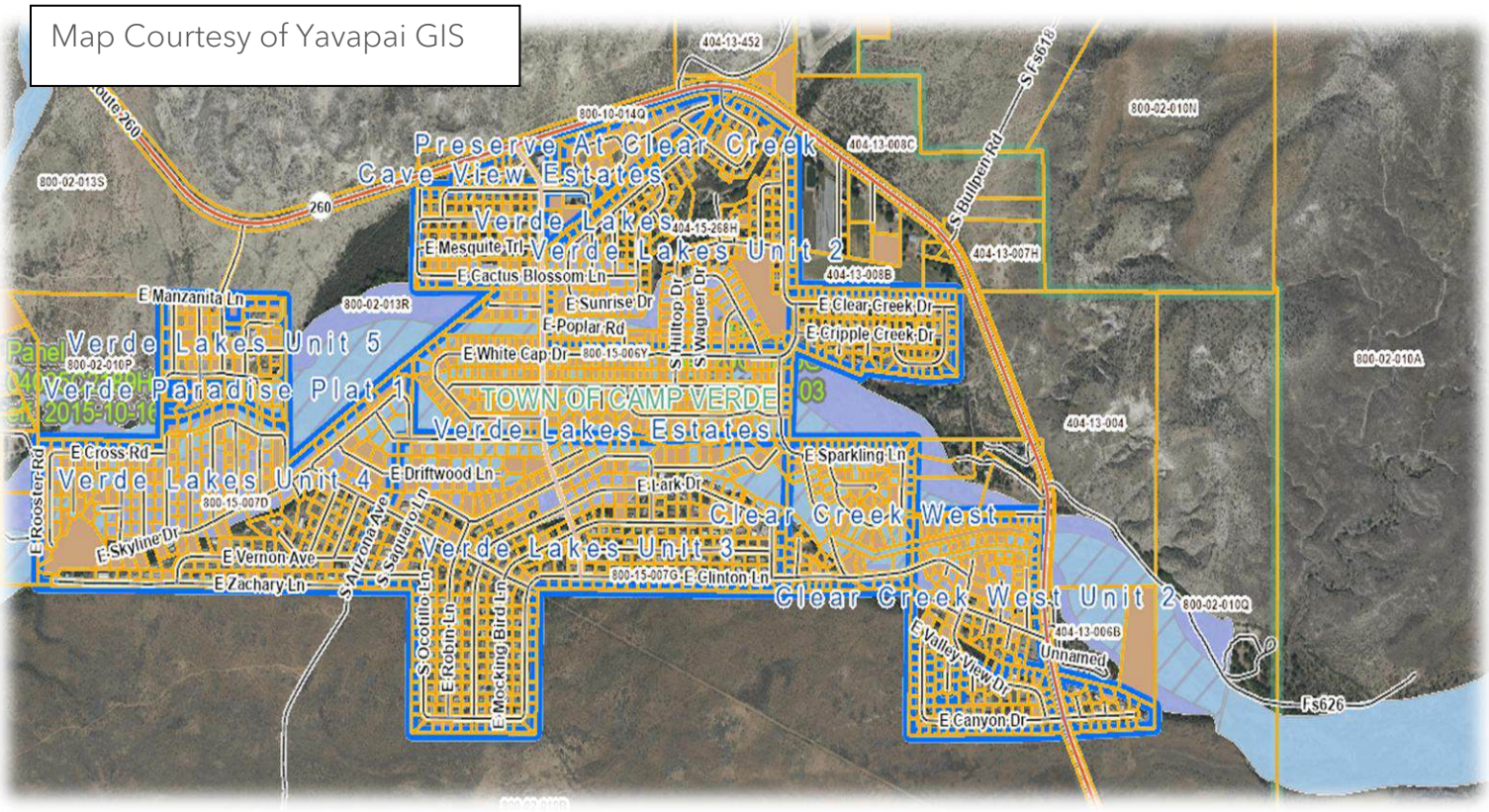
- Copper Canyon Multi-Purpose Trailhead
- Grief Hill Trailhead on Cherry Road
- Trail 119A by Overlook Acres
- Hayfield Draw Day Use (OHV)
- Perimeter Trail
- Verde Vista Loop Trail
- Ryal Canyon Trail
- Box T Trail
- Verde River and Verde River Access Points
- Parson Preserves

Open Space and Flood Prone Lands

The Town of Camp Verde owns approximately 100 acres of land within the Clear Creek Character Area, much of which lies within a designated Federal Emergency Management Area (FEMA) flood zone. While flood-prone areas present certain development limitations, they are commonly and strategically used for recreation and open space in community planning. The Town partnered with the Nature Conservancy on the West Clear Creek Recreation and Restoration plan to support this strategic approach. Within the boundaries of Verde Lakes Drive and the Sierra Verde Neighborhoods in Camp Verde, West Clear Creek is prone to high flooding, causing

damage to structures and roadways along the creek corridor. One of the major goals of this plan is to address restoration and recreational infrastructure to reduce the effects of flooding on the surrounding community and connect wildlife corridors vital for open space. The map provided below outlines the flood zone in the Clear Creek Character Area.

Map Courtesy of Yavapai GIS



Other flood prone areas primarily owned by private residents in the Pecan Lane and Middle Verde Character Area also present certain development challenges. With thoughtful design and management, these properties can offer valuable public benefits, such as flood mitigation, habitat preservation, and recreational opportunities, making them well-suited for low-impact uses that enhance quality of life while supporting natural resilience.

Open Space and Private Lands

Privately owned farm and ranch lands play a vital role in shaping Camp Verde's rural character. These open spaces have long helped buffer development, while supporting agricultural production, wildlife habitat, and natural migration corridors. In its November 15, 2023, endorsement of conservation easements and agreements, the Town affirmed its commitment to preserving these values, stating: "The Town of Camp Verde, General Plan, Planning & Zoning Ordinance and Verde River Recreation Plan recognize and support the importance and protection of our western, rural heritage,

agricultural lands, open space, and the river corridor. Therefore, the Town of Camp Verde supports conservation agreements." This continued support reflects the Town's dedication to protecting the landscapes that define its identity and sustain its future.

Dark Sky and Open Space

Camp Verde's open spaces play a critical role in preserving the Town's naturally dark night skies, which are a defining environmental and community asset. Large tracts of undeveloped land, river corridors, and protected natural areas limit light pollution and create uninterrupted night sky visibility that enhances the Town's rural character and sense of place. These dark sky conditions elevate the value of open space beyond daytime recreation, extending its benefits into the evening hours and supporting activities such as stargazing, astronomy education, and nighttime outdoor experiences.

Protecting dark skies through thoughtful open space preservation strengthens Camp Verde's environmental stewardship while supporting eco-tourism and low-impact recreation that rely on natural night conditions. Trails, parks, and open lands designed with dark sky–friendly lighting and minimal nighttime disturbance contribute to wildlife habitat protection, watershed health, and visitor experiences that are unique to rural communities. By integrating dark sky preservation into open space planning and development decisions, Camp Verde reinforces its identity as a community that values natural landscapes, sustainable growth, and the protection of resources that define both its daytime and nighttime environment.

OPEN SPACE ELEMENT
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Integration of Open Space into New Development

- Strategy 1: Integrate parks, open space, and outdoor recreation amenities into new development projects through coordinated planning, development agreements, and land use incentives that are aligned with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 2: Evaluate ways to address parks and open space through impact fees.
- Strategy 3: Adopt and implement development standards that minimize impacts to open space and natural water courses supporting the restoration or reuse of land after present mining activities have concluded while preserving environmentally sensitive lands.
- Strategy 4: Identify, preserve, and manage a connected open space system that provides natural areas with access for residents and visitors that align with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.

- Strategy 5: Update the Town's Dark-Sky ordinance to guide dark-sky compliant outdoor lighting and street lighting to minimize light pollution and impacts to Camp Verde's rural environment and open space.
- Strategy 6: Rezone Town-owned property within high flood-prone areas to open space zoning.

Goal #2: Preservation of Riparian Areas, Natural Open Space, and Trail Connectivity

- Strategy 1: Prioritize the preservation of open space in all new developments by incorporating strategies such as conservation easements and the designation of private open lands.
- Strategy 2: Develop a plan to preserve the Verde River and larger tributaries, including its natural floodplains, and its natural environment as a regional recreation destination that aligns with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan. Include regional partnerships, cooperation, and grants to create a high-quality experience for visitors.
- Strategy 3: Assess opportunities to preserve significant flood prone areas such as the Verde River, Wet Beaver Creek and the confluence of Oak Creek that aligns with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 4: Support the expansion of a trail system to attract tourism through regional cooperation and the pursuit of grants or community co-ops that promote minimal natural impact that aligns with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 5: Preserve perennial and ephemeral tributaries for their environmental and recreational value, and protect historical, heritage, and archaeological sites that contribute to the cultural significance of the region.
- Strategy 6: Consider impacts to known wildlife habitats during development application review and adopt measures which reduce negative impacts to sensitive habitat areas that aligns with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 7: Maintain local and regional partnerships to ensure that a unified, concise message about sustainable and responsible recreation is delivered to our visitors and community.
- Strategy 8: Support public education about riparian areas and open space.

OUTDOOR RECREATION

Outdoor recreation is central to Camp Verde's way of life by providing spaces to explore, play, and connect with the land while enriching community health, culture, and pride.

OUTDOOR RECREATION ELEMENT

Located in the center of Arizona, along Interstate 17 and graced by 18 miles of the Verde River, Camp Verde is geographically central and naturally exceptional. The Town is surrounded by an abundance of scenic treasures, including nine federal wilderness areas, six state parks, four national monuments, two wild and scenic rivers, and the stunning landscapes that define the Verde Valley as a world-class destination.

Recreation in Camp Verde is as diverse as its setting. While many people often associate recreation with sports and physical activities, it encompasses a much broader range of experiences. Desired recreational facilities, thoughtfully managed programs, and engaging community events all contribute to the health, wellness, and social fabric of the Town.

Communities that actively recreate and welcome visitors to do the same, foster a strong sense of belonging and social cohesion. Camp Verde exemplifies this spirit by hosting popular events such as the Pecan and Wine Festival, Corn Fest, and Fort Verde Days. These celebrations foster community pride and play a vital role in supporting the local tourism economy.

The Town's parks, recreational facilities, and community spaces provide both structured and unstructured opportunities for participation and enjoyment. These amenities promote physical and mental well-being and are key elements of a thriving, connected community.

Camp Verde's natural desert setting also allows for unique partnerships with agencies such as the Prescott and Coconino National Forest Services, Arizona State Parks, Yavapai County and Yavapai-Apache Nation. The Town of Camp Verde also collaborates with non-profit organizations which have natural resources at focus. These collaborations expand and enrich the recreational offerings available to residents and visitors alike, creating a dynamic network of outdoor experiences alongside the traditional neighborhood parks and community amenities typically found in towns of its size.

GUIDING PRINCIPLES

- Principle #1: Promote Healthy Living
    - Support recreational opportunities and encourage physical activity, mental wellness, and lifelong health for all ages.

- Principle #2: Foster Community Well-Being
    - Develop accessible spaces for all that strengthen social connections and enhance the quality of life.

- Principle #3: Celebrate our Western Heritage
    - Integrate Camp Verde's unique Western culture and traditions into recreational programming and facility design.

- Principle #4: Champion Conservation
    - Protect natural landscapes and habitats to ensure responsible recreation that sustains the area's native plants, riparian areas, wildlife, and scenic character.

- Principle #5: Preserve Cultural and Environmental Resources
    - Maintain the integrity of historical, archaeological, and scenic resources as a core component of recreational planning.

DISCUSSION

History

The history of recreation in Camp Verde reflects its unique blend of natural resources, cultural heritage, and rural character. While not always formalized in the way larger municipalities develop parks and recreation departments, Camp Verde's recreational identity has evolved steadily, shaped by its geography, traditions, and community priorities.

Long before Camp Verde was formally established, the area was home to Indigenous peoples from various cultures and tribes, including the ancestors of today's Yavapai-Apache Nation. For many, the specific names used by these early inhabitants are unknown. Historians note that the term "Sinagua," meaning "without water" in Spanish, was introduced by archaeologist Harold S. Colton in 1939 to describe the ancient peoples. Today, the Hopi refer to them as *Hisat'sinom*, meaning "those who came before." These early cultures used the land for spiritual, subsistence, and recreational purposes, maintaining a deep connection to nature.

In the late 1800s, Anglo-American settlers and the military presence at Fort Verde brought new recreational traditions to the region, including equestrian activities, informal sports, and community gatherings centered around the fort. Historically, Camp Verde's agrarian lifestyle and ranching culture laid the foundation for recreational activities. Horseback riding, rodeos, team roping and barn dances became deeply embedded in local tradition and are still celebrated today.

Recreation and Tourism

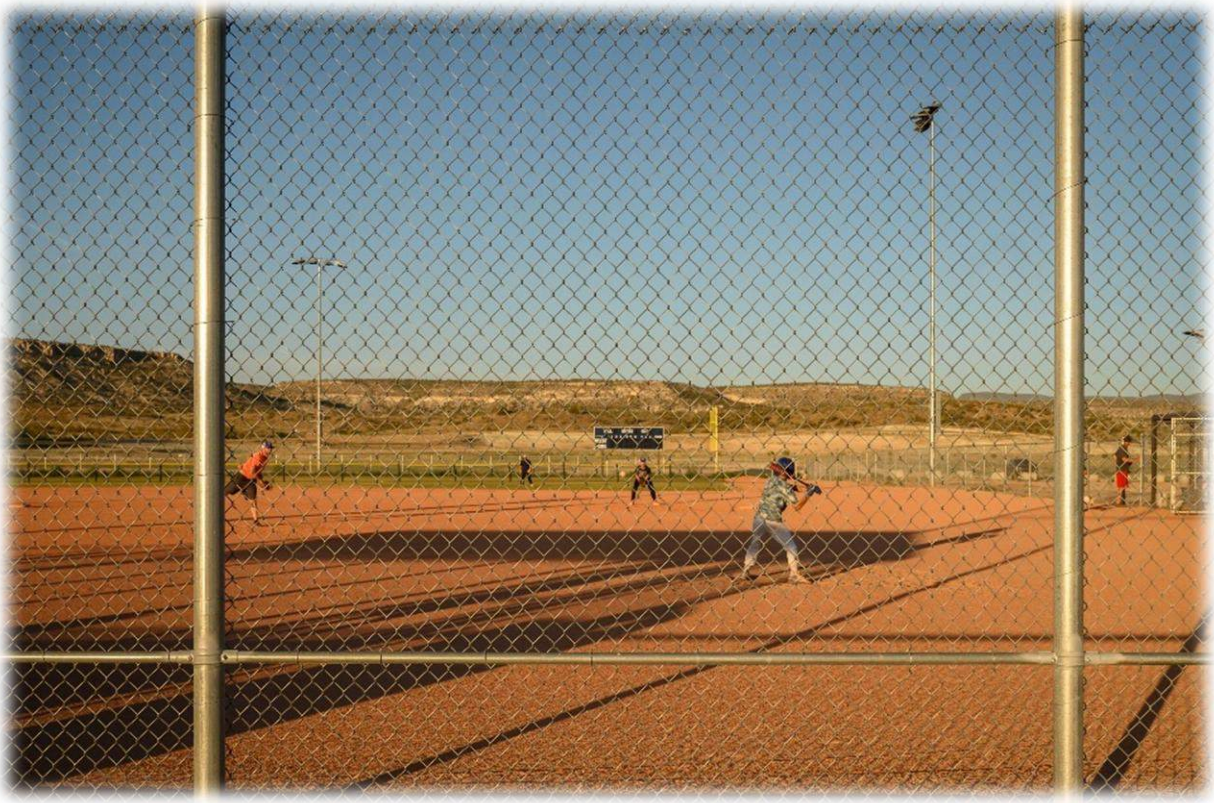
In an effort to better understand community perspectives and priorities surrounding tourism and recreation, the Town of Camp Verde partnered with Polco, a nationally recognized civic engagement and survey organization. Through this collaboration, a comprehensive survey was conducted to collect meaningful feedback from residents regarding the future of tourism in Camp Verde.

One of the key takeaways from the survey was the community's strong desire to preserve the cultural identity of Camp Verde. Nearly 47% of respondents indicated that maintaining and celebrating the Town's culture is extremely important as a core benefit of tourism. This sentiment underscores a broader community interest in aligning tourism growth with local values and heritage, rather than solely focusing on economic outcomes.

When asked what types of tourism experiences they felt should be prioritized by the Town, respondents identified the following categories with examples of current and possible new activities:

- Outdoor Adventure: Including hiking, biking, hunting, fishing, stargazing, kayaking, and off-road trail activities, reflecting Camp Verde's rich natural landscape and the growing demand for sustainable, nature-based recreation.
- Cultural & Historical Tourism: Emphasizing museums, historic sites, animal sanctuaries, festivals, and the interpretation of indigenous heritage, aligning with the community's commitment to heritage preservation.
- Culinary & Beverage Tourism: Encompassing restaurants, wineries, breweries, food festivals, and farm-to-table experiences, this sector highlights the growing interest in local food culture and agritourism.
- Family-Friendly Attractions: Including parks, wildlife parks, adventure play areas, and other forms of intergenerational entertainment that serve both residents and visiting families.
- Western Heritage Tourism: Featuring rodeos, horseback riding, equestrian and ranching style experiences, and other experiences that celebrate Camp Verde's frontier legacy and rural character.
- Relaxation and Unplugging: Emphasizing sunset and river walks, quiet retreats and cozy lodging.
- Arts and Crafts: Including galleries, live music, public art, craft workshops.
- Eco-Tourism: Encompassing birdwatching, dark sky and star gazing, wildlife tours, and scenic excursions.
- Sports and Competitions: Includes tournaments, races and athletic events.

These responses indicate that the community values tourism strategies that are immersive, authentic, and connected to Camp Verde's environmental, recreational and cultural assets.





Community Priorities for Amenities and Infrastructure

In addition to identifying tourism priorities, survey participants also provided input on the types of amenities and infrastructure they believe Camp Verde needs to support both residents and visitors, such as the following:

- Vibrant Downtown/Main Street (Heritage District)
  A strong majority of respondents emphasized the need for a more walkable, attractive, and engaging downtown area, anchored by diverse retail, dining, entertainment, and cultural offerings.
- More Shopping
  The respondents expressed a desire for more boutiques, artisan markets and specialty retail options.
- Expanded Dining and Nightlife Options
  Community members expressed a desire for additional restaurants and late-hour venues, indicating a growing demand for social spaces that contribute to a more dynamic evening economy.
- Enhanced Recreational Opportunities
  There was strong support for expanded trail networks, outdoor activity spaces, and increased access to nature-based amenities, reinforcing the importance of recreational infrastructure to the quality of life and tourism supported by previous general plans and the Urban Upland Trail Plan
- More Community Events and Festivals
  Respondents noted the need for additional public events that celebrate local culture, foster community engagement, and enhance Camp Verde's attractiveness as a destination.
- Enhanced Transportation, Signage and Lodging
  There was strong support for more transportation options like shuttles, bike rentals, and better trail markers and information centers, and more lodging options.



Residents envision strategies rooted in outdoor adventure, cultural preservation, and local flavor while also calling for investments in infrastructure and amenities that enhance daily life and support sustainable tourism growth. The feedback also emphasizes the role of recreation as a unifying theme, serving as a driver of health, economic development, and community pride.

PARKS AND RECREATIONAL SITES

Camp Verde maintains seven (7) park sites totaling over 100 acres.

1. Arturo Circle Neighborhood Park (2431 N. Arturo Park, 1.1 Acres)



2. Butler Park (1213 Garner Lane, 6.96 Acres)



3. Community Center Park (75 E. Hollman Street,6.56 Acres)



4. Sports Complex (990 E. Champion Trail, 114.18 Acres)



5. Rezzonico Family Park/Centennial Park (33 W. Mosher Lane, 4.39 +/-)



6. Verde Lakes Community Park (3012 S. Aspen Way, 2.0 Acres +/-)



7. Parsons Riverfront Preserve (North Roundup and I17, 12 Acres +/-)



In conjunction with the above Town-owned parks, the Town also owns and/or maintains these Community Recreational Facilities:

1. Heritage Family Pool (290 Apache Trail, .50 Acres +/-)



2. Heritage Skate Park (290 Apache Trail, .25 Acres +/-)



3. Camp Verde Library (130 N. Black Bridge Road, 2.0 Acres +/-)



4. Town of Camp Verde Gym (395 S. Main Street, .25 Acres +/-)



5. Hallet Plaza (Corner of Main Street and S. First Street, .10 +/-)



The National Recreation and Park Association (NRPA) Park Metrics offer comprehensive benchmarks for evaluating park and recreation services across the United States. According to the 2024 NRPA Agency Performance Review, the national average is one park per 2,411 residents or 10.2 acres of parkland per 1,000 residents. Given Camp Verde's rural character and its existing network of parks and trails, the Town likely surpasses these national standards.

There are no strict rules about how close parks need to be to homes, but having parks nearby helps bring people together, builds a sense of community, and supports better health. The National Recreation and Park Association suggests that parks should be within a quarter mile of homes (about a five- to ten-minute walk). While some parts of Camp Verde meet this goal, many do not, mainly because the Town is spread out with large properties. New subdivisions are now required to dedicate land for parks and open space as part of the development process. This requirement ensures that growth contributes directly to the expansion of recreational amenities and open space, rather than relying solely on existing facilities. By requiring park and open space parcels to be planned and set aside at the time of subdivision, the Town can better align new development with community needs, improve walkability and access to recreation, and preserve open space as Camp Verde grows.

While not operated and owned by the Town, these facilities below provide additional cultural and recreational opportunities for Camp Verde.

Camp Verde School District:

1. Owns and maintains approximately 27 acres of athletic and multi-purpose fields, including playground areas.

Two state parks are located within the area of the Camp Verde:

1. Fort Verde State Historic Park (10.87 Acres)
2. Rockin' River Ranch State Park (67.22 Acres)

Two National Monuments are adjacent to the Camp Verde:

1. Montezuma Castle
2. Montezuma Well

Recreation on Arizona State Trust Land

It is important to note that recreational use on Arizona State Trust Land is permitted only on designated trails or with a valid State Land Recreation Permit. Designated trails are those with legal public access through an easement. For all other recreational activities on State Trust Land, a Recreation Permit is required and may be obtained through the Arizona State Land Department at land.az.gov.

RECREATIONAL OPPORTUNITIES

Recreation for All: Enhancing Access and Opportunity in Camp Verde

Residents of all ages, from youth to older adults, benefit from increased access to recreational opportunities that promote physical health, social engagement, and overall well-being.

While Camp Verde has long been known for its strong equestrian tradition, the Town has also recognized and begun addressing gaps in its broader recreational landscape. Historically, facilities such as Butler Park (adjacent to Camp Verde High School) and the Community Center Park (located behind Town Hall), have offered limited athletic amenities, primarily a few fields for soccer, football, and baseball/softball. However, these facilities have not adequately met the growing needs of a diverse and active population.



To help close this gap the 114-acre Camp Verde Sports Complex is being constructed in phases. Phase I includes two baseball fields, two all-purpose fields, one disc golf course, and the complete infrastructure (drainage, water, roads, etc.). Once fully built out, the complex is expected to house six baseball fields, two all-purpose or soccer fields, several pickleball and tennis courts, a walking trail, a disc golf course and a pond. In addition to accommodating a range of athletic pursuits, this facility will also create new opportunities for community-wide events and sports tourism.

Further efforts to improve recreational amenities include the replacement of aging playground equipment. In 2025, the Town completed the replacement of a 15+ year-old playground at the Community Center Park with a modern, safer, and more durable play structure, ensuring that Camp Verde's youngest residents have a safe and engaging place to play. Continued investment in outdoor infrastructure is vital for the long-term livability and attractiveness of the community.

Youth Activities

Open space plays an important role in community life, but in Camp Verde it has not yet been fully leveraged to meet the broader activity, social, and engagement needs of youth and teens. While the Town offers parks, trails, and natural areas, there are limited structured programs, gathering spaces, and activity hubs that intentionally support youth engagement, particularly during after-school hours, evenings, and weekends. This gap affects how young people interact with community spaces and limits opportunities for social connection, creativity, and positive engagement.

Youth engagement within open space extends beyond traditional recreation. Parks, riverfront areas, trails, and community open spaces can also serve as venues for informal gathering, cultural programming, outdoor learning, arts activities, events, and youth-led initiatives. When designed and programmed intentionally, open spaces can become safe, welcoming environments where youth feel a sense of belonging and connection to their community.

Expanding youth-focused activities within open space presents a meaningful opportunity for Camp Verde. Thoughtful programming and flexible space design can activate existing parks and open areas without compromising their environmental or rural character. These efforts support youth well-being, strengthen community ties, and contribute to a more vibrant and inclusive public realm.

Moving forward, Camp Verde will seek to better integrate youth engagement into open space planning by identifying opportunities for programming, partnerships, and design approaches that allow parks and open spaces to serve a wider range of ages and activities, while remaining consistent with conservation goals and community values.

Equestrian Recreation: A Community Arena and Economic Asset

The 39-acre parcel owned by the Town of Camp Verde called the "Camp Verde Equestrian Center" serves as a key recreational and economic asset for the Town. As a hub for equine-related activities, the center has hosted numerous national roping, riding events and motorcross competitions drawing non-profit organizations, professional competitors, and seasonal visitors from across the country, many of whom seek refuge from colder climates. The Equestrian Center is also home to a small Go Cart Racetrack bringing racing enthusiasts enjoyed by the community and visitors from Spring to Fall .

While equine sports are a form of recreation for some, they represent a way of life for many, reflecting the deep-rooted heritage and identity of Camp Verde. The Camp Verde Equestrian Center not only honors Camp Verde's western cultural legacy but also supports tourism, economic development, and community pride. In addition to the public arena, numerous private arenas are located throughout the town, further reinforcing the strong equestrian traditions that remain central to Camp Verde's character.

The Verde River: A River Recreation & Camp Verde's Natural Crown Jewel

Set within the unique landscape of the Upper Sonoran Desert, Camp Verde is home to a rare perennial waterway. The Verde River and its tributaries support rich riparian ecosystems and provides an abundance of recreational opportunities. Flowing for approximately 18 miles through the Town's boundaries, the river is Camp Verde's emerald-green lifeline and a treasured resource for both residents and visitors.



From fishing and kayaking to birdwatching and swimming, the Verde River offers a wide variety of recreational activities accessible to all ages. Recognizing the river's value, the Town adopted the Verde River Recreation Master Plan, which outlines key priorities for enhancing public access, protecting natural resources, and integrating the river more fully into the community's recreational and ecological framework. The following are the current publicly accessible river access points to the Verde River for the public:

1. Beasley Flat
2. Black Bridge
3. Bullpen
4. Clear Creek Day Use Area
5. Gap Creek
6. White Bridge
7. Rockin' River State Park
8. Rezzonico Park

9. Parson Riverfront Preserve
10. Bignotti Picnic Site

Moving forward, Camp Verde aims to explore the development of long-standing recreational opportunities along the Verde River, while simultaneously fostering environmental stewardship and long-term conservation. Education and responsible management will be essential to ensuring the river's health and accessibility for generations to come.

OUTDOOR RECREATION GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Diverse, Accessible, and Well-Maintained Recreational Facilities and Programs

- Strategy 1: Support the enhancement of the existing parks by adding amenities and elements that accommodate a more diverse range of ages and abilities that are aligned with the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 2: Pursue the development of a multi-use community center that serves both youth and adults by providing athletic facilities, academic support, educational programming, and expanded recreational opportunities for all residents.
- Strategy 3: Seek public input on proposed park, recreation, open space, and trails enhancements as a part of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 4: Participate in the National Recreation and Park Association Park Metrics program, providing valuable data on park and recreation services to national standards.
- Strategy 5: Create an inventory and maintenance plan for existing parks and recreation facilities owned and operated by Camp Verde.
- Strategy 6: Preserve and promote western-themed attractions like rodeos, equestrian and ranch type activities, training facilities and horseback riding to celebrate Camp Verde's rural and frontier identity.
- Strategy 7: Protect and maintain historical, archaeological, and other critical lands within Camp Verde that support safe and accessible outdoor activities for residents and visitors that align with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 8: Promote awareness about the importance of "pack it in, pack it out" practices to help keep Camp Verde's natural areas clean and well-preserved.

Goal #2: Verde River Recreation and Stewardship

- Strategy 1: Update the Verde River Recreation Management Plan as needed ensuring that it aligns with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 2: Encourage recreation that is compatible with the natural environment and focus on the preservation of the historical sites.
- Strategy 3: Encourage plan features, such as parks and trail systems, that allow people to recreate at the river and connect with other points of interest that align with the strategic priorities of the Parks, Recreation, Trails and Open Space Master Plan.
- Strategy 4: Support educational and recreational opportunities that align with the conservation and preservation of the Verde River and its natural habitats.
- Strategy 5: Support efforts with governmental agencies, and public/private organizations to obtain voluntary conservation easements and development rights from landowners to secure access, protect sensitive areas from further development and provide trail corridors.

Goal #3: Community-Focused Sports Complex Development and Management

- Strategy 1: Implement the Parks, Recreation, Trails and Open Space Master Plan set to be completed in 2027.
- Strategy 2: Align field and facility improvements with evolving community needs and usage trends.
- Strategy 3: Assess necessary enhancements to fields and facilities to accommodate traveling programs as a potential source of revenue.
- Strategy 4: Pursue external funding opportunities to support the development of new facility assets within the Sports Complex.

TRAILS

Trails weave together Camp Verde's neighborhoods, rivers, and open spaces, creating pathways for recreation, connection, and discovery across the community.

TRAILS ELEMENT

In Camp Verde, trails are more than just pathways. They are vital threads in the fabric of our community. They serve as significant economic, cultural, environmental, and social assets, connecting people to the Verde Valley's breathtaking landscapes and timeless heritage. Our trail system offers meaningful opportunities for healthy recreation, community connection, and personal discovery, enriching the quality of life for both residents and visitors. Trails serve a broad range of users who enjoy activities such as hiking, biking, horseback riding, and off-highway vehicle (OHV) recreation. As gateways to nature and history, trails inspire a shared sense of place, pride, and stewardship that reflects the spirit of Camp Verde.

This Element provides an overview of Camp Verde's trail system, existing conditions, and future opportunities serving as a guided framework for trail development and enhancement.

GUIDING PRINCIPLE

- Principle #1: Prioritize Trail Safety.
    - Ensure active trails are thoughtfully designed, well-maintained, and clearly marked with directional signage.
- Principle #2: Connected and Regionally Integrated Trail Network
    - Connect neighborhoods, schools, shopping, parks, historic sites, and public lands to establish a seamless trail network that enhances regional connectivity across the Verde Valley and surrounding jurisdictions.
- Principle #3: Balanced Shared Use Access
    - Identify designated access points for hikers, bikers, equestrians, and OHV users that are thoughtfully located to respect nearby neighborhoods, farms, and ranches, while protecting existing uses such as agricultural production and wildlife management.
- Principle #4: Resilient and Sustainable Trail Development
    - Design, build and manage trails that can withstand environmental changes and increase usage, while investing in maintenance practices that ensure long-term durability and trail quality.
- Principle #5: Education, Interpretation and Responsible Use
    - Promote awareness of local history, land use, and responsible trail use through interpretive signage and programs that support trail etiquette.

- Principle #6: Inclusive and Accessible Trail Opportunities
    - Ensure that trails can be accessed by people of all abilities.
- Principle #7: Enjoyment, Exploration, and Community Well-Being
    - Encourage recreation, exploration, and well-being through diverse and engaging trail experiences.
- Principle #8: Collaborative Stewardship and Regional Partnerships
    - Foster partnerships with local organizations, residents, and land managers, and neighboring municipalities to promote shared stewardship and ensure consistent, coordinated trail usage and management across the Verde Valley.

HISTORICAL

The Town of Camp Verde's trail network has deep historical roots, with many routes, such as Copper Canyon, Grief Hill, White Hills, the Salt Mines, the Mail Trail, and General Crook Trail, originally used by Indigenous peoples and early settlers for trade and travel. Like many communities in the region, Camp Verde's trails reflect a rich cultural and historical legacy. When the Town incorporated in 1986, expanding recreational opportunities was among one of the core reasons, ensuring that these cherished paths could be preserved and enjoyed by all.



Since the adoption of Camp Verde's first General Plan in 1998, the community has shared the vision of creating a connected trail system that links routes within the Town to surrounding public lands. This vision was strengthened in both the 2004 and 2016 General Plans, which called for preserving historic trails, developing a comprehensive trail plan, and prioritizing open space preservation. These planning efforts laid the foundation for a long-term commitment to outdoor recreation and conservation.

In 2020, the Town partnered with Arizona State University's School of Geographical Sciences and Urban Planning in hosting a scoping meeting with key stakeholders, which provided a meaningful opportunity for residents and trail users to share their priorities, concerns, and ideas for an expanded trail system, playing a critical role in shaping the completion of the Urban Upland Trail Plan (UUTP).

The UUTP builds upon decades of community input and planning, demonstrating Camp Verde's commitment to developing a multi-use trail network that reflects the Town's character and values. Although trail development takes time, these

investments provide lasting benefits in terms of recreation, economy, culture, and the environment. As the trail system continues to grow it not only enhances the quality of life for both residents and visitors, but also helps position Camp Verde as a premier destination for outdoor adventure.

Over the past 10 years, several successful trail and trailhead projects outlined in UUTP have come to life through strong partnerships with the Prescott and Coconino National Forests and utilizing grant funding. The partnerships and grant funding opportunities have allowed Camp Verde to develop key recreational assets including the Copper Canyon Trailhead, Ryal Canyon Trailhead, Box T Trailhead, Verde Vista Loop Trail, Perimeter Trail, and Grief Hill Trailhead. These projects reflect the Town's commitment to expanding outdoor access and enhancing the trail experience for all users.

Camp Verde's trail efforts have also been greatly enhanced through its active role in the Verde Front, a regional partnership formed in 2008, to expand outdoor recreation across the Verde Valley. This collaborative network brings together public, private, and nonprofit partners to address shared challenges and create lasting opportunities. Camp Verde plays a key role in several working groups, including Trails, Outdoor Economics, and Community Engagement. One of the partnership's most exciting initiatives is the Verde Circle Trail, which is a planned 150-mile loop connecting the Verde Valley communities through a shared vision for regional connectivity and outdoor access.

Camp Verde continues to make substantial strides toward the community's shared vision of enhancing hiking, biking, equestrian, and off-highway vehicle (OHV) trails as key elements of Camp Verde's recreational identity. These trails improve the quality of life by promoting outdoor access, fostering healthy living, and connecting people with the environment, while also boosting the local economy and elevating the Town's appeal as a vibrant destination. As Camp Verde grows, the Town will continue to invest in safe, connected, and well-maintained trails and trail systems essential in supporting both residents and visitors for years to come.

The image below is the Verde Vista Loop Trail, looking toward south Camp Verde neighborhoods, the Verde River and Black Hills atop the White Hills.



CURRENT ESTABLISHED TRAIL SYSTEM

Outdoor enthusiasts looking to experience Camp Verde's natural beauty can explore a variety of trails suited for walking, horseback riding, biking, and off-highway vehicle (OHV) use. These trails support a broader vision to connect neighborhoods, parks, and trailheads, strengthening community ties and expanding access to public lands. The designated trail systems offer something for users of all abilities and interests, with the following primary routes available:

Disclaimer: In the following list of trails, the term "urban" refers to trails that are within the municipal boundaries of Camp Verde and the term "upland" refers to trails that extend beyond the municipal boundaries into the National Forest lands that surround the Town of Camp Verde.

- *Perimeter Loop Trail (Urban) – Easy - Hiking:*
  The Perimeter Loop Trail is a 1.6-mile loop trail along the perimeter of the new Sports Complex. Portions of this trail and the new Sports Complex were made possible by a Land and Water Conservation Fund grant that the Town pursued in partnership with the Prescott National Forest and Arizona State Parks and Trails.

- *Ryal Canyon Trail (Upland - Prescott) – Difficult - Hiking, Biking, Equestrian, OHV:*
  Ryal Canyon Trail is a 2.5-mile one-way (5-mile out-and-back) trail that gains 1,600 feet in elevation as it hugs the edge of Ryal Canyon and joins with Ryal Springs at the top of the trail. Certain sections have been deemed unsafe for equestrian use, preventing full trail access for horseback riders. As a result, these segments are being used side by sides or UTVs instead. Ryal Canyon Trailhead was made possible through a private-public land acquisition of a 4.52-acre parcel of land with the Town and a private citizen while partnering with the Prescott National Forest and obtaining an Arizona State Parks and Trails grant to fund the construction of the trailhead.



- *Verde Vista Loop Trail (Urban – Town of Camp Verde, Coconino) – Moderate - Hiking, Biking, Equestrian:*
  
  Verde Vista Loop Trail is a 5.4-mile loop trail that extends from the Camp Verde Sports Complex into the White Hills climbing just over 500 feet in elevation. This trail was the product of a partnership between the Town and the Coconino National Forest and was constructed using and American Conservation Experience (ACE) crew. Although this trail is a loop and designated for equestrian usage, some portions have been deemed unsafe for equestrians, preventing them from completing the entire loop.

- *Verde Valley Archaeological Center Interpretive Trail (Urban) – Easy - Hiking:*
  This 0.5-mile loop trail is an easy stroll with a series of signs and exhibits that will take visitors through the history of the ancient people who traversed and lived on the land over 1,500 years ago. Sponsored and maintained by the Verde Valley Archaeological Center, this interpretive trail features the outline of an excavated pit house, replicas of Native dwellings and a heritage garden.

- *Box T Trail (Upland – Prescott) – Difficult - Hiking, Biking, Equestrian, OHV:*
  Box T trail is a 10.4-mile one-way (20.8-mile out-and-back) trail with 3,087 total feet of elevation gain. The trail is rugged and steep and travels along several slabs of volcanic rock and loose boulders, but the difficult trek rewards its adventurers with stunning views of the Verde Valley. Approximately 3 miles in, the trail intersects with Ryal Canyon Trail at Ryal Springs. This trailhead was a product of a partnership between the Town, the Prescott National Forest, and a grant obtained from Arizona State Parks and Trails.

- *Copper Canyon Loop Trail (Upland – Prescott) – Moderate - Hiking, Biking, Equestrian:*
  Copper Canyon Loop Trail is one of Camp Verde's most visited trails. A 3.9-mile loop trail, it is popular for hiking, horseback riding, and running. This trail has a gradual elevation gain of 387 feet, winds you back into a canyon, to a seasonal waterfall (Copper Falls). There are several vistas that feature beautiful

viewpoints of the San Francisco Peaks and the Verde Valley. This trailhead is a product of a partnership between the Town, the Prescott National Forest, and an Arizona State Parks and Trails grant.

- *Hayfield Draw Area (Upland - Prescott)*
  Off-Highway Vehicle (OHV)
  Approximately 80 acres of motorized trails and cross-country areas for motorcycles and OHVs. Access from Hayfield Draw Day Use area located of State Route 260 with a total length of 13 miles. The area is for day use only and has seasonal closures that begins in late May and generally ends in September.



- *Camp Verde Trail #545* (*Upland- Prescott)*
  Off Highway Vehicle (OHV)
  Begins near the Hayfield Draw OHV Recreation Area, just off of Grapevine Trail #543, and ends at Copper Canyon Road (also FR 136), which is popular for both ATV and motorcycle users.

- *Woodcutter Trail (Upland – Prescott) Off-Highway Vehicle (OHV)*
  Motorized trail and cross-country areas for motorcycles and OHVs. Access from Hayfield Draw Day Use area located off State Route 260 with a total length of 13 miles.

- *White Hills (Upland – Coconino) Off-Highway Vehicle (OHV)*
  The White Hills OHV Trail is 28 miles of motorized single-track and comprises two loops along the White Hills above the Verde River.

- *Rezzonico Family Walking Loop Trail (Urban) Easy – Walking*
  The Rezzonico Family Park Trail is a scenic, approximately 0.22-mile level walking loop located within Rezzonico Park, adjacent to the Camp Verde Library. The trail features interpretive signage and meanders past a variety of park amenities, including BBQ grills, picnic shelters/ramadas, and a designated panic area, providing visitors with an engaging and accessible recreational experience for all ages.

Within its jurisdiction, the Town of Camp Verde currently maintains only 1.6 miles of Trails, which is the "Perimeter Loop Trail," and one designated trailhead, Ryal Canyon Trailhead, which encompasses 4.62 acres. As the Town continues to grow and expand access to hiking, biking, equestrian, and OHV trails, it is essential to consider how

these facilities will be maintained. Future planning should account for appropriate staffing levels and resources to ensure safe, accessible, and well-managed trail infrastructure.

SOCIAL TRAILS

While Camp Verde is home to a number of social trails used by outdoor enthusiasts, these paths are not officially designated or maintained. According to the National Park Service, social trails are informal routes created when users deviate from or connect to established trails. Although they may appear well-worn and inviting, these unofficial paths can damage sensitive natural resources, pose safety risks, and increase maintenance demands for both local and federal land managers. Because of these concerns, the Town of Camp Verde does not encourage the use of social trails. However, the Town will continue to assess whether certain social trails can and should be developed into established trails as part of future planning efforts.

PROPOSED AND NEW TRAILS/TRAILHEADS

Trails are valuable public assets that offer a wide range of recreational opportunities, both passive and active, for residents and visitors alike. Whether paved pathways or natural dirt routes, trails help preserve vital open space and scenic corridors that might otherwise be lost to development within Camp Verde or its surrounding areas. As the Town grows, new trail concepts, trailhead improvements, and redesign efforts continue to emerge which are driven by community input, public-private partnerships, and collaborative planning efforts.

- Grief Trailhead (New and Established)
    - Multi-use trailhead accessible off of Cherry Creek Road which was developed through a collaboration and partnership between the Town of Camp Verde and Prescott National Forest. Construction for this trailhead began in 2021 and was completed in 2024.

- Oasis Trailhead and Picnic Area (Proposed)
    - Proposed trailhead accessible off of State Route 260 and Oasis Road located on Town of Camp Verde property.

- Grief Hill Trail (New)
    - New construction of a trail system is being developed on the Prescott National Forest accessible from the Grief Hill trailhead. This trail system aims to connect the Copper Canyon Trail and other trails within Camp Verde, thereby establishing a more regional trail network.



While not a comprehensive list, these ongoing trail sites reflect a shared commitment to expanding access to the outdoors while preserving the natural character of the Town and its adjacent lands. The Town will continue to evaluate new trail development opportunities, and once the Parks, Recreation, Trails, and Open Space Master Plan is finalized and the Urban Upland Trail Plan is revised, both will provide clear guidance on which trail segments are best suited for future development.

HISTORICAL TRAILS

A historical trail is a path or route of significant historical importance due to its use over a prolonged period. These trails can span from ancient trackways to routes used for migration, trade, military personnel, and/or mail delivery. Historical trails can often connect to historical sites, not only providing recreational opportunities, but more importantly, providing rich historical context to how earlier people lived and traveled in the past. Camp Verde is home to significant historical trails in the area including:

- General Crook Trail
    - This trail was a route initially used to facilitate the movement of supplies and troops. The General Crook Trail was built by General George Crook in 1872 to connect Fort Verde to Fort Whipple and Fort Apache.

- Grief Hill
    - This trail was one of the earliest entry points for settlers and military personnel heading to Fort Verde from Prescott. It follows a steep and treacherous wagon route from the late 1800s.

- Mail Trail
    - This trail was used for mail delivery to and from Camp Verde and Payson, commemorated by bronze plaques in Camp Verde, Pine, and Payson. This Mail Trail was used as a route from Fort Verde to Camp Reno in the

Tonto Basin as well. It covers a section of the path south from State Route 260 to Fossil Creek.

TRAIL CHALLENGES AND BARRIERS

Developing and enhancing hiking, biking, equestrian, and OHV trails face several interconnected challenges. Ongoing maintenance is an important consideration and challenge that must be considered. Planning will be required to maintain any additional trails with acquired investments while maintaining great relationships with the surrounding national forests for the longevity of the trails.

Funding trail development can be a real challenge, especially in a small town like Camp Verde, where many important projects compete for limited tax dollars. While the Town supports trail development and projects through general funds and capital planning, outside grants play a significant role in making trail development and projects happen. Grants from state, federal, private, and nonprofit sources can help stretch local dollars further. Even better, working with partners and using volunteer time or in-kind support can boost funding and make every dollar go further. Creative, collaborative funding is key to bringing more trails to life. As these trails and trailheads near completion and a more robust trail system begins to take shape, a marketing plan should also be considered so the economic benefit of these efforts can be fully realized and capitalized on.

Outdoor recreation experienced a tremendous increase during and after the COVID-19 pandemic, and Camp Verde is poised to capitalize on this trend. Developing a practical and strong marketing plan that promotes and focuses on established trails and is ready to be rolled out as the new trails are completed is crucial to the forward-thinking process when considering the future of trails in Camp Verde and return on investment.

Land access is also a significant barrier, as fragmented ownership across federal, state, private, and tribal lands complicates trail continuity and requires complex coordination. Environmental concerns such as erosion, habitat disruption, and regulatory compliance further limits where and how trails can be built or expanded.

Conflicts between user groups, primarily due to differences in speed, behavior, and expectations can create safety risks, particularly on shared trails without clear signage or designations. Infrastructure gaps, such as inadequate parking, restrooms, or ADA-accessible features, also limit usability. In more remote areas, lack of emergency access and communication infrastructure further complicates safe use.

To overcome these barriers, a collaborative and strategic approach is needed that balances user needs, environmental stewardship, and long-term funding.

FUTURE TRAIL SYSTEM / FUTURE VISION

Since the Town of Camp Verde's inception, residents have understood the value of trails and have called for formalized implementation. There have been significant strides made over the past ten years to fulfill the residents' wishes. The goal remains to create outdoor recreation, such as hiking, biking, equestrian, and OHV opportunities, but it has expanded. It is not simply about outdoor recreation, but it is also about creating a more walkable community that promotes health and well-being.

The creation of trails, paths, and walkways throughout Town provides alternative methods of transportation and ways to travel, connecting parks, neighborhoods, and schools. Like other jurisdictions that have established Urban Trail System, the system of trails throughout Town is envisioned to connect to the recreational trails in the Coconino and Prescott National Forests, and eventually to the Verde Circle Trail, which will connect Town parcels as well as other communities throughout the Verde Valley.

The vision for Camp Verde's trail system has been thoughtfully shaped through community input, interagency collaboration with the Prescott and Coconino National Forests and the Verde Front, and the Urban Upland Trail Plan, which serves as a strategic blueprint, guiding the development, enhancement, and stewardship of both existing trails and future trail opportunities. With this foundation in place, Camp Verde is well-positioned to create a diverse and accessible trails network that supports hikers, bikers, equestrians, and OHV users alike, while preserving the natural beauty and character of the community.

TRAILS ELEMENT
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Safe, Accessible, and Well-Maintained Trail System for All Users

- Strategy 1: Expand equestrian and multi-use trails at existing and new outdoor recreational sites to meet the needs of diverse user groups and recreational interests.

- Strategy 2: Promote the continued development of multimodal trails that connect Town, creating a cohesive and accessible trail network for the community.

- Strategy 3: Prioritize safe, well-marked crossings where trails intersect roads, using design treatments that enhance visibility, comfort, and safety for all users.

- Strategy 4: Ensure wayfinding and interpretive signage are appropriately installed in strategic locations that provide clear guidance and direction, easily readable, and well-maintained.

- Strategy 5: Establish thoughtful design standards for trails that prioritize safety, comfort, and accessibility for pedestrians, cyclists, and equestrians of all abilities.
- Strategy 6: Identify and design trailhead locations that provide ample space for parking, including accommodations for horse trailers and multi-use access points.
- Strategy 7: Develop a proactive trail maintenance program that includes regular inspections and repairs.
- Strategy 8: Promote opportunities for volunteer involvement in trail development and maintenance to ensure long-term safety and usability.
- Strategy 9: Adopt universal design principles for new and existing trails, incorporating ADA-compliant features, clear signage, and shaded rest areas to enhance accessibility and user experience.
- Strategy 10: Assess the feasibility of developing a Pedestrian Safety Plan to provide sidewalks and multi-use trails and paths through the community.
- Strategy 11: Ensure that the Parks, Recreation, Trails and Open Space Master Plan is aligned with the goals and strategies of this General Plan.
- Strategy 12: Update the Urban Upland Trail Plan to reassess and identify new trail development, ensuring that it aligns with the Parks, Recreation, Trails and Open Space Master Plan, once adopted.
- Strategy 13: Encourage new development master plans, Planned Area Development, and subdivisions to enact trail systems and trail connectivity to existing trails.

Goal #2: Collaborative Partnerships to Expand, Fund, and Activate Trail Use

- Strategy 1: Foster volunteer opportunities that support trail improvements, empowering community involvement and stewardship.
- Strategy 2: Encourage partnerships with agencies and private landowners to secure easements that preserve access to trailheads and key entry points.
- Strategy 3: Pursue external funding, including grants, to support expanding, enhancing, and maintaining Camp Verde's trails and recreational amenities.
- Strategy 4: Collaborate with partner agencies to evaluate trail design standards and improve safe, connected pathways between neighborhoods and key destinations.

- Strategy 5: Build partnerships, joint use agreements, and collaborations with organizations to enhance recreational programs, services, and facilities for the community.
- Strategy 6: Elevate the visibility of Camp Verde's maintained trails through consistent marketing, outreach, and social media engagement for establish trails
- Strategy 7: Leverage Camp Verde's expanding trail system as both a recreational amenity and a catalyst for local economic activity.

ENVIRONMENT

Protecting the environment safeguards Camp Verde's rivers, land, air, and wildlife – preserving the natural systems that sustain our community and enrich our quality of life.

ENVIRONMENT ELEMENT

Camp Verde's environmental character and land use framework are undeniably linked, forming the foundation for how the Town approaches growth, conservation, and community identity. The Town's geography spans a mosaic of ecological zones from fertile riparian corridors along the Verde River to productive agricultural valleys, semi-arid upland plateaus, and rugged foothill terrain. These diverse landscapes not only define Camp Verde's visual and environmental identity but also guide planning decisions that strategically balance development with long-term sustainability. The Town's approach to land use reflects a commitment to preserving critical environmental features, protecting natural resources, and honoring the area's cultural and ecological heritage while accommodating thoughtful growth centered around the Town's unique identity.

This Element outlines the Town's approach to environmental stewardship and land use management, embracing strategies to align development patterns with long-term conservation and community goals.

GUIDING PRINCIPLES

- Principle #1: Environmental Stewardship and Resource Protection
    - Conserve and protect Camp Verde's natural resources, including the Verde River and its tributaries, riparian corridors, native vegetation, soils, and wildlife habitat.
- Principle #2: Balanced Growth and Open Space Preservation
    - Support land use patterns that accommodate growth while preserving environmental quality and open space.
- Principle #3: Compatible Land Use
    - Ensure that land uses are context-sensitive and harmonize with the natural and built environment.
- Principle #4: Predictable Land Use Framework
    - Use clear, predictable zoning and permitting processes to guide development.
- Principle #5: Integrated Land Use
    - Align land use policy with water availability, infrastructure capacity, hazard mitigation (such as reducing risks from flooding, wildfire, and erosion), and regional environmental priorities.

ENVIRONMENTAL CONDITIONS

Ecological Diversity and Landscape Features

Camp Verde is situated within a transition zone between the Colorado Plateau and the Sonoran Desert, which contributes to its ecological richness. The community showcases multiple distinct landscape types, including:

- Riparian Corridors: Most notable are the Verde River and its tributaries; these green ribbons support diverse plant and animal life and provide critical ecosystem services such as groundwater recharge and flood mitigation.
- Valley Grasslands and Agricultural Lands: Located primarily in the Verde Valley floor, these areas support farming and ranching activities, which have historically shaped Camp Verde's land use patterns. Since the late 1800's Camp Verde farmlands have provided hay, grain, vegetables, livestock, poultry, eggs, fruits, nuts and honey. The Town of Camp Verde is dedicated to preserving its farming heritage, encouraging locally grown foods, and protecting the Verde River and its tributaries.
- Foothills and Upland Slopes: Found along the perimeter of the Town, these areas contain more fragile soils and steeper grades, often used for grazing livestock and preserving open space. The Town of Camp Verde is dedicated to preserving scenic hillside vistas and viewsheds.

The diversity of these ecological zones creates a natural framework that determines the suitability of land for different uses and highlights the importance of preserving sensitive areas.

Soil Types and Development Constraints

Soils in Camp Verde vary dramatically across its geography, influencing both the viability of agricultural activities and the feasibility of new development.

- Alluvial Soils: Predominantly found along the Verde River, these deep, fertile soils have long supported crop cultivation and irrigated agriculture. Their presence is a primary reason for the Town's rich farming history.
- Shallow and Rocky Soils: Located in upland and foothill areas, these soils have limited capacity for traditional development and are more vulnerable to erosion. They are better suited for low impact uses such as grazing or conservation.

Understanding the limitations and strengths of different soil types is crucial for development, particularly in areas where inappropriate construction could lead to degradation or instability.

Mining Considerations

The Town acknowledges the importance of mining and aggregate resources to the long-term growth and development of the community. Access to quality aggregates is essential for construction, infrastructure, and economic vitality. In considering future land use decisions, the Town will recognize and respect existing mining operations, preserve access to known aggregate resources sufficient to support future development needs, and avoid incompatible land uses in proximity to identified mining areas to reduce conflicts between resource extraction and surrounding neighborhoods. The Town also seeks to balance the economic value of mining with environmental protection and community health, ensuring that mining activities contribute positively to Camp Verde's long-term viability.



- Aggregate and Crushed Stone Mines
- Building Stone

Air Quality

The Town of Camp Verde is committed to maintaining and improving air quality as a key component of public health and environmental sustainability. Land use decisions will consider how development patterns influence air quality, emphasizing compact and mixed-use development that reduces reliance on automobiles and supports walking, biking, and transit. The Town will also encourage landscape, green infrastructure, and site design practices that help minimize dust and particulate matter.

Solar Access

The Town recognizes access to solar energy as an important community resource that reduces energy costs and supports long-term sustainability. Future development should consider building orientation, site layout, and landscape that maximize solar exposure while respecting neighborhood character. The Town encourages integration of solar energy systems in residential, commercial, and public facilities, and will continue to explore policies and partnerships that promote renewable energy use.

Climate and Water Resources

Camp Verde has a semi-arid climate, receiving an average of 14 inches of rainfall annually, primarily during Arizona's winter, early spring, and summer monsoon seasons, as noted in the Camp Verde Stormwater Management Plan. The Town's elevation and geographic setting contribute to pronounced seasonal temperature variations, characterized by hot, dry summers and cool winters. Arizona has been in a long-term drought for more than 30 years, according to the ASU Climate Office. Between 1990 and 2020, the flow of the Verde River declined by 34% in the Upper Verde and 41% in the Lower Verde, based on data from Friends of the Verde and the United States Geological Survey.

These climatic factors affect both natural eco-systems and human land use:

- Native Vegetation: Adapted to low-water conditions, native species help stabilize soils, support wildlife, and reduce wildfire risk.
- Water Supply: Limited precipitation and increased drought frequency elevate the importance of water conservation and drought-resilient planning.
- Development Patterns: Heat exposure and water availability shape the design and location of buildings, landscape choices, and public infrastructure.

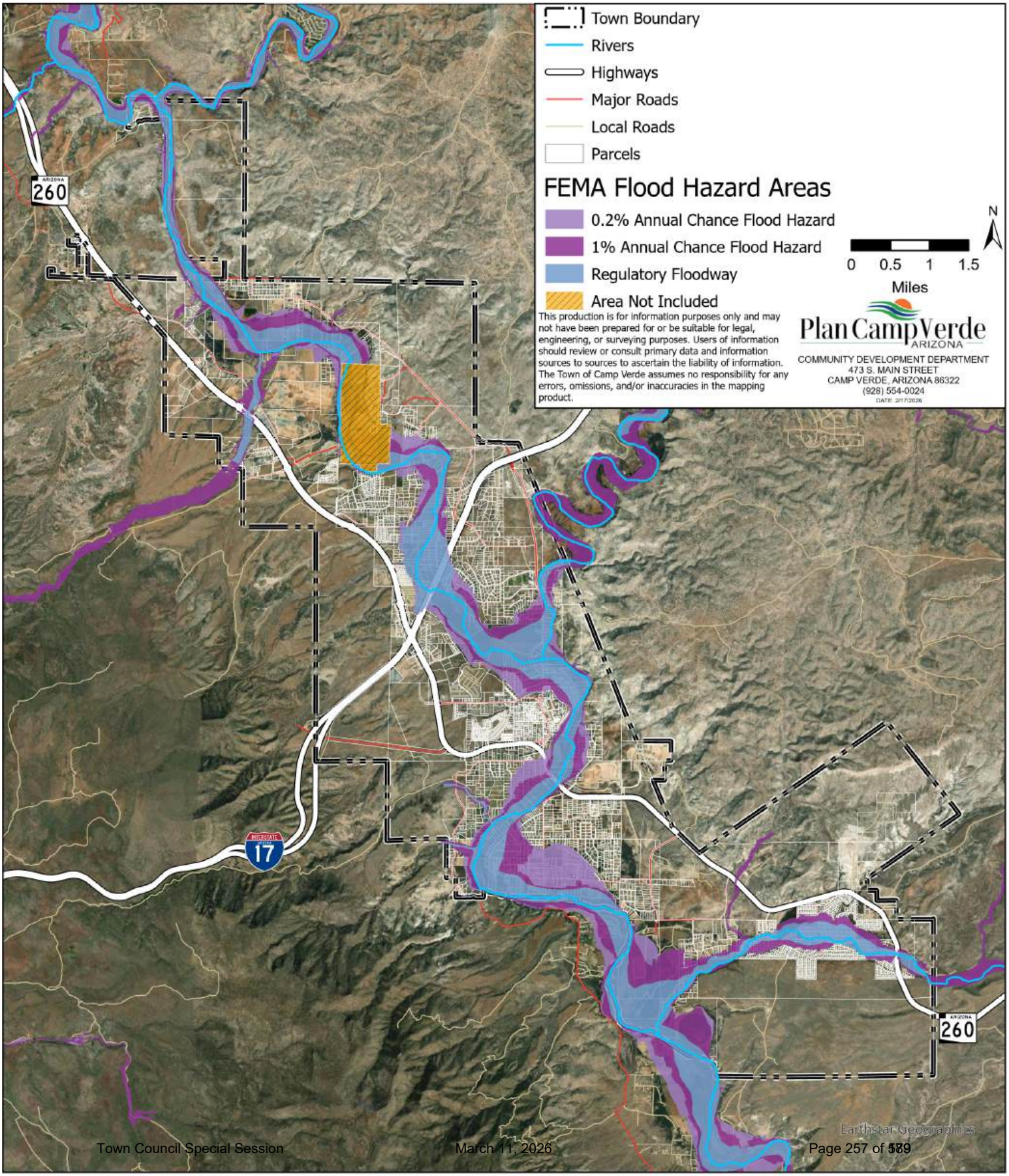
As climate conditions continue to shift, Camp Verde's land use policies must account for water scarcity, wildfire risk, and environmental vulnerability.

Watersheds and Floodplains

The Verde River watershed is a defining hydrological feature of Camp Verde, draining much of the surrounding landscape and shaping the Town's natural and built environment. In addition to the main river channel, a network of tributaries and seasonal washes flow through the area, offering both opportunities and challenges. Riparian zones-streambanks, floodplains, wetlands and other aquatic systems along these waterways provide vital habitat corridors, recreational amenities, and natural cooling effects, enhancing ecological health and quality of life. However, flood-prone areas adjacent to these waterways pose risks that require careful planning to protect public safety and property. To mitigate these risks, the Town actively identifies and protects floodplains, promotes low intensity uses within them, and ensures infrastructure development aligns with natural drainage patterns.

CAMP VERDE

VISION 2050 GENERAL PLAN
FLOOD ZONE MAP



Wetlands and Unique Geologic Features

Though limited in extent, small wetlands and riparian zones within Camp Verde support disproportionately high biodiversity and serve as important habitat for migratory birds and aquatic species. Additionally, Camp Verde contains areas of unique geologic interest, including volcanic rock formations and sedimentary terraces that reflect the region's dynamic geological history. These features contribute to the Town's scenic character and offer opportunities for low-impact recreation and environmental education.

Mineral Resources

Camp Verde's planning area also includes lands with extractable resources such as sand, gravel, and other aggregates. While limited mineral extraction may be appropriate in certain industrial zones, the Town must balance such activities with adjacent land uses, environmental protection, and long-term land reclamation strategies to prevent degradation.

Conservation Easements and Long-Term Stewardship

To support long-term protection of open space and agricultural lands, Camp Verde encourages the voluntary use of conservation easements, which are legal agreements that restrict development on private land, some with financial compensation. These easements are a vital tool for preserving agricultural land, floodplains, wildlife corridors, and scenic vistas; maintaining the rural character of the community; and preventing piecemeal development in environmentally sensitive areas. By expanding the use of conservation easements and aligning them with regional goals, the Town can build a connected network of protected lands that supports ecological resilience and the riparian corridor and reflects the community's appreciation for rural, agricultural, and open lands.

THE VERDE RIVER CORRIDOR

The centerpiece of Camp Verde's environmental system is the Verde River, one of the few remaining free-flowing, perennial rivers in Arizona. The river serves as a lifeline for both natural systems and the human community, providing habitat for native species, offering recreational opportunities for residents and visitors, and supplying an essential water source for downstream communities. The Verde River Corridor is home to one of the world's largest remaining stands of cottonwood-willow riparian habitat, offering critical shelter, foraging grounds, breeding areas, and migratory pathways for nearly 50 species listed as threatened, endangered, sensitive, or of special status. While riparian areas are essential because they support approximately 80% of Arizona's vertebrate species, these areas make up less than 2% of the state's total land area, according to *Understanding Arizona's Riparian Areas* by the University of Arizona's College of Agriculture and Life Sciences.

To preserve this vital resource, the Town is introducing a Verde River Overlay District as part of its comprehensive Planning and Zoning Ordinance update. This overlay will apply to parcels adjacent to the river and serve as a targeted planning tool to guide appropriate land use and development in this sensitive area. For example, new construction may be designed to incorporate setbacks that preserve natural vegetation along the riverbanks, limit surface runoff, and avoid erosion-prone zones. In some areas, specific site design elements, such as clustering development away from the river or using permeable surfaces, could be encouraged to protect water quality and maintain the visual and ecological integrity of the river corridor.

Camp Verde actively participates in the National Flood Insurance Program (NFIP) and is a partner in the 2023 Yavapai County Multi-Jurisdictional Hazard Mitigation Plan, which outlines regional strategies to reduce risks associated with natural disasters. As part of this commitment, the Town is required to adhere to minimum development standards established by FEMA and the State of Arizona when building within designated floodplains. These standards ensure that all new construction and substantial improvements to existing structures are protected against damage from a 100-year flood and that any new development within the floodplain does not worsen existing flood conditions or increase the risk of damage to neighboring properties. Flood Insurance Rate Maps (FIRMs) are used to identify flood hazard areas, guide construction regulations, and determine flood insurance premiums. These maps also serve as critical tools for educating residents, decision-makers, and the private sector about the community's flood risks.

Beyond regulatory guidance, the Town is also collaborating with regional stakeholders and conservation organizations to advance best practices in river stewardship. These include promoting conservation easements, supporting low-water-use landscape, and providing public education about the importance of protecting riparian environments. Together, these efforts reflect a comprehensive, multi-layered approach to safeguarding the Verde River and ensuring that it remains a thriving ecological and community asset for generations to come.

ENVIRONMENT ELEMENT
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Ensure Consistency Between the General Plan and Zoning Ordinance

- Strategy 1: Once the General Plan is approved by the voters, complete the comprehensive Planning and Zoning Ordinance update that is in alignment with the General Plan's land use designations and guiding principles once approved by the voters.
- Strategy 2: Strengthen the evaluating criteria for Use Permits to ensure compatibility with the desires of the community and this General Plan.

- Strategy 3: Incorporate character area concepts and design standards into zoning regulations.

Goal #2: Protect and Enhance Natural Resources through Responsible Development

- Strategy 1: Establish a Verde River Overlay District with appropriate setbacks, vegetation buffers, and use limitations.
- Strategy 2: Encourage conservation easements through partnerships with land trusts and incentives for landowners.
- Strategy 3: Promote the use of low-impact development techniques, such as permeable paving, water harvesting, rain gardens, and bioswales, especially in new subdivisions and commercial site plans.
- Strategy 4: Adopt open space and resource protection standards within the Planning and Zoning Ordinance to guide development away from environmentally sensitive lands.
- Strategy 5: Support watershed-wide collaboration with regional partners to monitor water quality, manage surface and groundwater use, and implement restoration projects.
- Strategy 6: Provide public education on the importance of natural resource protection, including the role of native vegetation, water harvesting, wildfire risk reduction, and stormwater.
- Strategy 7: Leverage partnerships with local, regional, and state agencies, nonprofit organizations, and educational institutions to fund and implement conservation initiatives.
- Strategy 8: Adhere to and enforce development standards established by FEMA and the State of Arizona when building within designated flood plains.

Goal #3: Guide Growth in a Sustainable, Orderly Pattern

- Strategy 1: Focus growth in areas with existing infrastructure capacity.
- Strategy 2: Identify and prioritize opportunity areas for mixed-use development and infill.
- Strategy 3: Use long-range capital planning to coordinate infrastructure expansion with future land use.
- Strategy 4: Protect scenic viewsheds and rural character through thoughtful subdivision layout and the use of buffering techniques, particularly between residential and commercial development.

WATER RESOURCES

Water is life in Camp Verde – it supports our people, drives our economy, shapes the land, and defines the future of our community.

WATER RESOURCES ELEMENT

The Water Resources element establishes a comprehensive framework for the long-term management, protection, and future planning of Camp Verde's water supplies. This element identifies existing water sources, such as surface water, groundwater, and reclaimed water, and outlines how these resources support current demand and can accommodate projected growth identified in the General Plan. This Element is supported by, and intended to be read in conjunction with, the Town's Water Master Plan, which provides detailed technical analysis, system modeling, and implementation strategies for water infrastructure, supply planning, and system reliability.

Through this Element, the Town affirms its active role in addressing water resource challenges affecting Camp Verde and the broader Verde Valley region. These efforts aim to balance growth with stewardship, promote collaboration among water providers and stakeholders, and safeguard water quality and quantity for current and future generations.

This element also addresses four primary areas for consideration, especially regarding growth: (1) the availability of current water supplies, (2) the ability to meet future water demands in alignment with projected growth, (3) the identification and pursuit of additional water resources as needed, and (4) the high value of water conservation and reuse. It also highlights the need for strategic water resource planning considering several uncertainties that impact long-term water security including environment change, the pace of future development, and limited financial resources for infrastructure and acquisition.

GUIDING PRINCIPLES

- Principle #1: Long-Term Water Stewardship
    - Promote the responsible use and conservation of Camp Verde's finite water resources to ensure availability for current residents and future generations, with attention to groundwater preservation and long-term aquifer health.
- Principle #2: Water Supply Reliability and Resilience
    - Plan for reliable water supply in the face of increasing drought and escalating growth. Increase water portfolio including groundwater, reclaimed water, stormwater capture, rainwater harvesting, and aquifer recharge.

- Principle #3: Efficient Water Use and Conservation
    - Utilize water-efficient technologies, xeriscaping, leak mitigation, rainwater harvesting and conservation measures across residential, commercial, and industrial development.
- Principle #4: Integrated Water and Land Use Planning
    - Coordinate water planning with land use decisions to align growth with available water supplies. Encourage development patterns that reduce water demand and protect critical recharge areas and watersheds.
- Principle #5: Equity and Access
    - Ensure all citizens have access to clean, safe, and affordable water. Prioritize water infrastructure improvements in the whole community.
- Principle #6: Ecosystem and Watershed Health
    - Protect and enhance riparian habitats, the Verde River and its tributaries, and watersheds critical to biodiversity and natural recharge.
- Principle #7: Drought Preparedness
    - Advance proactive drought contingency planning and adaptive infrastructure.
- Principle #8: Collaboration with Regional Stakeholders
    - Foster partnerships among the Town of Camp Verde, Yavapai County, Yavapai-Apache Nation, Verde Valley communities, flood control districts, and nonprofit organizations to enhance cooperative water sharing, basin-wide planning, and knowledge exchange.
- Principle #9: Public Engagement and Education
    - Empower citizens to actively participate in water planning through transparent processes, stakeholder engagement, and public education. Promote understanding of Arizona's unique water laws and challenges.

DISCUSSION

Camp Verde's water resources have played a vital role in the area's development for centuries. The earliest known use dates back to A.D. 600–1425, when the early indigenous people, and later the Yavapai-Apache, established sophisticated irrigation systems using water from the Verde River and local springs to support agriculture. These early practices laid the foundation for a long tradition of water use tied closely to the region's natural resources.

With the establishment of Fort Verde in 1865, settlers continued this agricultural heritage by diverting surface water from the Verde River and its tributaries. Small, locally managed irrigation districts were formed to support farming needs, some of which remain in operation today.

As Camp Verde's population grew throughout the 20th century, the absence of a centralized municipal water system led residents to rely on private groundwater wells and water providers regulated by the Arizona Corporation Commission. A significant milestone occurred in May 2022, when the Town acquired the Camp Verde Water System, officially transitioning it into a municipally owned utility. This acquisition marked a critical step in the Town's efforts to ensure sustainable and locally controlled water resource management.

Water Resources and Water Supply

Camp Verde's future of water is shaped by its geographic location within the Verde Valley sub-basin of the Verde River Groundwater Basin, an area of ecological importance and hydrologic sensitivity. Situated in the Verde River watershed in central Arizona, the river supports native riparian and aquatic ecosystems while also serving agricultural, recreational, and economic development throughout the region.

The Town relies on groundwater extracted from the Verde Formation Aquifer**,** which underlies much of the community. This aquifer is accessed through private wells and public water utility systems**,** serving as the primary source of potable water for Camp Verde residents.

Camp Verde experiences a semi-arid climate, receiving an average of approximately 14.35 inches of precipitation annually (US Climate Data)**,** primarily during the winter and Arizona's summer monsoon seasons. This limited and variable rainfall, coupled with prolonged drought conditions and the impacts of environment change, presents increasing risks to long-term groundwater recharge and surface water flows

Surface Water

Surface water refers to any water that collects above ground in rivers, lakes, streams, or wetlands. In Camp Verde, surface water primarily consists of the Verde River and its tributaries, which are essential for maintaining ecological health, irrigated agriculture, recreational opportunities, and potential municipal supply options.

Surface water in Camp Verde is delivered through a network of historic ditch systems, which diverts water from the Verde River for residential and agricultural irrigation. While these systems support traditional land uses and local food production, they are subject to legal and physical limitations related to water rights and flow variability. The larger Historic Irrigation Ditches in Camp Verde include the following:

- Diamond S Ditch
- Eureka Ditch
- OK Ditch
- Pioneer Ditch
- Verde Ditch

Smaller ditches include:

- Bullard Ditch
- Wingfield Ditch

Groundwater

Groundwater is water located beneath the Earth's surface within the pore spaces and fractures of soil, sand, and rock. These underground reservoirs, known as aquifers, provide a critical and reliable source of drinking water, especially in arid communities such as Camp Verde.

Camp Verde is situated above the Verde Formation Aquifer, a regional aquifer system that serves as the Town’s primary source of potable water. This resource is accessed through individual private wells, small water providers, and municipal systems.

Groundwater and surface water can be hydrologically interconnected and is a particularly important relationship in the Verde Valley. Groundwater pumping can reduce base flows in the Verde River, which are essential for maintaining year-round streamflow and the health of aquatic and riparian ecosystems. As such, responsible management of both groundwater and surface water is necessary to ensure long-term water security and environmental sustainability.

Municipal Water Facilities

The Town of Camp Verde water system supplies groundwater from three active wells, Mongini 2, Mongini 3, and Verde River Estates. A single 12-inch water main extends approximately nine miles from the northern wellsite location to the Heritage area south of Interstate 17. Water is delivered to customers through 60 miles of distribution mains. In addition to three active wells, major water system components include six water storage tanks, two booster pump stations, three hydropneumatics tanks, and six pressure reducing stations. The municipal water system currently serves 2,080 homes and businesses, with the remaining development being on private wells, or within private water systems.

While the Town of Camp Verde is fortunate to draw its municipal water supply from high-quality groundwater aquifers, naturally occurring constituents in the region’s geology require targeted treatment to meet drinking water standards. As is common

throughout the Verde Valley, groundwater in Camp Verde contains naturally occurring arsenic, which must be reduced to safe levels before delivery to customers. To address this, Water Operations employs a combination of treatment processes tailored to local water quality conditions, including chlorination for disinfection, water blending, and arsenic removal.

In addition to naturally occurring constituents such as arsenic, the Town monitors emerging contaminants that may affect drinking water supplies over time, including per- and polyfluoroalkyl substances (PFAS). PFAS are not currently detected in Camp Verde's municipal water supply; however, regulatory standards for these substances are evolving at the federal and state levels. As such, future monitoring requirements, treatment needs, or infrastructure upgrades may be required. The Town will continue to track regulatory changes, participate in required testing programs, and incorporate PFAS considerations into long-range water planning efforts, including updates to the Water Master Plan, to ensure continued protection of public health and regulatory compliance.

Existing Facilities

Facility Name	Well Capacity, gpm	Tank Size, MG	Booster Pump Station Flow, gpm	Hydroneumatic Tank	Backup Generator
Mongini Well 2	560	1.3	None	None	Existing
Mongini Well 3	575	2.7	None	None	Existing
Verde River Estates	65	0.01	20	Yes	None

Note: gpm: gallons per minute
MG: million gallons (storage tank capacity)
A **booster pump station** is used in water distribution systems to increase water pressure and flow to meet demand.
A **hydroneumatic tank** is a pressurized storage tank that helps regulate water pressure and flow in plumbing or water distribution systems
Source: Town of Camp Verde Water Master Plan April, 2024

Additional water supply comes from private wells or private water systems, which many of Camp Verde's rural residents rely on. Surface water in the Town of Camp

Verde has historically been used for agricultural purposes, supporting irrigation and local farming and ranching practices.

Existing Water Supply Demands

The Town of Camp Verde water system provides approximately 256 million gallons (including water loss) to customers annually, or approximately 693,000 gallons per day in 2024. Approximately 16% of the water demand is due to loss in the Town's infrastructure.

2050 Water Demand Projections

The Town of Camp Verde is expected to experience continued population and development growth, with no indication of a slowdown. Accordingly, projected water demand for the year 2050 is based on anticipated population increases and the current ratio of commercial to residential water usage.

The 2050 demand projection as outlined in the Town's Water Master Plan, is based on the following key assumptions:

- All future residents with access to municipal water will be connected to the Town of Camp Verde's water system.
- Existing residents who live within the Service Area but currently have private wells may choose to be connected to the water system in the future.
- Commercial water demand will continue to grow proportionally to the future residential water demands.

Table 4-8 Projected Demand Summary

Parameter, Unit	Value
New Residential Demand	1,247,400 gpd
New Commercial Demand	883,670 gpd
Total New Demand	2,131,070 gpd
Total Existing Water Demand	684,932 gpd
Total 2050 Average Day Projected Demand 2050	2,816,002 gpd
Total Maximum Day Projected Demand 2050, gpd	5,632,004

Source: Town of Camp Verde Water Master Plan April 2024

Note: gpd: gallons per day

Future Wells

Given the projected population growth and water demand anticipated through 2050, as outlined in the Town's Water Master Plan, Camp Verde will continue to proactively evaluate opportunities for future well development to support long-term water reliability and system resiliency. Ongoing planning efforts focus on identifying potential well locations throughout the community, with an emphasis on diversifying well sites rather than concentrating new wells in a single area. This approach helps the Town respond to increasing demand, reduce operational risk, improve system redundancy, enhance emergency response capabilities, and more evenly balance demands across the distribution system, while continuing to protect groundwater resources and align with sustainable water management practices.

Municipal Water Budget

A municipal water budget is a planning tool that helps a community understand how much water is available, how that water is currently used, and how future growth and development may affect long-term water reliability. Rather than focusing on individual users, a municipal water budget evaluates water supply and demand at a system-wide level, allowing the Town to plan proactively for infrastructure, conservation, and future water needs.

For Camp Verde, the water budget considers existing groundwater supplies, well production capacity, storage, and system limitations, alongside projected residential, commercial, and institutional water demands identified in the General Plan and Water Master Plan. This approach allows the Town to assess whether projected growth can be supported with existing resources or whether additional wells, infrastructure improvements, conservation measures, or policy actions may be needed.

As Camp Verde continues to grow, the municipal water budget will serve as a key planning reference to ensure that development occurs responsibly, water resources are protected, and the Town maintains flexibility to respond to changing conditions, regulatory requirements, and long-term sustainability goals.

ADEQUATE WATER SUPPLY

The Town of Camp Verde recognizes that a reliable, high-quality, and sustainable water supply is fundamental to public health, environmental stewardship, and long-term community and economic vitality. As a growing community in a water-limited region, Camp Verde is committed to proactive water planning that aligns land use decisions with available water resources and infrastructure capacity.

Arizona law establishes two primary water supply review frameworks administered by the Arizona Department of Water Resources (ADWR): Assured Water Supply (AWS) and Adequate Water Supply. The Assured Water Supply program, governed by A.R.S.

§ 45-576, applies within Active Management Areas (AMAs) and requires a mandatory demonstration of a 100-year water supply, along with proof of infrastructure and financial capability, prior to subdivision approval. Camp Verde is located outside an AMA; therefore, the Assured Water Supply program does not automatically apply to development within the Town.

Instead, Camp Verde falls under the Adequate Water Supply review process established by A.R.S. § 45-108. Under this framework, ADWR evaluates whether sufficient water is physically available, legally available, and supported by appropriate infrastructure to serve a proposed development. While the Adequate Water Supply program evaluates long-term water availability, it does not mandate a 100-year supply unless a local jurisdiction elects to adopt that requirement through its own regulations.

Given its location outside an AMA and the importance of managing growth responsibly, the Town maintains an Adequate Water Supply framework as a core planning tool. This approach allows Camp Verde to make informed, data-driven decisions about development, better align growth with water availability and infrastructure capacity, and provide transparency to residents, developers, and decision-makers. Adequate Water Supply determinations are issued by ADWR; however, land use authority remains with the Town, allowing Camp Verde to adopt policies or requirements that further protect long-term water sustainability.

By integrating Adequate Water Supply principles into land use planning and development review, Camp Verde affirms its commitment to balancing growth with stewardship and ensuring that future development occurs in a manner consistent with the Town's water resources, community values, and long-term sustainability goals.

GROWING WATER SMART

The Town of Camp Verde is dedicated to planning for a sustainable water future as a key component of its General Plan. Growing Water Smart is a strategic framework that integrates water resource management with land use and community development, ensuring that future growth aligns with the availability and conservation of water, which is a critical resource given the Town's semi-arid climate.

Growing Water Smart is a collaborative program developed through a partnership between the Sonoran Institute and the Lincoln Institute of Land Policy. It provides local governments, planners, and water managers with tools, training, and best practices to harmonize water and land use policies for long-term resilience and sustainability (*Growing Water Smart: The Water-Land Use Integration Guidebook for Arizona*).

The key elements of Growing Water Smart as applied to the Town of Camp Verde include:

- Integrated Planning: Facilitating coordination between water providers and land use planners to ensure that growth aligns with available water supplies.
- Community Engagement: Actively involving local stakeholders in water-smart decision-making to develop policies with broad support.
- Data-Driven Decisions: Utilizing hydrological data, water budgets, and growth scenarios to guide responsible and sustainable development.
- Drought Preparedness & Conservation: Implementing strategies to manage water efficiently, particularly under drought conditions, to safeguard long-term water availability.
- Augmenting supply: Water conservation, rainwater capture and reuse are proven methods of augmenting water supply.

The Growing Water Smart approach is vital for the Town of Camp Verde due to ongoing water scarcity concerns. It supports proactive planning to address future water challenges while promoting sustainable economic growth and maintaining a high quality of life for residents.

RURAL WATER MANAGEMENT WORKING GROUP

To address long-term water sustainability and the relationship between land use and water availability, the Town Manager created the Rural Water Management Working Group, a locally focused working group that includes representation from the Planning and Zoning Commission, Town Council, and engaged community members, ensuring that technical expertise, policy oversight, and citizen perspectives are all part of the discussion.

A primary focus of the working group is the development of more robust adequate water supply policies that ensure land use decisions are informed by realistic and defensible assessments of water availability, with particular attention given to high water–use developments. This includes establishing clear mechanisms for reviewing development and land use approvals from a water-use perspective and allowing hydrological studies, water models, and utility system analyses to determine whether sufficient water supply exists to support proposed development. These efforts are intended to move beyond assumptions and toward data-driven decision-making, ensuring that growth is evaluated based on actual water availability rather than projected demand alone.

WATER SETTLEMENT AGREEMENT WITH THE YAVAPAI-APACHE NATION

The Town of Camp Verde and the Yavapai-Apache Nation have established a Water Settlement Agreement that provides a collaborative framework for the management and allocation of water resources within the Camp Verde area. This agreement underscores the shared commitment of both parties to promote sustainable water use, support community growth, and uphold the water rights of all citizens within the region. Key components of the Water Settlement Agreement include:

- Water Rights Recognition: Formal acknowledgment and protection of the Yavapai-Apache Nation's senior water rights within the Verde River Basin.
- Water Allocation: Defined guidelines that equitably allocate water resources between the Town of Camp Verde and the Yavapai-Apache Nation to meet the needs of both communities.
- Collaborative Management: Joint efforts to monitor, manage, and conserve water resources, ensuring environmental sustainability while supporting economic development.
- Infrastructure and Development: Coordinated planning and implementation of water infrastructure projects aimed at enhancing service reliability and efficiency for all stakeholders.
- Dispute Resolution: Established procedures to address and resolve potential conflicts or issues related to water use and management in a constructive manner.

This agreement represents a significant milestone in fostering ongoing cooperation, mutual respect, and long-term water security between the Town of Camp Verde and the Yavapai-Apache Nation. It aligns closely with the Town's overarching goals of sustainable growth, environmental stewardship, and the maintenance of an assured water supply.

WATER RESOURCES
GOALS & IMPLEMENTATION STRATEGIES

Goal #1: Ensure Long-Term Water Supply Sustainability

- Strategy 1: Develop a comprehensive water model to support the Town's application for a renewed Adequate Water Supply designation to ADWR.
- Strategy 2: Continue to require water adequacy designation for subdivisions and certain commercial developments as part of the permitting process.

- Strategy 3: Continue to update the Water Supply Contingency Plan, including drought response triggers and tiered response measures.
- Strategy 4: Develop and adopt a Water Management Ordinance that establishes clear standards and tools for managing water demand, aligning growth with available supply, and supporting conservation, efficiency, and long-term system reliability.

Goal #2: Protect and Enhance Water Quality

- Strategy 1: Implement a septic system education and inspection program partnered with Yavapai County and the Arizona Department of Environmental Quality (AEDQ), especially in areas near the Verde River and shallow aquifers.
- Strategy 2: Update town codes to outline stormwater management best practices, including underground retention, vegetated swales, and permeable paving.
- Strategy 3: Continue to collaborate with AEDQ, Friends of the Verde River, Verde Front – Sustaining Flows committee, the Nature Conservancy, and other watershed partners to develop a local water quality monitoring network for both surface and groundwater.

Goal #3: Continue to Promote Water Conservation

- Strategy 1: Execute the strategies outlined in the Growing Water Smart Action Plan.
- Strategy 2: Update the Planning and Zoning Ordinance to include low-water-use landscape (xeriscaping), water harvesting, water recharge and efficient irrigation systems for new developments and municipal projects.
- Strategy 3: Launch a Water Smart Camp Verde campaign to promote water-saving behaviors including but not limited to rainwater harvesting systems, installation of efficient appliances and graywater reuse systems.
- Strategy 4: Amend the building code to require high-efficiency fixtures and appliances in all new construction and major renovations.

Goal #4: Advance Wastewater Recharge to Support Long-Term Water Sustainability

- Strategy 1: Evaluate opportunities to expand treated wastewater recharge projects that support aquifer replenishment, river baseflows, and long-term water reliability, consistent with state and federal regulations.

- Strategy 2: Partner with regional agencies, the Yavapai-Apache Nation, and environmental organizations to pursue funding, permitting, and technical assistance for recharge initiatives.
- Strategy 3: Monitor and assess the environmental benefits of wastewater recharge, including impacts to groundwater levels, riparian health, and long-term water availability.

Goal #5: Plan for the Future Use of Advanced Reclaimed Water

- Strategy 1: Monitor advancements in water treatment technology, regulatory frameworks, and best practices related to advanced treated reclaimed water, including indirect and direct potable reuse.

- Strategy 2: Evaluate the long-term feasibility of advanced reclaimed water as a supplemental drinking water supply through planning-level analysis, pilot studies, and inclusion in future Water Master Plan updates.

- Strategy 3: Coordinate with state and federal regulatory agencies to stay informed on evolving standards, permitting requirements, and public health protections associated with potable reuse.

- Strategy 4: Support public education and outreach efforts to increase awareness and understanding of reclaimed water and potable reuse as potential tools for long-term water resilience.

Goal #6: Expand Natural and Engineered Water Recharge Opportunities

- Strategy 1: Identify and prioritize opportunities for groundwater recharge through stormwater capture, passive recharge features, and aquifer replenishment projects, including recharge basins, infiltration areas, and recharge ditches.
- Strategy 2: Encourage development practices that support on-site infiltration and recharge, including low-impact development techniques, permeable surfaces, and stormwater retention designed to enhance groundwater recharge.
- Strategy 3: Partner with regional agencies, watershed organizations, and neighboring jurisdictions to advance recharge projects that support aquifer health, river baseflows, and long-term water sustainability.
- Strategy 4: Use hydrologic studies, monitoring data, and water models to evaluate the effectiveness of recharge efforts and inform future investment and policy decision.

GENERAL PLAN UPDATES & AMENDMENTS

Arizona law requires every municipality to maintain a current and legally effective General Plan. Pursuant to A.R.S. § 9-461.05, the General Plan must be reviewed and updated at least once every ten (10) years, formally readopted by the Town Council, and ratified by the voters. This statutory requirement ensures that the Plan remains relevant, reflects evolving community priorities, and continues to serve as the legal and policy foundation guiding growth, land use, infrastructure planning, and resource management.

The General Plan is not a static document. It is a living policy framework designed to provide long-term stability while allowing flexibility to respond to changing conditions. While the ten-year comprehensive update serves as the cornerstone of long-range planning, Arizona law also allows amendments between formal updates to address new development proposals, infrastructure needs, regulatory changes, economic shifts, or evolving community values.

MAJOR & MINOR AMENDMENTS

Amendments to the General Plan are classified as either Major or Minor, based on the scope of the proposed change, its potential impacts, and the degree to which it alters the land use mixture or policy direction established in the Plan.

This distinction ensures that substantial changes with broader community implications receive heightened review and public involvement, while limited or technical updates can be addressed efficiently and transparently.

Major Amendments

Consistent with A.R.S. § 9-461.06, a Major Amendment is defined as a substantial alteration of the Town's land use mixture or balance as established in the General Plan. Major Amendments may be initiated by the Town or requested by a private applicant.

All proposed Major Amendments:

- Are subject to public participation procedures adopted by the Town Council.
- Must be presented at a public hearing before Planning and Zoning Commission and Town Council within twelve (12) months of the proposal being made.
- Require approval by an affirmative vote of at least two-thirds (2/3) of the Town Council. Prohibition on adoption as an emergency measure.

- Are subject to referendum.

A Major Amendment generally includes, but is not limited to:

- Changes to the Future Land Use Map that significantly alter the character, density, or intensity of development.
- Changes to residential or commercial density.
- The addition of a new land use designation.
- Amendments that increase development potential beyond what is currently envisioned in a manner that materially affects infrastructure demand.
- Proposals that result in significant impacts to transportation systems, water resources, utilities, parks, public services, or fiscal sustainability.
- Changes that substantially modify long-term growth assumptions.

Because Camp Verde has identified infrastructure capacity, particularly water availability, as a foundational planning principle, any proposed amendment that materially increases projected water demand or alters infrastructure planning assumptions may be considered a Major Amendment.

Major Amendments are intended to be deliberate, transparent, and carefully evaluated to ensure long-term alignment with community priorities and resource constraints.

Minor Amendments

A Minor Amendment is any change to the General Plan that does not meet the criteria of a Major Amendment.

Minor Amendments may be considered throughout the year and are also subject to public hearing requirements, Planning & Zoning Commission review, and Town Council approval. Like Major Amendments, they may not be adopted as emergency measures and are subject to referendum.

Minor Amendments generally include:

- Limited changes to the Land Use Map that do not substantially alter the overall land use balance.
- Corrections to mapping errors or inconsistencies.
- Clarifications of existing goals, policies, or strategies that do not change intent.
- Updates to reflect new data, adopted infrastructure plans, regulatory changes, or technical corrections.

Minor Amendments are intended to allow refinement and clarification while preserving the integrity of the Plan's long-term vision.

ACKNOWLEDGEMENTS

The Town of Camp Verde extends its deepest thanks to the Technical Advisory Group (TAG) and the many community members who contributed their time, ideas, and perspectives to the development of this General Plan.

The TAG's thoughtful review, discussion, and guidance helped shape a document that reflects both professional expertise and community priorities. Their work ensured that this plan captures the vision, values, and long-term goals of Camp Verde.

The Town also extends heartfelt thanks to the many volunteers who serve Camp Verde every day, on boards and commissions, through nonprofit organizations, at community events, and in countless informal ways that strengthen the fabric of the community. Your commitment, service, and willingness to give your time and energy are essential to Camp Verde's success. The dedication of volunteers across all areas of community life played an important role in shaping this Plan and continues to help make Camp Verde a welcoming, resilient, and connected community.

In addition, the Town thanks the residents, business owners, and community participants who attended workshops, completed surveys, and shared feedback throughout the planning process. Your voices ensured this Plan is rooted in the heart of Camp Verde—honoring our past, reflecting who we are today, and guiding the community into the future.

Technical Advisory Group Members

- Mayor Marie Moore
- Vice Mayor Wendy Escoffier
- Planning & Zoning Chairman William Tippett
- Planning & Zoning Commissioner Todd Scantlebury
- Parks & Recreation Commissioner Dave Grondin
- Member Cris McPhail
- Member Tony Gioia
- Member Tanner Bryson
- Member Ed Mezulis
- Town Manager Miranda Fisher
- Acting Senior Planner Cory Mulcaire
- Special Initiatives Manager Cliff Bryson

- Development Services Director Christian Green
- Utilities Director Jeff Low
- Public Works Director Ken Krebbs
- Economic Development Director Molly Davies
- Economic Development Specialist David Meyers
- Economic Development Specialist Crisi Clark

Community Outreach, Agencies, and Events

Public participation was a cornerstone of the General Plan update process. To ensure broad engagement and accessibility, Town staff and volunteers sought input through both formal and informal outreach efforts. These included coordination with partner agencies and organizations, as well as participation in community events and gatherings where residents were already engaged. This approach helped promote awareness of the General Plan, encouraged meaningful participation, and captured a wide range of community perspectives.

The following agencies, organizations, and community events contributed input, feedback, or engagement opportunities during the development of this General Plan:

- Camp Verde Town Council
- Camp Verde Parks and Recreation Commission
- Camp Verde Planning and Zoning Commissions
- Camp Verde's Parks and Recreation Division
- Camp Verde Fall 2026 Citizen's Academy
- Camp Verde Historical Society
- Camp Verde Tree Advisory Committee
- Arizona State Land Department
- City of Cottonwood
- Dark Sky Verde Valley Chapter
- Fort Verde Days 2025
- Networx Cabling Systems, Inc.
- Northern Arizona Council of Government
- Northern Arizona Municipal Water Users Association

- Rural Water Management Town Manager Working Group
- Tourism Working and Engagement Group
- Town of Clarkdale
- Yavapai College Open House
- Verde Front Leadership Council
- Verde Valley Senior Apartments
- Verde Valley Mayors and Managers Group
- Verde Valley Natural Resources District
- Yavapai County Bicycle Advisory Group

Plan Camp Verde
ARIZONA

2026 GENERAL PLAN FEEDBACK SUMMARY

The following is a summary of the feedback received during the public review process. To promote transparency and clarity, full official comments and the Technical Advisory Group's (TAG) responses, where applicable, are available on the corresponding pages for each section of the Plan.

WRITTEN FEEDBACK

Name / Organization	Page #	Feedback	TAG Response
Steve Ayers	22	Commenter recommended either removing the General Crook biography from the Historical Element of the Draft 2026 General Plan or supplementing it with additional perspectives to provide balance, specifically requesting the inclusion of *Verde to San Carlos*. The commenter later suggested adding a newly published book, *The River of the Kings*, which focuses on Camp Verde and the Verde River.	TAG retained the Crook biography and added *Verde to San Carlos and The River of the Kings* as a reference.

Claudia Hauser	26	Commenter raised concerns in the Water Element about language related to chemical use and the Town's authority to regulate agricultural practices, as well as questions regarding surface water rights and Statements of Claimant with ADWR.	TAG confirmed that goal and strategy in references to chemicals were removed. TAG also made edits to clarify that the Town's municipal water supply is groundwater-based and noted that the surface water section of the General Plan is intended as general educational narrative rather than a statement of Town water sourcing or regulation.
Emily Fagan	29	Commenter expressed support for the existing Salt Mine Road Character Area goals but raised concerns that allowing wedding or event venues on large R1L parcels would introduce a new commercial use inconsistent with preserving the area's agricultural and rural residential character. The commenter requested that any intent to allow such uses be explicitly stated in the General Plan.	TAG confirmed that the two existing goals for the Salt Mine Road Character Area remain unchanged and that no commercial or "commercial public use" goal is being added. TAG also clarified that the referenced wedding venue application has been withdrawn and that there is no active proposal that would alter the character of the area.
Jack Seltzer	32	Commenter raised concerns about the goals within the Middle Verde Character Area, including map clarity, the relevance of agricultural and rural residential goals given existing land uses, potential regulatory implications of design and landscape standards, concerns about conservation easements and river corridor protections, and the feasibility and safety of proposed multimodal transportation and trail connections to the White Hills.	For the Middle Verde Character Area, TAG retained Goals #1 and #2 as written to preserve the agricultural and rural residential character of the area. Goal #3 was revised to be explicitly education-focused and voluntary rather than regulatory. After review, TAG proposed no changes to Goals #4, #5, or #6, noting that these goals provide high-level planning direction only and do not impose new regulations or authorize improvements without separate Council action and public process.

Gale Grove	35	Commenter noted the lack of visible provisions for public transportation in the Draft 2026 General Plan and emphasized the need for local and regional transit options, particularly to serve an aging population and residents without access to private vehicles.	TAG confirmed that the General Plan includes a Transportation Element addressing public transit and mobility. TAG noted existing and planned regional partnerships, including services provided by the Yavapai-Apache Nation, intercity connections, participation in ADOT's Thriving Communities Grant, and coordination through NACOG's Verde Valley Regional Transportation Plan. The Plan acknowledges current transit limitations and references opportunities for future coordination but does not propose the creation of a local bus system.
Diana Hepper	37	Commenter expressed opposition to additional RV parks, low-income housing, new equestrian facilities, relocation of the Fire Department, expanded growth, and bicycle use on main roadways due to safety concerns.	TAG appreciated the feedback and reviewed the comments. While no changes were made as a result of this comment, TAG noted that RVs were removed from all residential zoning districts and that the General Plan encourages RV-related uses only within the SR-260 West Character Area.
Greg Beckham	38	Commenter expressed frustration with recurring flooding and closures on Verde Lakes Road, citing increased traffic on alternate routes, safety concerns for pedestrians and children at bus stops, and a desire for a permanent infrastructure solution.	TAG acknowledged the concerns and clarified that the General Plan is a long-term planning document rather than a vehicle for addressing specific roadway projects. TAG shared the comments with Public Works for awareness and consideration as part of ongoing evaluation and long-term infrastructure planning efforts.

Hilary Barnett / Willowbrook Farm	40	Commenter expressed strong support for the Middle Verde Character Area policies, emphasizing the importance of protecting agricultural lands, preserving rural character, strengthening water stewardship, conserving open space, and supporting wildlife corridors to sustain a resilient local food system and agricultural heritage.	TAG acknowledged and appreciated the letter of support, noting that the commenter's priorities align closely with the vision and goals for the Middle Verde Character Area and affirm the Town's commitment to agriculture, rural conservation, and protection of working landscapes.
Dobie Champion	43	Commenter shared broad feedback across multiple Character Areas and plan topics, including concerns about density along SR-260 West, Opportunity Zone expansion, naming and uses within the Heritage Area, park maintenance and prioritization, economic development and housing needs, data-driven decision-making, property maintenance, and preserving Camp Verde's existing culture and character. Additional suggestions included governance ideas, future land use considerations, and improved mapping to illustrate vacant and developable land.	TAG appreciated the depth and perspective of the comments and reviewed them in full. While no changes were made to the Draft 2026 General Plan as a result of this feedback, TAG noted that many of the issues raised relate to future implementation, policy decisions, capital planning, or operational matters that extend beyond the scope of a long-range planning document.
Ted Ryan	45	Commenter suggested that low-interest development fee loan programs similar to those used for the Sycamore Vista housing project be extended to single-family home permits to promote equity, reduce borrowing costs, and encourage development.	TAG acknowledged the feedback and noted that funding mechanisms, loan programs, and incentives of this nature are outside the scope of the General Plan and are more appropriately considered by Town Council. No changes were made to the General Plan.

Wayne Smith	47	Commenter noted the existence of informal trails near the Caves area, including trails leading to ruins, and questioned why these trails are not promoted or listed in the General Plan's trail inventory.	TAG acknowledged that there are informal or "social" trails throughout Town and noted the importance of recognizing and protecting these areas. TAG clarified that the General Plan focuses on identified and planned trail systems and that informal trails are not always appropriate for formal designation or promotion due to access, safety, cultural resource, or land ownership considerations. No changes were made to the Plan, but the feedback will help inform future trail discussions and coordination efforts.
Marvin Wessel	50	Submitted a detailed evaluation of the Draft General Plan 2050 Vision expressing overall support for structured, sustainable growth while raising concerns about alignment between the General Plan, zoning code rewrite, and HB2447; administrative authority and accountability; infrastructure and water capacity; economic diversification; and the need for safeguards, performance metrics, and concurrency standards.	After reviewing the feedback, TAG determined that many of the issues and recommendations raised are more appropriately addressed through the comprehensive rewrite of the Town Code and Planning & Zoning Ordinance rather than within the General Plan itself.
Scott Ellis – Town of Clarkdale	53	Commenter noted that a map in the Transportation Element lacked a title and sufficient context, making it unclear how it should be interpreted.	TAG removed the map from the General Plan, noting that clearer and more informative classification maps are already included at the beginning of the Transportation Element.

Mayor Ann Shaw & Mario Cifuentez II / City of Cottonwood	55	Commenters provided positive feedback on the Draft 2026 General Plan, noting its clarity, organization, acknowledgment of Camp Verde's history and Indigenous partnerships, focus on infrastructure, growth management, tourism, housing balance, natural resource preservation, trails, recreation, and long-term water management. A minor spelling error in the trails section was also identified.	TAG thanked the commenters for their feedback and support and corrected the identified spelling error.
Northern Arizona Municipal Water Users Association (NAMWUA)	60	Members identified technical inconsistencies and policy gaps in the Water Element, including a discrepancy in well naming, the need for stronger water quality protection language (including hazardous materials and PFAS/PFOA), clarification around high water users and cost considerations, and correction of references to Assured Water Supply given Camp Verde's non-AMA status.	TAG corrected the well naming discrepancy and revised the Water Element to reference an Adequate Water Supply designation rather than Assured Water Supply. TAG also added language addressing water quality protection, including PFAS/PFOA and arsenic. TAG noted that definitions and cost-benefit considerations related to high water users will be addressed through a separate Rural Water Management Ordinance currently under development.

Verde Valley Senior Apartments Residents	63	Residents expressed concern that frequent use of the terms "resilient" and "sustainable" made the Plan feel business- or developer-driven, questioned growth impacts and water conservation, and stated opposition to commercial development along Salt Mine Road.	TAG made no changes to the use of "resilient" and "sustainable," clarifying they refer to long-term community health, infrastructure reliability, and stewardship. TAG confirmed that the Plan acknowledges growth while focusing on managing it responsibly and added a section in the Introduction that explains why growth is included in the General Plan. TAG noted that water conservation measures will be addressed primarily through the forthcoming Rural Water Management Ordinance. TAG also confirmed that no commercial development has been added or proposed for Salt Mine Road and that existing agricultural and rural residential goals remain unchanged.
Verde Natural Resource Conservation District (Chip Norton)	66	The Board expressed support for the Draft 2026 General Plan and provided recommendations related to the Water Resources, Open Space, Outdoor Recreation, and Trails Elements, including proposed enforcement language related to chemical use and ensuring recreation and trail policies respect agricultural heritage and working lands.	After further review, TAG elected to remove the referenced strategy regarding chemical use from the Water Element. TAG also agreed with the importance of supporting Camp Verde's agricultural heritage and protecting working lands and incorporated the concepts from the remaining recommendations into the Guiding Principles for the Outdoor Recreation Elements.

NCS	69	Employees asked questions and shared input related to infrastructure expansion along SR-260, industrial and manufacturing growth, broadband availability, completion and amenities at the Sports Complex, youth recreation opportunities, retail mix, motorsports facilities, skate park maintenance, RV park locations, housing diversity including generational housing, and neighborhood revitalization.	TAG reviewed the feedback and noted that much of it focused on current issues and activities occurring in Town. However, TAG did identify an opportunity to more clearly and intentionally address youth in the General Plan. In response, TAG incorporated specific references to youth within the Economic Development and Open Space Elements to better reflect recreational opportunities, amenities, and community features for young residents and families.
Northern Arizona Council of Governments (NACOG)	70	NACOG provided detailed technical feedback on the Transportation and Circulation Element, including the need for stronger roadway and infrastructure investment language in growth areas, corrections to RTAC funding figures, refinement of transportation goals and strategies, stronger alignment with regional plans (VVMTP and the forthcoming Verde Mobility Plan), additional transit-related strategies, safety considerations based on crash data, and minor typographical corrections.	TAG added an additional goal to the Transportation and Circulation Element to better emphasize balanced investment in roadway, transit, and supporting infrastructure in areas planned for growth. TAG also corrected the RTAC funding reference, refined goals and strategies to better align with the VVMTP and anticipated Verde Mobility Plan, incorporated suggested transit and safety considerations where appropriate, and corrected the identified typographical error.

Town Council / Planning & Zoning Commission Joint Work Session	73	Council and P&Z provided detailed feedback focused on map clarity, formatting consistency, spelling and labeling corrections, removal of extraneous zoning colors and borders, improved page layout, font consistency, and clarification of select goal and strategy language. Comments also included correcting map inaccuracies, adding disclaimers where future conditions may change (such as Opportunity Zones), and removing unnecessary references that could cause confusion.	TAG incorporated the feedback through a series of editorial, formatting, and mapping revisions. Changes included improving map layout and legends, ensuring each Character Area map displays only its respective area, correcting spelling and road alignments where possible, adjusting fonts and spacing, and removing unnecessary zoning colors. Disclaimer language regarding the Opportunity Zone was added to the applicable Character Areas. Language related to landscape and design standards for residential areas was revised to emphasize encouragement of low-water-use practices. The Economic Development introductory paragraph was also amended.
Parks & Recreation Division Staff	75	Provided comments on trail organization, park availability west of I-17, inclusion of additional parks and walking paths, pond and facility descriptions, trail maintenance challenges on Town, Forest Service, and BLM lands, and housing availability for younger employees and residents seeking to downsize.	TAG agreed with maintaining a separate Trails Element and confirmed existing inclusion of the perimeter loop trail. Hallet Plaza and additional walking paths were added, while non-Town-owned facilities were excluded. Language was revised to clarify park dedication requirements in subdivisions now. Trail maintenance challenges were acknowledged within the Trails Element. Housing feedback informed revisions to the Housing Element, shifting it toward an income-aligned framework.

SURVEY RESPONSES

Survey #	Page #	Feedback	TAG Response
Anonymous Survey Respondent #1	79	Suggested repurposing the empty Verde Lakes ponds into a neighborhood park with playground equipment, ramadas, benches, and trail connections to provide safe gathering space and activities for local children and families.	TAG noted that park siting, design, and capital investment decisions are addressed through parks planning, funding priorities, and implementation actions rather than the General Plan. No changes were made.
Anonymous Survey Respondent #2	86	Expressed concern that the General Plan did not reference UTV or off-road vehicle uses or trails and suggested this represents missed economic opportunity.	TAG determined that off-highway vehicle (OHV) and off-road recreational activities are referenced in the Outdoor Recreation Element of the General Plan. In addition, the 260 East Character Area identifies appropriate locations for sport and recreational activities. No additional changes were made.

Anonymous Survey Respondent #3	93	Provided extensive feedback across nearly all sections of the Plan. While expressing overall support, the commenter raised concerns about RV parks, industrial development along SR-260 West, sidewalk and bike safety, park prioritization, youth recreation amenities, employment opportunities for local residents, housing design quality, and the need to preserve historic character, open space, trails, and environmental resources.	TAG identified that the Land Use Element emphasizes an infill-first development approach rather than outward expansion. The Transportation Element and Pecan Lane Character Area includes a long-term goal to extend sidewalk and bicycle connectivity along Montezuma Castle Highway. Potential historic designation and interpretation within the Salt Mine area will be explored under the goals of the Historical Element. The access road to the General Crook Trailhead is not Town-owned and therefore cannot be maintained by the Town. Pickleball is identified as part of the future build-out of the Sports Complex. Concerns related to housing appearance and neighborhood compatibility will be addressed through design standards intended to ensure new development aligns with the character of surrounding areas.

Anonymous Survey Respondent #4	100	Expressed encouragement with the Plan but emphasized the importance of "thoughtful growth" that maintains Camp Verde's small-town character. Additional concerns included reliance on volunteer labor, prioritizing maintenance of existing parks and infrastructure, improving pedestrian and bicycle connectivity, and preserving rural and agricultural character.	TAG reaffirmed that the General Plan is intended to guide thoughtful, managed growth while protecting Camp Verde's character. A statement explaining why growth must be addressed in the Plan was added to the Introduction. The Town also notes that Visitor Center staffing positions are paid, and the Town does not have authority over compensation structures for independent nonprofit organizations. Pedestrian and bicycle connections, including sidewalks to the Library and schools, are addressed in the Transportation Element. Expansion of solar and renewable energy is addressed in the Environment Element.
Anonymous Survey Respondent #5	108	Offered detailed critique related to dark sky protection, infrastructure completion, downtown circulation and safety, development oversight, water sustainability, long-term utility costs, and accountability for completing projects. Suggested stronger oversight, clearer responsibility assignments, and greater use of technology.	TAG identified that while the Plan addresses dark sky, water, infrastructure, and growth, many concerns raised relate to operational oversight, capital delivery, staffing, and enforcement practices outside the scope of the General Plan. No changes were made.
Anonymous Survey Respondent #6	115	Felt the Plan was overly aspirational and not realistic given existing infrastructure limitations, particularly related to water, piping, and alignment between land use and available services.	TAG noted that the General Plan establishes long-term planning direction rather than detailed implementation schedules or infrastructure design standards. No changes were made.

Anonymous Survey Respondent #7	122	Noted the absence of public transportation planning and emphasized the need for local and regional transit options to support an aging population and residents without access to private vehicles.	TAG confirmed that public transportation and regional transit partnerships are addressed in the Transportation Element and noted that the Plan establishes a planning framework rather than committing to immediate service expansion. No additional changes were made.
Anonymous Survey Respondent #8	129	Raised safety concerns regarding shared trail use at Copper Canyon, particularly conflicts between cyclists and equestrians, and noted poor Forest Service road maintenance affecting access for vehicles and horse trailers.	TAG acknowledged the concerns and noted that trail etiquette and signage are addressed in the Trails Element and the Copper Canyon Character Area.

Anonymous Survey Respondent #9	136	Provided detailed technical feedback including formatting and navigation improvements, map accuracy, vacant land classification, trail naming consistency, housing data presentation, Opportunity Zone boundaries, amendment procedures, and water supply policy suggestions.	TAG reviewed the technical feedback and incorporated several clarifications and corrections. Opportunity Zone goals were added to the Finnie Flat and Heritage Character Areas. Trail etiquette is addressed comprehensively within the Trails Element and is intended to apply Town-wide. Language was revised to note that Camp Verde is located in the *center* of Arizona rather than the "heart." Trail and trailhead names were reviewed to ensure consistency throughout the document. Development agreements are referenced in the Cost of Development Element. More technical recommendations, such as inclusion of specific tax codes, were not incorporated as they were determined to be overly technical for a planning document.
Anonymous Survey Respondent #10	143	Expressed overall support for the Plan but opposed additional RV or mobile home parks, questioned Opportunity Zone impacts, urged completion of existing infrastructure and parks before additional growth, and raised concerns about housing policy and government involvement.	TAG noted that RVs have been removed from residential zoning districts and that the General Plan encourages RV uses in appropriate locations within the 260 East Character Area. Drainage and infrastructure sequencing concerns were acknowledged but are addressed through more technical engineering and capital planning processes rather than the General Plan. TAG also reaffirmed the decision to retain the Heritage Character Area designation for downtown, as it reflects the historic role and identity of that area.

Anonymous Survey Respondent #11	147	Strongly opposed continued growth, RV parks, cannabis uses, and subsidized housing, and called for stricter code enforcement, developer-funded infrastructure, protection of residential neighborhoods, and limits on water-intensive uses.	TAG identified that what uses are allowed within zoning districts will be revisited through the comprehensive zoning code rewrite. Code enforcement concerns should be reported to the Town through GovWell for investigation and follow-up. Road repair and transportation infrastructure needs are addressed in the Transportation Element. Infrastructure financing, housing regulation, and water-use limitations are governed by Town Code and ordinances rather than the General Plan. .
Anonymous Survey Respondent #12	154	Raised concerns about water equity, including private well metering, rising residential water fees, infrastructure impacts from development, road standards, setbacks, and long-term maintenance guarantees in a water-limited environment.	TAG noted that the Town does not have authority to regulate or require metering of private wells. Road conditions and transportation standards are assessed in the Transportation Element. More technical items related to fees, setbacks, infrastructure guarantees, and maintenance requirements are addressed through utility policy, engineering standards, and ordinances rather than the General Plan. Water scarcity and growth considerations are addressed at a policy level within the Water Element.
Anonymous Survey Respondent #13	161	Recommended expanding the General Plan amendment section by incorporating amendment language from the 2016 Plan to better align with state statute requirements.	TAG noted that amendment procedures are addressed adequately addressed at the end of the General Plan. No changes were made.

OPEN HOUSES

Open House Date	Page #	Feedback	TAG Response
January 17, 2026	164	Attendees shared feedback related to recreation amenities (including pickleball courts at the Sports Complex), mapping requests for the river overlay district, outreach preferences for more accessible plan summaries, questions about Yavapai-Apache Nation involvement, concerns about growth and housing types, water prioritization, and opposition to additional subsidized housing.	TAG noted that pickleball is already referenced in the Open Space Element. Requests for a river overlay district map were deferred to the comprehensive zoning code rewrite. TAG acknowledged the desire for clearer, more accessible outreach materials and will consider simplified summaries during future engagement efforts. TAG confirmed that the draft plan was shared with the Yavapai-Apache Nation. In response to growth concerns, TAG added language explaining the role of growth in a General Plan and reaffirmed that water is a priority throughout the Water Element. No changes were made regarding housing references, as the Plan already addresses housing needs and priorities at a policy level.

January 20, 2026	164	Attendees raised a range of comments related to youth-focused amenities and entertainment, allergy-friendly dining options, motocross locations, accuracy of land use and vacant land maps, clarity around the General Plan amendment process, water availability and growth limits, coordination with the school district as growth occurs, preservation of rural and agricultural character, dark sky protection, infrastructure funding by developers, and overall concern about the pace and necessity of growth in Camp Verde.	TAG noted that the SR-260 East Character Area has been identified as the appropriate location for sport-oriented activities such as motocross. TAG confirmed that the General Plan satisfies Arizona Revised Statute requirements related to minor and major amendments and that examples of amendment types are included in the Plan. TAG clarified that development limits or water-based triggers are not legal within a planning document and were not included in the prior General Plan. Mapping comments were reviewed and noted for refinement. TAG acknowledged concerns regarding school capacity, infrastructure funding, water availability, and growth, and added explanatory language outlining why growth must be addressed in a General Plan. Other comments relate to implementation, zoning code updates, or operational coordination and did not result in additional changes to the Plan.

January 24, 2026	165	Attendees raised comments related to traffic safety and speeding concerns, requests for additional infrastructure references, mapping accuracy within Character Areas, historical and archaeological references, partnerships with the Historical Society, conservation easements, agricultural zoning, housing needs for workers, conditions in the Verde Lakes area, and interest in more proactive code enforcement.	TAG added a traffic signal reference at McCracken and Quarterhorse to the applicable Character Area goals. References to the Archaeology Center and the Historical Society were added to the Historical section of the Plan. Map-related comments were reviewed and incorporated where appropriate. TAG determined that conservation easements and environmental protections are already addressed throughout the Plan and did not require additional expansion. Requests related to speed limits, code enforcement, agricultural zoning, workforce housing types, and conditions in Verde Lakes are implementation or regulatory matters and did not result in additional changes. The origin of the Town's name was not added, as the General Plan is not intended to serve as a historical narrative document.

January 29, 2026	166	Attendees provided comments related to minor text corrections, invasive species management in the Clear Creek area, character area naming and inclusion of Verde Lakes, additional references to equestrian trails, water use by high-demand businesses, traffic impacts from growth, and opportunities for businesses along SR-260 to support youth vocational training and employment.	TAG corrected the grammatical errors noted. Additional language addressing invasive species management was added across all Character Areas. TAG confirmed that Verde Lakes is explicitly addressed within the Clear Creek Character Area through a dedicated paragraph. Requests for further regulation of high water-use businesses were noted and are being addressed through the separate Rural Water Management Ordinance. Other comments related to traffic management, workforce training expectations, and trail emphasis are implementation-oriented and did not result in additional changes to the General Plan.

VERBAL FEEDBACK

There is no corresponding documentation to go with the verbal feedback received

Name / Organization	Feedback	TAG Response
Town Council / Public Comment	Expressed appreciation for moving the Library out of the Heritage Character Area and suggested using the term "income-aligned" instead of "affordable" or "attainable."	TAG retained the Library within the Pecan Lane Character Area and updated terminology throughout the Plan to use "income-aligned" as suggested.
Planning & Zoning Commission	Requested broader public education and outreach regarding the General Plan.	Town staff issued a press release promoting the open houses and will continue publishing additional articles to educate voters about the General Plan.
Fall 2026 Citizen's Academy	Commenters felt the Heritage Character Area lacked historical context due to vacant buildings and non-revenue-generating uses along Main Street.	TAG noted that the Heritage Character Area chapter and the Economic Development Element both address downtown revitalization, including a goal to evaluate relocating non-revenue-generating uses off Main Street. No changes were made.
Fort Verde Days Event Attendees	Suggested referencing a shoe store as a needed business and requested acknowledgment of housing development near the SR-260 interchange, wildlife protection, and clearer emphasis on water scarcity.	TAG identified that the Plan already addresses the need for a variety of local retail, acknowledges planned housing units, emphasizes wildlife conservation throughout the Open Space Element, and outlines water scarcity concerns in the Water Element. No changes were made.

Diane Scantlebury	Recommended recognizing volunteers in the Acknowledgements section.	TAG added language to the Acknowledgements section to highlight and thank volunteers for their contributions.
Dark Sky Verde Valley	Requested adding Arizona to the cover page, strengthening goal descriptors, and adding Dark Sky considerations to the Economic Development and Open Space Elements.	TAG added Arizona to the cover page, strengthened goal descriptor language where appropriate, and added a Dark Sky section to both the Economic Development and Open Space Elements.

ARIZONA STATE LANDS DEPARTMENT

See comment sheet and TAGs response on p. 167.

SUMMARY OF MAP CHANGES

See comment sheet p. 178.

From: Miranda Fisher
To: [redacted]
Cc: General Plan
Subject: RE: General Plan
Date: Saturday, February 7, 2026 4:30:00 PM
Attachments: image001.png
image002.png

Hi Steve,

We will discuss on Monday the addition of your book and I'll follow up if we decide to add it.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: [redacted]
Sent: Sunday, January 18, 2026 9:35 AM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Cc: General Plan <generalplan@campverde.az.gov>; Christian Green <christian.green@campverde.az.gov>
Subject: RE: General Plan

Miranda,

Thanks for adding Verde to San Carlos. I'm not sure if it's appropriate to request it, and it does feel a bit awkward, but my recently released **"The River of then Kings"** contains a significant amount of history about Camp Verde and is focused on the Verde River, 17 miles of which flow through the community. You may want to add it to the list as I know of several stories in the book that do not appear in the other books listed that are significant to the town's history. Those stories would include

the reestablishment of a homeland for the Yavapai-Apache, the early expeditions to what is now Camp Verde, the geology and archaeology of the area, the attempts to dam the river and flood the entire town and the more recent work to save the river. Just a suggestion, as it was not in print when the original list was considered. I would happily give a copy to the committee so they would like one.

Thanks again
Steve

From: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Sent: Saturday, January 17, 2026 2:48 PM
To: [redacted]
Cc: General Plan <generalplan@campverde.az.gov>; Christian Green <christian.green@campverde.az.gov>
Subject: RE: General Plan

Hi Steve,

I wanted to take a moment to thank you for your feedback on the General Plan! As we are wrapping up the public outreach, it was important to the Technical Advisory Group to follow up with commenters to share if/how we incorporated your feedback.

The Technical Advisory Group did want to keep the biography of General Crook listed as a resource in the Historical Element; however, we also added in the "Verde to San Carlos" as you requested.



Thank you again for taking the time to review the Draft 2026 General Plan and for sharing your feedback. If there is anything else you would like to add, we will continue accepting comments through the end of January. You are also welcome to join us at one of our upcoming Open Houses to review updates, ask questions, and provide additional input in person. All Open Houses will be held at the Camp Verde Community Library (130 Black Bridge Loop Rd.).

Open House Dates:

- **Saturday, January 17** | 3:00–5:00 p.m.
- **Tuesday, January 20** | 9:00–11:00 a.m.
- **Saturday, January 24** | 9:00–11:00 a.m.
- **Tuesday, January 27** | 5:00–7:00 p.m.
- **Thursday, January 29** | 1:00–3:00 p.m.

Thanks!

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]
Sent: Thursday, October 9, 2025 1:59 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: General Plan

Miranda,

I went through the General Plan today and I'd like to offer a huge congratulations on the work done by everyone connected with it. It's well written, thorough and looks fabulous! The only edit I would make is the selection of General Crook's biography as a history reference. Yes, Crook played a role in town's past, but it was not always a role well received by those he subjugated. Additionally, his role was minimal as far as the town of Camp Verde was concerned.

If you are going to keep Crook's autobiography in the plan, I'd suggest balancing its message by adding the book "Verde to San Carlos," a book written by the family of the former physician who tended to the Yavapai and Apache when they were interred on the Rio Verde Reserve the book is a

transcription of Corbusier's diary. His name was Dr. William Corbusier, a deeply compassionate man and one who was well respected by the Yavapai and Apache as well as the white population and the military during the difficult times of the American conquest.

I think if you polled the members of the YAN, at least those who know their history, they'd agree that although Crook was better than some soldiers, he did cause an enormous amount of suffering—much of which Corbusier as left to deal with. When the Yavapai and Apache were kicked off their reservation in 1875, they insisted that Corbusier walk with them on their 180-mile, wintertime Exodus to the San Carlos Reservation. He was the only white person they truly trusted.

It's just my suggestion,
Steve

From: Miranda Fisher
To: [redacted]; General Plan
Subject: RE:
Date: Wednesday, December 17, 2025 6:20:00 AM
Attachments: image001.png
image002.png

Hi Claudia,

Confirming receipt of your email. As we have discussed previously that language regarding the chemicals was removed after your original comment was received. The Town is still soliciting feedback, which is why the older/original version is still out there. Below is proof though that language has been removed.



Regarding your surface water rights comment, I have made some edits to make it clearer that Town's water source is ground water. Just a reminder that the other section in the General Plan regarding surface water is more just a narrative of what surface water is.

Surface Water

Surface water refers to any water that collects above ground in rivers, lakes, streams, or wetlands (education.nationalgeographic.org). In Camp Verde, surface water primarily consists of the Verde River and its tributaries, which are essential for maintaining ecological health, irrigated agriculture, recreational opportunities, and potential municipal supply options.

Surface water in Camp Verde is delivered through a network of historic ditch systems, which diverts water from the Verde River for residential and agricultural irrigation. While these systems support traditional land uses and local food production, they are subject to legal and physical limitations related to water rights and flow variability. The larger Historic Irrigation Ditches in Camp Verde include the following:

- Diamond S Ditch
- Eureka Ditch
- OK Ditch
- Pioneer Ditch
- Verde Ditch

Smaller ditches include:

- Bullard Ditch
- Wingfield Ditch

Thanks,

Miranda Fisher, DPA, PCED
Town Manager / Interim Community Development Director
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001

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-----Original Message-----
From: [redacted]
Sent: Tuesday, December 16, 2025 8:04 PM
To: General Plan <generalplan@campverde.az.gov>
Subject:

Thank you to everyone involved in updating the Town's General Plan.
I have a concern about the, "use of chemicals". I do not feel the Town has the knowledge or authority to regulate chemicals. As local farmers, that use these chemicals, we apply with GPS technology. We are precise and would not waste, as these chemicals are expensive. The AZ Dept of Ag, regulates chemicals and we follow a 'Good Agriculture Practice' in our operation. I feel this section should be deleted from the General Plan.
Also, I am concerned about the Town pursuing Statement of Claimants with AZ Dept. of Water Resources. Irrigated lands that have been paved over, would fall under "abandonment", in my opinion. I was told the reason was for the Town to obtain these rights as "paper water only". Does the Town feel that these paper water rights may have value in the future? To my knowledge, the local ditch companies were not contacted by the Town to discuss this issue.
I would appreciate an email back confirming this email was received and given to the TAG.
Respectfully submitted,
Claudia Hauser
Hauser and Hauser Farms.

From: Miranda Fisher
To: [redacted] General Plan
Subject: RE: 2026 General Plan for Camp Verde
Date: Saturday, February 7, 2026 4:42:00 PM
Attachments: image001.png

Hi Emily,

Thank you for taking the time to share your comments on the Salt Mine Road Character Area and the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding.

To be clear, the two existing goals remain unchanged for the Salt Mine Character Area:

- **Goal #1:** Maintain and protect the agricultural character of the area.
- **Goal #2:** Preserve the rural residential character of the area.

No commercial or "commercial public use" goal is being added. The Town's intent is to ensure that Salt Mine Road remains rural and agriculturally focused, consistent with its historic and existing character.

It is also important to note that the wedding venue application referenced in your comments has been withdrawn and is no longer under consideration. As such, there is no active proposal that would alter the character of the Salt Mine Road area or conflict with the goals outlined in the General Plan.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]
Sent: Wednesday, November 26, 2025 8:26 AM
To: General Plan <generalplan@campverde.az.gov>
Subject: 2026 General Plan for Camp Verde

I commend the two top goals for the **Salt Mine Road Character Area.**

Goal #1: Maintain and protect the **agricultural character** of the area.

Goal #2: Preserve the **rural residential character** of the area.

Note that by definition:

Agriculture raises a CROP or LIVESTOCK
Rural Residences are HOMES

The Salt Mine Road Character Area currently honors and encompasses both. If these two first goals can be upheld going forward, the Salt Mine Road Character Area will continue to be a jewel, not only in the town of Camp Verde but in the whole Verde Valley.

Interestingly, I do not see the following goal listed for the Salt Mine Road Character Area in the General Plan:

Goal #3: Create a new **Commercial Public Use Character** that has never been a part of the Salt Mine Road Character Area before.

A topic under discussion in the Town Council right now to allow wedding venues with a use permit on R1L properties of at least 40 acres would accomplish the above Goal #3 very effectively while **obliterating** Goal #1 and Goal #2.

I can't imagine that is what Camp Verde Leadership actually wants for our unique and historic area. However, discussions are in progress right now for just that, **all to benefit a single property owner who lives in Peoria, not in Camp Verde**!

If Camp Verde Leadership is actively seeking to add a new **Commercial Public Use Character** to the Salt Mine Road Character Area, then that should be stated explicitly as a goal in the 2026 General Plan so everyone who lives here knows exactly what the town wants for us.

By Definition: A **WEDDING VENUE** is **NEITHER AGRICULTURAL NOR RESIDENTIAL. So it does not support Goal #1 or Goal #2** in the General Plan.

A Wedding Venue is a **COMMERCIAL USE OF PROPERTY** where the property owner rents out the property **TO THE GENERAL PUBLIC** on a short term basis for profit.

That activity **DOES NOT RAISE A CROP**.
That activity **DOES NOT RAISE LIVESTOCK**.
That activity **DOES NOT INVOLVE RESIDENTS LIVING A RURAL LIFE ON THEIR OWN PROPERTY**.

Therefore, allowing wedding venues, with a use permit, in R1L zones on properties of at least 40 acres **by definition WOULD NOT UPHOLD THE VISION OF THE 2026 GENERAL PLAN** for the Salt Mine Road Character Area. Instead, it would change the very essence of what the Salt Mine Road Character Area is.

If, instead, Camp Verde Leadership actually WANTS to allow Wedding Venues and even **Event Venues** (as was suggested by the Town Manager during the Nov 19 Town Council meeting) on large tracts of R1L property, then one of the GOALS in the General Plan for the Salt Mine Road Character Area and for the two other areas where 40+ acre lots are located MUST EXPLICITLY INCLUDE:

"**GOAL: Create a new Commercial Public Use Character**."

If the above goal is NOT listed in the General Plan for the Salt Mine Road Character Area, then Camp Verde Leadership **can't allow Wedding Venues or Event Venues**, with a use permit, in R1L zones on properties of at least 40 acres because that would violate Goal #1 and Goal #2.

If the above goal IS LISTED in the General Plan, then Camp Verde Leadership will create the worst traffic bottleneck imaginable on weekends because Salt Mine is an 11 mile long DEAD END ROAD and the only way in or out will be through the bottleneck at the new Wedding Venue. Heaven forbid there's a traffic accident that holds everyone up for hours.

From: Miranda Fisher
To: [redacted]; General Plan
Subject: RE: General Plan Comments
Date: Saturday, February 7, 2026 4:58:00 PM
Attachments: image001.png

Hi Jack,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding. In red below are the Technical Advisory Groups (ATG) comments in response to your feedback.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: [redacted]
Sent: Wednesday, November 19, 2025 11:08 AM
To: General Plan <generalplan@campverde.az.gov>
Subject: General Plan Comments

To Whom It May Concern:
These comments will refer to the Middle Verde Character Area.
Goal #1 - Maintain and protect the ag character of the area.
Good Goal but map is questionable unless identifying areas that are developable.
Response: The General Plan includes a vacant parcel map located in the Land Use Element. We did receive feedback that the map was difficult to read, and in response, the project team

has been working to revise the color designations to improve clarity and usability.

Goal #2 - Preserve the rural residential character of the area.
Goal is in question when it does not fit with #1. The area is basically small ranchettes at best with a couple subdivisions . Large scale farms and ranches are basically gone.
Response: We appreciate the feedback. After discussion, the TAG determined that the goal should remain as written in order to preserve the rural residential nature of the area.

Goal #3 - Design and landscape standards specific to the Middle Verde Character Area.
Goal has a problem as it looks to fit more of a residential standard than an ag characteristic. Also has the taint of metering of water and usage. It is questionable from the standpoint of natural landscape in the area. The landscape toward the White Hills is desert scrub. Along the river is riparian and toward the South is also desert scrub. The line of distinction are pretty clear even with the infringement of mankind.
Response: First, the Town only meters water usage for properties connected to the Town's water system. The intent of this goal is not to regulate private water use, but to provide education and guidance that helps protect the physical character of the Middle Verde area and promote compatible design and landscaping. While the overall intent of the goal remains the same, it was revised based on feedback to be more explicitly education-focused rather than regulatory. The updated goal now emphasizes voluntary, best-practice approaches:

Goal #3: Develop design and landscape standards specific to the Middle Verde Character Area.

- **Strategy 1:** Provide guidance and educational resources to encourage residents and future development to incorporate sustainable landscape practices, such as drought-tolerant plantings and water-efficient irrigation, in a manner that supports neighborhood character and long-term water conservation goals.
- **Strategy 2:** Encourage the use of landscaping and site design techniques to create soft transitions and buffers between residential properties and adjacent uses, helping maintain neighborhood compatibility while protecting the character and livability of the Middle Verde area.

Goal #4 - Protect the river and tributary corridors.
Goal has the taint of the following groups (SRP,Conservancy District). If you are a landowner you do not need an River Corridor Overlay District to tell you how to care for the land. That is the fiduciary responsibility of the landowner. Conservation easements are not a need as they are a snapshot in time. Agriculture is a dynamic industry that is always changing. Easements do not allow for those changes as what is written in the easement is fixed in time not to ever change. The other problem is the third party association (State Land/Conservation District) not

a good play on land management.
We do not need a Rural Water Management Plan overseen by the town mgr.. Once again a conflict between rural ag and subdivisions and ranchettes. Where is this really going?
The Recreation plan ?? With all the private and government land on the river I would think this is a conflict for the Town. How do you plan and oversee your plan on land not controlled by you.
Response: We acknowledge the concerns raised related to landowner responsibility, conservation easements, third-party involvement, and the balance between agriculture and other land uses. After careful consideration, no changes are being proposed to Goal #4. This goal is intended to provide high-level policy guidance recognizing the importance of river and tributary corridors. It does not impose new regulations, require conservation easements, establish overlay districts, or grant the Town authority over private or non-Town-owned land. Any future actions would require separate Council direction under the Planning and Zoning Ordinance rewrite and a public process.

Goal #5 - Promote multi-modal transportation through the development of a walk/bike lane.
Goal is not realistic. Once again you have land that is not yours to use to develop this. The lane would need to be back from the road to keep it from being a kill lane. The road is narrow at best for the vehicles that travel on it. The speed by vehicles is excessive well above the listed speed limits.
That hooked to traffic to the White Hills is questionable. The Forest Service does not appear to want much travel into that area as they do not maintain what they have. Putting people at risk in areas that are not maintained will cause excess expense on the part of Search and Rescue as it did last summer.
Response: We acknowledge the concerns raised related to roadway safety, right-of-way limitations, land ownership, speeds, and connections to surrounding areas. After careful consideration, no changes are being proposed to Goal #5. This goal is intended to express long-term, high-level policy direction. Any future transportation improvements would require separate evaluation, coordination with landowners and partner agencies, and a public process.

Goal #6 - Develop a centralized trail system to access the White Hills.
Goal is questionable for the same reason as found in Goal #5.
Response: Please see response above.

Jack Seltzer

From: Miranda Fisher
To: [redacted]; General Plan
Subject: RE: Public Transportation
Date: Saturday, February 7, 2026 5:04:00 PM
Attachments: image001.png

Hi Gale,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding.

The General Plan does include a Transportation Element with a dedicated section addressing public transportation. This section acknowledges that transit options in Camp Verde are currently limited and outlines ongoing and future efforts to expand services through regional partnerships. Specifically, it notes existing service provided by the Yavapai-Apache Nation, intercity connections such as Groome Transportation and Greyhound, and the Town's participation in regional planning efforts.

The Plan also identifies collaboration with the Yavapai-Apache Nation through the Arizona Department of Transportation's Thriving Communities Grant as a key opportunity to explore expanded local and regional transit solutions, particularly for seniors, low-income households, and residents without access to a private vehicle. In addition, the Northern Arizona Council of Governments (NACOG) is developing the Verde Valley Regional Transportation Plan, which will help define long-term transit and mobility needs across the region, including local circulator and connection opportunities.

While the General Plan does not commit to the immediate creation of a local bus system, it establishes the policy framework to pursue and support expanded public transportation options as funding, partnerships, and regional coordination allow.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]
Sent: Tuesday, November 25, 2025 12:03 PM
To: General Plan <generalplan@campverde.az.gov>
Subject: Public Transportation

I don't see any provision for creating public transportation. Small buses for around town and to link with other bus systems of Cottonwood and Sedona is something very much needed in the community.
Our population is aging and available transportation becomes vital for health and independence.

Sincerely,
Gale Grove

From: Cory Mulcaire
To: General Plan
Subject: Comments received by Tony
Date: Monday, November 24, 2025 7:54:59 AM
Attachments: Outlook-2j20m51z.png

Good morning TAG,

I wanted to share some comments the Tony received from Diana Hepper.

1. No more RV Parks.
2. No more low income housing, they already have some of the best views in Town.
3. No new equestrian arena. Build on to what you already have.
4. Do not move Fire Department. They can get to most areas very quickly where they are.
5. We don't need more. I am not against growth but we need to take care of what we have.
6. Bicycles on are main roads are NO! Too narrow-someone will run them over. They don't even pay taxes. No licenses!

Happy Thanksgiving to all of you. I appreciate all of your hard work on this General Plan.

Regards,

Cory L Mulcaire, Acting Senior Planner
Town of Camp Verde
cory.mulcaire@campverde.az.gov
928-554-0066



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: Miranda Fisher
To: [redacted] General Plan
Subject: RE:
Date: Saturday, February 7, 2026 5:19:00 PM
Attachments: image001.png

Hi Greg,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding.

We understand how frustrating the repeated flooding and closures on Verde Lakes Road can be, particularly when detours increase traffic and create safety concerns for residents, pedestrians, and children waiting at bus stops. These are valid concerns, and we appreciate you taking the time to raise them.

The General Plan is a visionary, long-term planning document intended to guide future priorities and infrastructure investment across the community, rather than resolve individual roadway projects directly. That said, the concerns you raised regarding flooding, traffic impacts, and public safety on Verde Lakes Road have been shared with Public Works so they are aware and can consider them as part of ongoing evaluation and long-term planning efforts.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]

Sent: Wednesday, November 26, 2025 6:04 AM
To: General Plan <generalplan@campverde.az.gov>
Subject:

I would like to see a for ever fix of Verde lakes road where it floods one and for all please fix it so it doesn't have to be closed anymore. We all pay taxes and for what roads don't get fixed especially Verde lakes road.The people on the one side have to go the opposite direction to go into work and then back home day after day which takes them to Bigvalley road increasing traffic flow which it was not designed for which creates it unsafe for young kids walking to bus stops. These people who are effected buy the closure are passed off to begin with so they speed on Bigvalley rd. I guess I'm the only one who complains over and over again and nothing gets done why is the taxes I pay not paying for road repair, and police patrol.What is it going to take for things to get fixed.Some one walking down this street is going to get hit by a car sooner or later then what it's too late.You need to fix the problem for good not just with a bandage. I am getting sick and tired of the lack of parol and the lack of tax payer money not being used for public safety. Don't you care about the young and old people who call Camp Verde their home.Please for GODS SAKE do something. Thank you

Hilary Barnett
Willowbrook Farm
[redacted]
Camp Verde, AZ 86322
[redacted]
11/25/2025

Town of Camp Verde- Planning and Zoning Department
473 S. Main Street
Camp Verde, AZ 86322

Re: Letter of Support for the Middle Verde Character Area – Agriculture and Rural Conservation

To Whom It May Concern,

My name is Hilary Barnett, and I am the operator of Willowbrook Farm, located on Middle Verde Road in Camp Verde. As a local farmer specializing in organic vegetable production, I am writing to express my strong support for the Town of Camp Verde's planning efforts for the Middle Verde Character Area, particularly those focused on agriculture, rural conservation, and the protection of our working landscapes.

The Middle Verde area contains some of the most productive soils in the Verde Valley, and its agricultural heritage is deeply tied to the Verde River, our irrigation systems, and the generations of farmers who have stewarded this land. As a farmer, I rely heavily on healthy soils, clean water, and the preservation of open agricultural space—all of which are vital to maintaining a sustainable and resilient local food system.

I am particularly supportive of the Town's commitment to:

1. Protecting Agricultural Lands:
   Maintaining the viability of irrigated farmland is crucial for farms like mine. Land-use policies that limit fragmentation, prioritize agriculture, and support long-term farm operations help ensure that farming remains a feasible and valued livelihood in Camp Verde.
2. Preserving Rural Character:
   The open fields, ranches, and pastures of the Middle Verde area not only support our agricultural economy but also create the rural atmosphere that makes our community unique. Thoughtful planning is essential to maintaining that character for future generations.
3. Strengthening Water Stewardship:
   Middle Verde farms and ranches depend on reliable, clean water sources. Efforts to safeguard water rights, improve irrigation efficiency, and protect the Verde River and canal systems are critical for sustaining healthy fields and ecosystems.
4. Conserving Open Space and Supporting Wildlife:
   Farming and ranching practices depend on biodiversity, pollinators, and healthy surrounding habitats. Policies that protect open space and maintain wildlife corridors help strengthen the ecological systems that agriculture depends on.

I strongly encourage the Town to continue engaging local farmers in this planning process. Our firsthand experience can help shape policies that are both practical and effective in supporting Camp Verde's long-standing agricultural heritage.

Thank you for your ongoing dedication to protecting the agricultural and rural qualities that make the Middle Verde area such a special place to live and farm. I appreciate the opportunity to provide my support for these efforts.

Sincerely,
Hilary Barnett
Willowbrook Farm

From: Miranda Fisher
To: [redacted] General Plan
Subject: RE: General Plan Feedback Letter
Date: Saturday, February 7, 2026 5:25:00 PM
Attachments: image001.png

Hi Hilary,

Thank you for your thoughtful letter and for taking the time to share your perspective as a local farmer and steward of land in the Middle Verde Character Area. As we wrap up incorporating feedback on the draft 2026 General Plan, we wanted to follow up with those who provided comments and support.

We sincerely appreciate your strong endorsement of the Town's planning efforts related to agriculture, rural conservation, and the protection of working landscapes. Input from farmers like you is invaluable to ensuring the General Plan reflects both the character and the practical realities of the Middle Verde area.

Your comments affirm the importance of protecting agricultural lands, preserving rural character, strengthening water stewardship, and conserving open space and wildlife corridors. These priorities are central to the vision for the Middle Verde Character Area and align closely with the Town's goal of supporting a resilient agricultural economy while honoring Camp Verde's heritage.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]
Sent: Tuesday, November 25, 2025 1:26 PM
To: General Plan <generalplan@campverde.az.gov>
Subject: General Plan Feedback Letter

Thank you for all your time and effort that has gone into the drafting of the General Plan for the Town of Camp Verde.

Best regards,
Hilary Barnett

From:	Miranda Fisher
To:	Todd Scantlebury
Cc:	Cory Mulcaire; Clifton Bryson; General Plan
Subject:	Re: GP Comments from Dobie Champion
Date:	Saturday, November 22, 2025 8:14:22 AM

Thanks, Todd. Adding in the rest of TAG so they can see the comments.

Thanks,
Miranda

Get Outlook for iOS

From: Todd Scantlebury <todd.scantlebury@campverde.az.gov>
Sent: Saturday, November 22, 2025 6:16:21 AM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Cc: Cory Mulcaire <cory.Mulcaire@campverde.az.gov>; Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: GP Comments from Dobie Champion

In case I forget or meet an untimely demise, here are Dobie Champion's comments on the GP.

Dobie is a long-term resident, has been a realtor for 40+ years and has been part of and/ or organized many volunteer activities in CV. She's a dear soul and had much to do with who (and who has not) has moved to CV - and many have become the volunteers who help run our Town.

I know not all of these comments are strictly for the GP, but since I was taking notes, I took them all.

Best

Oddly

Dobie Champion 20-Nov-25 60's, f, m, realtor, no, lifelong, single-family, Middle Verde/ Rustler Trail, verbal

260W
Worries GP is promoting development that will be too dense - not in keeping w/ CV. Break it up. Keep open views/ spaces.

Gateway
Don't extend Opp' Zone

Heritage
Should be called "Downtown (it is already loved by those who live here as "downtown")

Don’t move town offices - who would buy/ take care of that property?
CV Online (the CVUSD building Downtown?) should be kept by school but used for FFA, art or other program that would fit with downtown - service oriented would be best
Need more music and art spaces
For parks, and particularly Rezzonico, need (volunteer) folks who could focus on and turn Rezzonico into a real park (right now mostly goat heads, no playground...). Likes the idea of a parks commission of citizens getting grants and directing the care of parks like Rezzon’
Do doctors wanna be on Main St? Iif not, could we help them gather somewhere more appropriate/ they might prefer like Finnie?
The Town/ citizens should have a say in what goes into the Y intersection/ old Cirkle K-carwash property. Don't just sell to anyone - have a vision.

Clear Creek
Has both beautiful and ill-kept/ derelict properties. Town should encourage clean up of the derelict properties starting with a letter to the owners.

Econ’ Dev’/ Housing
Do we really want CV to grow, and if so, why? Make sure that is really what the Town wants.
Do we really know who lives here? Whether they rent or own? Whether they commute or work elsewhere? And do they really want more attainable housing? Seems the Town should understand this better - perhaps a once a year survey or some other measurement method?
That we need workforce housing should be verified, not just anecdotal. Show us the need for affordable housing (she disagrees with practice of gov’t handouts, which she does not feel builds the right life motivation or good citizens). Poll Town employees - who is owning, renting, would like to own, would move into attainable housing or need assistance; have an idea of what is wanted
Yav' College should be in our community

General Comments
Elevate the culture we have - don’t try to build a new one
Finish the parks we have and don't expand or start new until finished
Could we sell off some of our park land, particularly the Sports Complex, to help finance/;properly and take care of existing parks?
If the school is moving (out past Quarterhorse area), why not move high school only and collaborate with YCC for a joint campus with exchange/ cont’ education in mind
Could we do an overlay map detailing character areas that includes empty lots/ vacant land designations?

From: [redacted]
To: Miranda Fisher
Subject: Re: Retro loan at 2% to Sycamore Vista
Date: Friday, January 16, 2026 9:14:45 AM

Thanks,,I think I understand now

USDA → VVREO Revolving Loan Fund → VVREO Board Approval → Sycamore Vista Project Camp Verde = *non-funding participant only*

Interesting.....funding comes from regional funds,,,,,USDA, this puts it into Federal help. Help that others ie....outside mortgage guarantee investors understand fully at all levels. In approved zones.

Thanks again....

Ted Ryan

On Thu, Jan 15, 2026 at 10:09 AM [redacted] > wrote:

> Thanks, it would be useful. There are so many developed contract arrangements that have been successful, especially in the "AIA platform",,,from cost plus a fee and others that promote accurate final cost that will lower the mortgage at the end if successful, if the principals participated in the risks,,,,,and incentives to perform worked....I always liked the Cost plus a Fee, it motivated return to lenders saved moneys to reduce the loan...got the project to move forward since in my case there was performance records....safety in experience helps banks.
>
> TED
>
> On Wed, Jan 14, 2026, 1:57 PM Miranda Fisher <Miranda.Fisher@campverde.az.gov> wrote:
>
> > Hi Ted,
> >
> > This is really feedback more for Town Council than the Technical Advisory Group working on the General Plan so I am bcc'ing Council so they can see your email below.
> >
> > Thanks,
> > Miranda
> >
> > Get Outlook for iOS
> >
> > ---
> >
> > **From:** [redacted]
> > **Sent:** Wednesday, January 14, 2026 9:30:52 AM
> > **To:** General Plan <generalplan@campverde.az.gov>
> > **Subject:** Retro loan at 2% to Sycamore Vista

Dear CV General Plan

Perhaps the same 2% retro fees payback loan can be offered to single family home permits. This will help motivate.
Equanimity in community fee loans offerings may be the best option. Since a precedent is in the works. Many communities destroyed by disasters approach permitting differently now.
Communities cannot afford these long term banking rates, since inflation will destroy the value of money. The return on the development fee loaning is sorta using taxpayers funds without offering the taxpayer that same option to build on land.

sincerely

Ted Ryan
[redacted]

From: Clifton Bryson
To: Shawna Figy
Cc: General Plan
Subject: RE: Feedback from Wayne Smith
Date: Monday, December 15, 2025 11:20:45 AM
Attachments: image004.png
image005.png
image006.png
image007.png
image008.jpg
image009.jpg

Thank you, Shawna, for the feedback.
I have passed this along to the TAG.

Respectfully,
Cliff Bryson
Town of Camp Verde | Town Administration
Special Initiatives Manager
473 S. Main Street, Camp Verde, AZ, 86322
(DP) | 928-554-0003
Email | Cliff.Bryson@campverde.az.gov



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From: Shawna Figy <Shawna.Figy@campverde.az.gov>
Sent: Monday, December 15, 2025 9:40 AM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Feedback from Wayne Smith

This past weekend I had to chance to chat with Wayne as he is a regular vendor at events. He was asking why we do not promote the trails at The Caves. I had never heard of that so clarified where and what it was. He said there is a small pull-out just before Verde Lakes on the left when heading east and that there are several trails in that area, some are difficult, but they lead up to some ruins. I asked if he had mentioned it to you and he said no. Thinking this should be included in our trail list for the General Plan and I will also mention it to Kimley-Horn. I think they got some good feedback Saturday as well.

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Shawna Figy, C.P.R.P, C.Y.S.A., A.F.O
Camp Verde Parks and Recreation
Parks & Recreation Manager
928-554-0829

Town of Camp Verde
395. S. Main St.
Camp Verde, AZ 86322
www.campverde.az.gov



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Resident Evaluation of the Camp Verde General Plan 2050 Vision

This evaluation is respectfully submitted as citizen input to the Town Council and Planning & Zoning Commission. It is intended to support Camp Verde's ongoing effort to achieve structured, sustainable growth that strengthens the local economy while preserving the Town's rural character and small-town identity. The following analysis is based on the current General Plan 2050 Vision draft, the concurrent rewrite of the Town Code and Planning & Zoning Ordinance, and state-level mandates under Arizona House Bill 2447 (HB2447).

The simultaneous rewriting of the General Plan and zoning code presents both a rare opportunity and a serious risk. If alignment is achieved, Camp Verde can modernize its land use framework and guide responsible growth for decades. If not, inconsistencies between policy and enforcement could deepen administrative problems and stall economic development. With HB2447 taking effect January 1, 2026, transferring more approval authority to Town staff, the quality and clarity of these documents will determine whether that shift strengthens or undermines public confidence.

1. Strengths of the 2050 Vision

- **Community-Centered Direction:** The 2050 Vision reflects a clear intent to plan for residents, developers, and future generations. Discussions during 2024 TAG meetings show growing emphasis on inclusion, youth participation, and quality-of-life protection.
- **Balanced Growth Goals:** The Plan integrates economic development, tourism, and cultural preservation. Updated zoning categories such as R1L and C2 demonstrate that planning and regulation are finally being linked.
- **Transparency Improvements:** Public access to meeting packets and the inclusion of regular consent agendas in 2025 demonstrate measurable progress toward better communication.
- **Regional Positioning:** The focus on SR 260 and I-17 corridors aligns with regional infrastructure and demographic trends, positioning Camp Verde as a central hub for commerce and workforce stability.

2. Key Risks and Structural Gaps

- **Code and Plan Misalignment:** Technical Advisory Group members have repeatedly warned that "if the code does not align with the new plan, this plan is a non-starter." Without a formal crosswalk linking zoning districts to the Vision Plan's goals, conflicts will persist.
- **Administrative Exposure Under HB2447:** Beginning in 2026, staff will have authority to approve compliant projects without hearings. That efficiency assumes perfect code interpretation—a risk given past permitting errors and high turnover among planning staff.

- **Governance and Accountability Deficits:** Inconsistent enforcement and meeting cancellations have created instability. Predictable procedures, published standards, and a culture of accountability must accompany this reform effort.
- **Infrastructure and Water Constraints:** Development outpaces current utility and transportation capacity. Without concurrency requirements linking growth to verified resources, sustainability goals will remain aspirational.

3. Recommendations for Effective Implementation

1. **Integrate the Three Core Documents:** Align the General Plan 2050 Vision, new zoning code, and 2025-2030 Strategic Plan into a single policy framework with cross-references and consistent definitions.

2. **Publish a Code-Plan Crosswalk:** Before final adoption, release a public matrix showing how each zoning district supports Vision Plan objectives.

3. **Conduct a Post-Adoption Implementation Audit:** Within 60 days of adoption, perform an independent audit confirming consistency between the Plan, zoning map, and administrative processes before HB2447 approvals begin.

4. **Adopt Safeguards for Administrative Approvals:** Require written standards for staff-level approvals, automatic escalation of disputed cases, and annual third-party audits of decisions.

5. **Codify Accountability Metrics:** Insert a mandatory Performance Metrics section within the zoning ordinance to track:
   - Permit processing times and approval rates.
   - Enforcement actions and appeal outcomes.
   - Infrastructure readiness benchmarks.
   - Job creation and housing affordability trends.

6. **Adopt Water-Concurrency and Adequate-Supply Standards:**
For subdivisions, require compliance with A.R.S. §45-108 by ordinance under A.R.S. §9-463.01(J) or (O) — that is, an Adequate Water Supply determination from the Arizona Department of Water Resources (ADWR) or service from a provider designated by ADWR as having an adequate supply — as a condition of final plat approval**.**
For non-subdivision commercial or site-plan approvals, apply a Town-level water-concurrency requirement, including verified utility will-serve letters, system-capacity confirmation, and consistency with drought-management plans, before any development approval is granted.

7. **Diversify the Economic Base:** Pursue logistics, renewable energy, and professional services that complement tourism. Coordinate with the Arizona Commerce

Authority and Verde Valley Regional Economic Development organizations for incentive alignment.

8. **Protect Community Character and Affordability:** Enforce rural design standards, preserve open spaces, and explore inclusionary zoning to ensure housing remains attainable for essential workers.

9. **Strengthen Staff Competence and Oversight:** Provide ongoing land-use law training, document review standards, and replace or restructure departments if administrative reliability does not improve.

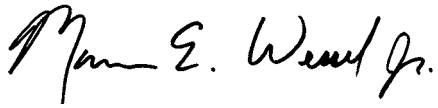
4. Accountability Framework

Transparency must be built into the Town's operating framework. Annual public reports should summarize zoning and permitting activity, enforcement consistency, HB2447 approval statistics, and infrastructure service levels. These reports should be included as a standing item in Town budget hearings and posted online for public review.

5. Conclusion

As a recent Camp Verde resident, I believe Camp Verde is uniquely positioned to become a model for balanced rural growth. The 2050 Vision Plan provides a promising foundation, but its success depends entirely on clear code alignment, competent administration, and genuine accountability. If these measures are implemented, Camp Verde can achieve thoughtful growth that protects its rural charm while creating new economic opportunity for generations to come.

Best Regards,



Marvin E. Wessel Jr.

Camp Verde Resident

From: Miranda Fisher
To: [redacted]
Subject: RE: December Verde Cross-Jurisdictional Meeting - Camp Verde"s General Plan
Date: Saturday, February 7, 2026 5:08:00 PM
Attachments: image001.png
image002.jpg
image003.jpg

Hi Scott,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding.

We ultimately decided to remove that map from the plan since we already had clearer classification maps at the start of the Transportation section.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: [redacted]
Sent: Tuesday, December 2, 2025 4:44 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: RE: December Verde Cross-Jurisdictional Meeting - Camp Verde's General Plan

Hi Miranda,

The map I was telling you about earlier is on page 120 of the document. Looks like a street

map, but there is nothing more than a legend. I'd recommend putting a title on it.

I'll let you know if I have any additional comments.

Thanks!

Scott Ellis
Town of Clarkdale
Community Development Director
[redacted]

Information provided is considered preliminary, non-binding, and is not a formal interpretation by the Zoning Administrator. It carries no legal effect, and no rights or liabilities arise from this communication. Formal determinations must follow the procedures established by Town Codes and Ordinances.

From: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Sent: Sunday, November 9, 2025 3:53 PM
To: Jeremy Dye [redacted]; Steve Mertes [redacted]; Brett Klein [redacted]; Ruth Mayday <[redacted]
Cc: Cody Blazer [redacted]; Britania Esparza [redacted]; Mark Lusson [redacted]; Scott Ellis [redacted]; Cory Mulcaire <cory.Mulcaire@campverde.az.gov>
Subject: RE: December Verde Cross-Jurisdictional Meeting - Camp Verde's General Plan

Hi everyone,

In advance of our get together on 12/2, I wanted to send Camp Verde's General Plan. If you and/or your departments have time to review this and want to give us feedback at our meeting, that would be greatly appreciated.

Thanks!

Miranda Fisher, DPA, PCED
Town Manager / Interim Community Development Director
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001

From: Miranda Fisher
To: [redacted]
Cc:
Subject: RE: Town of Camp Verde General Plan
Date: Saturday, February 7, 2026 5:12:00 PM
Attachments: image001.png
image002.png

Thank you both for the kind and thoughtful feedback on the Camp Verde General Plan. We truly appreciate you taking the time to review the document and share your perspectives.

Thank you as well for pointing out the spelling error in the trails section. That has been corrected as part of our ongoing refinements to the document.

Thank you again for the encouragement and support. It is sincerely appreciated!

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: [redacted]
Sent: Sunday, January 18, 2026 7:59 AM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Cc: [redacted]
Subject: RE: Town of Camp Verde General Plan

Hi, Miranda

The Camp Verde General Plan is excellent and I think it may well serve as a model for the general plans of other cities and towns of comparable size. Although I did not study it deeply, here a few things that I appreciated about the General Plan:

The focus on and inclusion of the history of the area lending sense and context to the plan's design

- The logical tying of "strategies" rather than some other term (ours identifies objectives) from the strategic plan to the general plan
- The separate discussion of the various character areas which allows for the illumination of needs for each one
- The overall design of the plan is clean and clear and easy to reference

Please forgive this, but, as an English teacher, the only tiny grammatical issue I noted was that, in the section on trails, "Grief" is spelled two different ways (greif).

I think it is a great plan that will stand the test of time and be an effective guide for many years to come.

You and the Camp Verde team are right to be proud of this accomplishment.

Mayor Shaw

From: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Sent: Friday, January 16, 2026 4:12 PM
To: Mario Cifuentez II [redacted]; Ann Shaw [redacted]>
Subject: Town of Camp Verde General Plan

Hi Mayor Shaw and Mario,

As we finish up our final rounds of feedback on the draft General Plan, I wanted to check in to see if Cottonwood had any comments for us as our closet municipal neighbor.

Thanks!

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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Pursuant to Treasury Circular 230, nothing contained in this message or any attachments hereto may be considered tax advice or used for the purpose of avoiding federal tax penalties.

From: [redacted]
To: Miranda Fisher
Subject: RE: Town of Camp Verde General Plan
Date: Tuesday, January 20, 2026 11:10:42 AM
Attachments: image003.jpg
image004.png

Good morning, Miranda.

I had my Planning staff take a look at it and we agree with all that the Mayor shared.

Additionally, we like that the plan acknowledges the town's history and honors the connections to your indigenous heritage (specifically the many partnerships with the Yavapai-Apache Nation). It's great that through your ten unique character areas, it's clear that you are really trying to position yourselves for growth. A lot of your goals are infrastructure related to accommodate that growth. We liked that there was a clear message that you will also be focusing on growing tourism, balancing housing with your agricultural roots, preserving natural resources (specifically the Verde River), working on trails and outdoor recreation, and the long term management of your water resources.

Overall this is a clear, concise, and thorough plan and we wish you great success in the adoption and implementation.

Thank you,

Mario

Mario Cifuentez, II
City Manager

Phone: [redacted]
Mobile: [redacted]
Email: [redacted]

827 N. Main Street
Cottonwood, AZ 86326

www.cottonwoodaz.gov

From: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Sent: Friday, January 16, 2026 4:12 PM
To: Mario Cifuentez II [redacted]; Ann Shaw [redacted]
Subject: Town of Camp Verde General Plan

Hi Mayor Shaw and Mario,

As we finish up our final rounds of feedback on the draft General Plan, I wanted to check in to see if Cottonwood had any comments for us as our closet municipal neighbor.

Thanks!

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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Pursuant to Treasury Circular 230, nothing contained in this message or any attachments hereto may be considered tax advice or used for the purpose of avoiding federal tax penalties.

From: Miranda Fisher
To: [redacted]
Subject: RE: Camp Verde General PLan
Date: Saturday, February 7, 2026 5:36:00 PM
Attachments: image001.png

Hi Ron,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding. In red below are the Technical Advisory Groups (TAG) comments in response to your feedback.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: Ron Doba [redacted]
Sent: Monday, November 3, 2025 10:17 AM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Camp Verde General PLan

Hi Miranda,

I received responses from a few of the NAMWUA folks on the General Plan Water Element.
Councilor Lisa O'Neill Clarkdale: There is a discrepancy between the narrative on page 156, which names Mongini wells 2 and 3, and the table on page 157 which names Mongini wells 1 and 2.

Response: Thank you for catching this error. We have corrected the discrepancy.

Mayor Elect Cathey Rusing Prescott: I would suggest that you incorporate language concerning protection of water quality.
Mitigation of Haz Mat on site by facilities to prevent release into storm water and city sewer.
Would also mention any PFOS/PFOAS mitigation if applicable.
Also, definition of high water users and pros and cons using city water. A cost benefit analysis is necessary.
Back in 1996, we allowed a high water user to dump fluoride into our sewer to be filtered at our waste water treatment plant at taxpayer expense. We went to court in 2016 over it but lost due to a poorly written contract that didn't address haz mat. We have since incorporated HazMat language in our water policy.
Would be helpful since GP's are used by grant administrators.
We plan on including these points in our General Plan.
Response: We added language addressing water quality protection, including references to PFAS/PFOA and arsenic, to ensure emerging and regulated contaminants are clearly acknowledged at the policy level. planning. With respect to defining high water users and cost-benefit considerations, we agree these are critical issues. We have intentionally noted in the Plan that these topics will be addressed through a separate Rural Water Management Ordinance currently under development.

Executive Director Ron Doba NAMWUA: The Town of Camp Verde, because it is not in an AMA, technically does not have a designation of an Assured Water Supply as the water element suggests. Assured Water Supply designations are reserved for AMA water providers. I would suggest the paragraph title "Assured Water Supply" be changed to "Designation of Water Adequacy" and any following reference be modified to conform. When I looked up the status of Camp Verde on the ADWR website I noted they show the designation of water adequacy in the name of Camp Verde Water System, Inc. I believe this is the water company that was acquired by Camp Verde. This should be corrected with ADWR.
Response: Thank you for this clarification. We have corrected this section to refer to the designation as an Adequate Water Supply.

Thanks for the opportunity to review the water element and I believe we talked about a letter of support from NAMWUA. I am happy to put one together… would you like it to be addressed to you or someone else? By the way, has a decision been made on Jeff's replacement yet?

Thanks,
Ron

Ron Doba
Executive Director
Northern Arizona Municipal Water Users Association
[redacted]

From: Miranda Fisher
To: [redacted]
Cc: General Plan
Subject: RE: 12.09.25 Senior Center Feedback
Date: Saturday, February 7, 2026 5:43:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Victoria,

Special Initiatives Manager Cliff Bryson shared with the General Plan Technical Advisory Group (TAG) the feedback from the Senior Apartments when he went to visit with the residents about the plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding. Please see the TAGs responses below that we'd love if you shared with your residents.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



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From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, December 10, 2025 5:18 PM
To: General Plan <generalplan@campverde.az.gov>
Subject: 12.09.25 Senior Center Feedback

Hello Tag,

Here is feedback received from the Senior Center meeting that was conducted on 12.09.25:

The general plan references "resilient" and "sustainable" numerous times throughout, which makes the document geared towards business owners and business developers.

Response: No changes were made to the use of the terms “resilient” and “sustainable.” These terms are used throughout the General Plan to describe long-term community health, infrastructure reliability, environmental stewardship, and fiscal responsibility, not to signal a business- or developer-driven focus.

Feels as if the plan is driven by business, and the overall message is that Camp Verde is growing.

Response: No changes are being made related to the Plan’s discussion of growth. The General Plan acknowledges that some growth is expected over time and focuses on managing that growth responsibly while preserving Camp Verde’s character, rather than promoting growth for its own sake.

How are we going to conserve water with the amount of growth that will be happening?

Response: Water conservation is addressed in the Water Element of the General Plan. However, the most meaningful conservation measures will be implemented through the Rural Water Management Ordinance currently under development.

Not in favor of any commercial development on Salt Mine.

Response: No commercial development has been added or proposed for the Salt Mine Road area. The existing goals to protect agricultural and rural residential character remain unchanged.

Respectfully,

Cliff Bryson

Town of Camp Verde | Town Administration

Special Initiatives Manager

473 S. Main Street, Camp Verde, AZ, 86322

☐ (DP) | 928-554-0003

☐ Email | Cliff.Bryson@campverde.az.gov



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offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

VERDE NATURAL RESOURCE CONSERVATION DISTRICT

Ms. Miranda Fisher, Town Manager
Town of Camp Verde
473 South Main Street
Camp Verde, AZ 86322

Re: Town of Camp Verde 2026 General Plan

Dear Ms. Fisher:

The Board of Supervisors of the Verde Natural Resource Conservation District welcomes the opportunity to comment on the Draft 2026 General Plan. We also want to thank you for providing insight into the process of creating the document through your attendance at several of our meetings. The Board is impressed with the quality and comprehensiveness of the plan, appreciates the fact that it was prepared in-house, and believes it accurately reflects the values of the community. Our comments focus on the following elements of the Plan: Water Resources, Open Space, Outdoor Recreation, and Trails. Our recommendations are as follows:

- The Board recommends that Water Resource Goal #2: Protect and Enhance Water Quality, Strategy #4 be amended to include the following language: ***Enforce ordinances that prohibit the irresponsible use or disposal of chemicals, oils, and other harmful pollutants that may contaminate soil, wells, and nearby waterways. Ordinances shall conform with state and federal law. Agricultural producers shall adhere to Arizona Department of Agriculture "Good Agricultural Practices."***

- The Board recommends that Guiding Principles, Goals, and Strategies for the Outdoor Recreation and Trails Elements be compatible with the following Open Space Guiding Principle:
  Promote the agricultural heritage of the Town. Support working lands that reflect the Town's farming and ranching traditions.
  NOTE: Agricultural land is defined in the Open Space Element as "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. Ranch land can be described as land that is used for raising livestock such as cattle, sheep, goats, horses, and other types of livestock. This type of land includes pastures with natural vegetation and grazing areas that support agricultural and ranching activities."
  As such, the Board recommends that the Outdoor Recreation and Trails Elements include verbiage that OHV use on public lands should respect existing uses, such as agricultural production and wildlife management.

- The Board recommends that the Trails Element, Shared Use, be revised as follows: ***Identify designated access points for hikers, bikers, equestrians, and OHV users that are mindful and respectful of our neighborhoods, farms, and ranches.***

The Verde NRCD will be holding a series of workshops beginning in January 2026 focusing on the needs and concerns of ranchers in the Verde Valley and we expect that more comments may result from those meetings, specifically with respect to off-road vehicles. We will report those suggestions to you at the earliest opportunity.

Sincerely,

Delbert Norton

Chip Norton, Chair
Board of Supervisors
Verde Natural Resource Conservation District
PO Box 280, Camp Verde, Arizona 86322

From: Miranda Fisher
To: [redacted]; Cory Mulcaire; [redacted]
Subject: RE: NRCD review and comment of Town draft General Plan
Date: Saturday, February 7, 2026 5:59:00 PM
Attachments: image001.png

Hi Chip,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding.

In response to the specific recommendations provided:

- **Recommendation 1:** After further review, the Technical Advisory Group (TAG) elected to remove this strategy entirely from the General Plan.
- **Recommendation 2 & 3:** TAG agrees with the importance of supporting Camp Verde's agricultural heritage and protecting working lands. The concepts outlined in your second and third recommendations have been incorporated into the Guiding Principles for the Outdoor Recreation Elements.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001

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From: Chip Norton [redacted]
Sent: Tuesday, December 9, 2025 10:01 AM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>; Cory Mulcaire <cory.Mulcaire@campverde.az.gov>; [redacted]

Subject: NRCD review and comment of Town draft General Plan

Hi Miranda. Thank you for the opportunity to review and comment on the 2026 draft General Plan. Please find our letter with comments attached.

Regards,
Chip Norton

NCS General Plan Notes and Comments (12/13/25):

- Question about the expansion of the infrastructure (Water and Sewer) along SR260 and will there be more?
- Question regarding the possibility of more expansion of industrial and/or manufacturing type industries located in the SR260 area.
- Question about the opportunity/expansion of broadband services being offered in Camp Verde.
- Question about when the Sports Complex would be completed and more amenities being added to the Sports Complex. Citizen was concerned about keeping his children here in Camp Verde If there isn't much to do. Comment about having one batting cage.
- Interest in seeing more retail outlets that support Camp Verde, less interest in seeing more gas stations.
- Interest in seeing (4x4 mud truck track, Motorcross – UTV track) back out at the old motorcross area off of SR260 adjacent to Jones Ford. Hayfield draw is okay, but a large area for Motorcross would be better.
- Skate expansion and better maintenance on it.
- Less RV parks.
- KOA by Bull pen would be cool.
- Interest in disperse housing and supports generational housing that allows residents to age in place.
- Interest in housing revitalization.

From: Miranda Fisher
To: [redacted]
Cc:
Subject: RE: NACOG Regional Council - October Meeting Notice
Date: Saturday, February 7, 2026 6:49:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Hi Jennifer, Pedro and Chris,

Thank you so much for this feedback! We incorporated this feedback by broadening roadway strategies to address overall network performance and corridor needs, explicitly referencing the Verde Valley Metropolitan Transportation Plan (VVMTP) for roadway and safety improvements, adding a strategy to support standardized transit facility design, expanding transit partnerships to include Cottonwood Area Transit, and acknowledging the upcoming Verde Mobility Plan (VMP) while maintaining consistency with regional planning efforts.

Thanks!

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001

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From: Jennifer O'Connor [redacted]
Sent: Tuesday, January 20, 2026 5:59 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Cc: Pedro Rodriguez [redacted]; Chris Fetzer [redacted]
Subject: Re: NACOG Regional Council - October Meeting Notice

Hi Miranda,

Thanks so much for your patience in submitting our feedback on the town's General Plan. Congratulations on putting together such a thoughtful, detailed and well-organized tool for the town. Here are NACOG comments, which come from our transportation nerd perspective.

- For some of the corridors in the Character Areas, the roadway infrastructure goals seem light, particularly around areas marked for growth and development. We think it would strengthen the document to emphasize a balanced investment approach to capital planning for roads, transit and supporting infrastructure in areas when the town plans to see development. I know that we're still waiting on the results of the VVMTP, but the VVMTP will probably not have detailed information on the needs for smaller local roads within developments, since it's intended to look at the collector and arterial roads (here's a link to road classifications in case that's helpful) and how people are traveling within and between communities. So, for neighborhood roads, the town will have to recommend those improvements.

- Page 118: Under "Funding and Advocacy", the $21.9 million amount for the NACOG region's priority projects that you referenced is incorrect. Here's some suggested replacement language: "In 2025, NACOG submitted $81.1 million in funding requests for priority roadway infrastructure projects for consideration by the state legislature in 2026 as part of the Rural Transportation Advocacy Council (RTAC) Priority Projects List, or RTAC bill. The RTAC bill included a request of $7.7 million for Camp Verde's Montezuma Castle Highway Roadway Widening and Multimodal Upgrades project from Black Ridge to Cliff Castle Casino."

- We were pleased to see the town's Transportation and Circulation Goals, including the mention of the Verde Valley Master Transportation Plan, and we are supportive of all of the goals and strategies. Here are our comments for the goals on pages 118 and 119.

    - In our opinion, the strategies under Goal #1 are very specific to pavement and not the broader network or traffic flow, so you may want to consider broadening them. Or, since the VVMTP will recommend other roadway improvements, you may want to take the text from Goal #4, Strategy #2 and place it here so that you can reference adopting the recommended projects from the VVMTP in this goal as well.

    - Under Goal #2 (safety), you may also want to reference the VVMTP because it will include specific roadway safety improvements for the town, which are based on the crash data and conversations with Ken, Martin and the consultants. This is an

excellent resource for the town to work from since it is being developed by the consultants.

- Under Goal #3 (multimodal infrastructure), we recommend that you add a 4th strategy that reads something like this: Adopt standardized design guidelines for transit facilities. Here's a link to an example of transit facility guidelines for a transit service in Coachella, CA; the town could start with something simpler that's focused on bus shelters and service characteristics.

- Under Goal #4 (public transit), we would like to suggest that you consider removing the reference to the VVMTP and replace it with the Verde Mobility Plan (VMP). NACOG is about to kick off a year-long study for the Verde Valley, the VMP, which is specifically focused on public transit and transportation for older adults and persons with disabilities. The VMP will build off of the transit planning efforts in the VVMTP and take a more focused look than the VVMTP. You will hear more about the VMP in the coming months!
  - Goal #4, Strategy 1 – Include working with Cottonwood Area Transit in parallel with Yavapai-Apache Nation.
    - Addressing transit needs of the workforce, aging population, and basic needs of its residents
  - Goal #4, Strategy 2 – Inclusion of policies that are developed from the VVMTP and VMP

- As a side note, there's a typo on page 118 in the goal heading where it uses the word "Circular" instead of "Circulation"

We hope these comments are specific enough to make it easy to integrate any edits that you see fit.

Thanks,
Jenn

Jennifer O'Connor | Planning Director
323 N. San Francisco St., Ste. A | Flagstaff, AZ 86001 |
[redacted]
nacog.org

Report your in-kind time using NACOG's new survey form!
https://www.surveymonkey.com/r/NACOG_In-Kind

From: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Sent: Friday, January 16, 2026 3:44 PM
To: Jennifer O'Connor [redacted]

TOWN COUNCIL / PLANNING & ZONING COMMISSION JOINT WORK SESSION FEEDBACK

Map titles
Place titles in the legend area and the upper area.
Having a separate page that describes or talks about each map.
Maps to the left.

P. 17
The triangle shape by General Crook needs to be checked.

P. 20
The change to the SR260 west map needs to show the SR260 west map and not the colored mapping of the other character areas. Similar to the other maps

P. 23
Goal #3, SP5 disclaimer for the opportunity zone that may not be present in the future.

P. 28
Goal #1, SP1 again, disclaimer similar to P.23

P. 28-29
Change font (goal #1, SP4)

P. 30-31
Insert blank page before maps. Do the same for each character area map.

P. 31
Spelling McKracken incorrect. Needs two CC

P. 33
Goal #1, SP3 – two periods and edit sentence.

P. 37
Goal #11, SP4&5 – font change

P. 39
Take out borders I-17

P. 47
take out zoning colors off of SR260

P. 49
Goal #3, SP1 – look at the wording that shows value and is limited in nature. 1 size doesn't fit all.

P. 52
Fix the map just to show that character area. Take out color zoning from other character areas.
E. Sierra Verde red road does not go there (it is the red line)
Look into the school property and the forest service in what character area.

P. 56
Fix the map to show only that character area. Take out color zoning from other character areas.

P. 63
Goal #3 – look at town-owned properties and public facilities.

P. 66
Remove square miles here and in all other character areas.

P. 71
Strike out 2nd to last paragraphs (both)

P. 77
Change rooftop numbers

P. 79
Cross roads of I17 / SR260

From: Miranda Fisher
To: Shawna Figy
Cc: General Plan
Subject: RE: Parks & Rec GP notes
Date: Sunday, February 8, 2026 9:24:00 AM
Attachments: image001.png
image002.png
image003.png

Hi Shawna,

Thank you and the P&R team for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding. Please see my comments below in blue (the ones in red is the additional context Wendy provided based on Cliff's notes).

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, December 10, 2025 5:48 PM
To: Wendy Escoffier <Wendy.Escoffier@campverde.az.gov>; General Plan <generalplan@campverde.az.gov>
Subject: Re: Parks & Rec GP notes

Thank you, Vice Mayor.
I added the notes I took in red to supplement yours.
Parks and Rec staff GP comments

Like having trails separate - this might have been confused with P. 141, where we have the designated trailheads.
Response: We agree that having the trails separate is best.

P. 24 Add Hwy. 260 West: want to make sure we have ability to develop pocket Parks on that side of I17
Could the developers assist with expanding the park system in this area? We don't have many parks.
Response: Added language to the Parks section about how subdivisions are not required to carve out a parcel for parks or open space.

P. 135-137
Add Hallet Plaza and 2nd park in Verde Lakes located brother Clubhouse/water company office. Question of who owns it.
Park beyond the Community Clubhouse on Verde Lakes Drive. The playground needs work or replaced.
Response: Added Hallet Plaza. Playground by the clubhouse in Verde Lakes is not that Town's so it was not included.

P. 138
Delete fishing and just refer to a pond
Edit sentence "Two all-purpose fields or soccer fields, several pickleball and tennis courts....."
Response: This change was made.

P. 141
Add perimeter loop trail - this is on P. 148 in the Trials element section - this was the note I had and confirmed with Shawna today.
Response: The perimeter loop was already included

P. 148-152
Do we want to include walking trail at Rezzonico Park, archeology trail off Homestead,.immediate care walking path?
Response: These two walking areas were added.

P. 152-153
Do we want to add the challenge of trails and trail heada are on FS, BLM property out of our control?
Challenges of maintaining town owned trail systems.
Response: We opted not to focus as much on the challenges throughout the plan but do

acknowledge trail maintenance challenges in the trails section.

Also talked about housing and lack of housing that young and single employees can afford. Need housing for younger folks starting out and older folks wanting to downsize.
Response: This is one of the reasons why we changed the housing section to be income-aligned focused.
Respectfully,

Cliff Bryson

Town of Camp Verde | Town Administration

Special Initiatives Manager

473 S. Main Street, Camp Verde, AZ, 86322

(DP) | 928-554-0003

Email | Cliff.Bryson@campverde.az.gov



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From: Wendy Escoffier <Wendy.Escoffier@campverde.az.gov>
Sent: Wednesday, December 10, 2025 12:40 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Parks & Rec GP notes

Hi Cliff

Here is what I have for notes from the Parks and Rec folks. I also have a random page number p. 141 with no notes associated with it.
Thanks for all you!
Wendy

Parks and Rec staff GP comments

Like having trails separate

P. 24 Add Hwy. 260 West: want to make sure we have ability to develop pocket Parks on that side of I17

P. 135-137
Add Hallet Plaza and 2nd park in Verde Lakes located brother Clubhouse/water company office. Question of who owns it.

P. 138
Delete fishing and just refer to a pond

P. 148-152
Do we want to include walking trail at Rezzonico Park, archeology trail off Homestead,.immediate care walking path?

P. 152-153
Do we want to add the challenge of trails and trail heada are on FS, BLM property out of our control

Also talked about housing and lack of housing that young and single employees can afford. Need housing for younger folks starting out and older folks wanting to downsize.

Regards,

Wendy Escoffier, Vice Mayor
Town of Camp Verde, AZ
473 S. Main St., Suite 102
Camp Verde, AZ 86322

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

View results

Respondent		Time to complete
1	Anonymous	03:26

1. Overall Feedback on the draft 2026 General Plan

2. Introduction Section (p. 3)

3. History Section (p. 6)

4. Land Use Framework (p. 9)

5. Character Areas (p. 17)

6. 260 West Character Area (p. 20)

7. Gateway Interchange Character Area (p. 26)

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

10. Pecan Lane Character Area (p. 42)

11. Middle Verde Character Area (p. 47)

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

13. Copper Canyon Character Area (p. 56)

14. 260 East Character Area (p. 60)

15. Clear Creek Character Area (p. 65)

I believe a good use of the Verde Lakes Ponds (which are empty) would be to fill and build a community park. The closest town park to us is a few miles away and it would be a great utilization for all verde lakes neighbors. There is enough space to put a playground and some swings and has a trail that leads to back areas right next to it. The parking area for "potential park" is already established right in front of empty ponds. A lot of kids in this area do not have things to do and wind up strolling through the creek or roads. It would be nice to have a place to hang out after school with some ramadas and benches.

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

23. Environment (p. 156)

24. Water Resources (p. 164)

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ◉ 1-5 years
- ○ 6-10 years
- ○ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- ◉ Single-family
- ○ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ◉ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ○ 65+

28. *Demographic Question:* Gender

- ◉ Woman
- ○ Man
- ○ Non-binary
- ○ Prefer not to say

29. *Demographic Question:* Marital Status

- ○ Single
- ○ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ◉ Prefer not to say

30. *Demographic Question:* Raising Children

- ◉ Yes
- ○ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

View results

Respondent		
2	Anonymous	02:00 Time to complete

1. Overall Feedback on the draft 2026 General Plan

Not one mention of utv, off road, one mention of tv park. Those being dollars in .

2. Introduction Section (p. 3)

3. History Section (p. 6)

4. Land Use Framework (p. 9)

5. Character Areas (p. 17)

6. 260 West Character Area (p. 20)

7. Gateway Interchange Character Area (p. 26)

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

10. Pecan Lane Character Area (p. 42)

11. Middle Verde Character Area (p. 47)

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

13. Copper Canyon Character Area (p. 56)

14. 260 East Character Area (p. 60)

15. Clear Creek Character Area (p. 65)

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

Not one mention of utv trails . Not one .

23. Environment (p. 156)

24. Water Resources (p. 164)

25. *Demographic Question:* Length of Time in Camp Verde

- (●) Less than 1 year
- ( ) 1-5 years
- ( ) 6-10 years
- ( ) 11-20 years
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- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

Retired

View results

Respondent

3 Anonymous

41:16
Time to complete

1. Overall Feedback on the draft 2026 General Plan

The plan is well done, easy to read, pleasant on the eye, and contains a lot of useful information. I just hope you don't live forever in the dreaming phase. I've seen towns spend literal decades focusing on making plans like this but never implementing them. You've got a recipe, time to start cooking!

Tthough I do have issues with some of the "ingredients", see below:

2. Introduction Section (p. 3)

3. History Section (p. 6)

I'm a big propronent of maintaining the historic character of this very important historic town.

4. Land Use Framework (p. 9)

Informative and interesting!

5. Character Areas (p. 17)

6. 260 West Character Area (p. 20)

I am very much OPPOSED to turning route 60 into the next Prescott Valley. This is a beautiful, rural stretch between Cottonwood and Camp Verde, and already it's losing that wonderful character due to endless RV parks and storage, warehouses, and other industry. Since much of this is Yavapai land, I hope they resist this commercial vision you have for this area...

7. Gateway Interchange Character Area (p. 26)

This is an area where it makes more sense to commercialize, because of the proximity of existing commercial / industrial enterprises, and its proximity to I-17. Leave "260 West" alone and focus more here at the gateway.

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

Let's use what we have before we add more - there are vacant buildings that would be great for retail, restaurants, etc. Fill and use these before constructing new buildings.

10. Pecan Lane Character Area (p. 42)

Wonderful area. I do think a sidewalk / bike lane would be great. Pecan Lane serves as the major route between the schools and downtown, and it's very dangerous to walk right now. A sidewalk / walk & bike lane could be extended all the way to the casino, another major draw for residents.

11. Middle Verde Character Area (p. 47)

I don't spend much time here, so I have no strong opinions.

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

I've always found the salt mine itself to be fascinating. There was a proposal to make this a historic site / musuem once. It might be worth looking at again.

13. Copper Canyon Character Area (p. 56)

Improve the road to the trailhead, and improve the path from the trailhead to the old General Crook Trail. The trail itself (once you get up out of the wash) is a really great and historic trail.

14. 260 East Character Area (p. 60)

I think that massive sports complex was a waste of money, since you already have an underused sports complex along Camp Lincon Road, but what's done is done, so at least offer things that aren't already available in town. Maybe consider the age of your population - how many retired people are playing football? Perhaps focus on Pickle Ball and other "low impact" sports instead.

15. Clear Creek Character Area (p. 65)

Agree wholeheartly with plan to make archaelogical sites more accessible and better "marked" (for example, educational displays)

16. Economic Development & Growth Areas (p. 70)

Your report shows government being the #1 source of employment, yet the town manager keeps cutting entry-level and mid-level jobs (the jobs that the citizens of Camp Verde are qualified for) in favor of "top-heavy" jobs (how many deputy clerks do you need?) that usually ends up being filled by people who don't live here to begin with. I've had friends passed over for town jobs because of this, despite their qualifications, and I've seen the quality of the institions suffer as a result. So to be honest, I question if town leadership truly cares about Camp Verde citizens and their ability to earn a living, or if they are more interested in "big money"...

17. Housing (p. 89)

I like the new Sycamore Vista Apartments. I do not like the ugly line of stacked homes along Finnie Flat Rd (Thorton Rd, for example). For high density, offer nice apartments. If you're going to offer high-density homes, make it classy, like Cliffs Parkway. That said, I'm a huge proponent of affordable housing, so my issue is not the homes along Thorton Rd, but rather the "alignment" - it just looks industrial and ugly to have houses stacked like dominos with no yards or landscaping. Oh, and we have enough RV parks ;)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

MORE SIDEWALKS! The library is a huge town asset, and yet one risks their life to walk there from downtown and back. Come on... This is an easy win, yet nothing is done.

20. Open Space (p. 121)

KEEP OPEN SPACE!!!

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

Love the trails!

23. Environment (p. 156)

Protect the environment at all cost!

24. Water Resources (p. 164)

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ○ 1-5 years
- ◉ 6-10 years
- ○ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- ○ Single-family
- ○ Manufactured
- ○ RV
- ○ Apartment
- ◉ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ◉ 55-64
- ○ 65+

28. *Demographic Question:* Gender

- ○ Woman
- ○ Man
- ○ Non-binary
- ◉ Prefer not to say

29. *Demographic Question:* Marital Status

- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ○ No
- ◉ Prefer not to say

31. *Demographic Question:* Occupation

White Collar (prefer not to be specific, because I have made comments critical of the town manager and leadership, and I wish not to face retribution)

View results

Respondent

4 Anonymous

452:47
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Overall, the draft feels encouraging. Some areas of concern include just how much "growth" is being pushed. I know there are many people in our town who do not want to lose the charm of the small-town-ness of Camp Verde. So I hope that any and all decisions use that as a filter. Camp Verde should be the best darn small town there is...not striving to become more like Cottonwood or Prescott. Camp Verde already has so much going for it, and just seeing the assets it already has enhanced and "polished up" would be a great start.

Also, I have been a faithful contributor to these kinds of surveys and feedback over the past several years, and I hope that it's not for naught. I hope that whoever is reading these surveys takes to heart the things that are said and uses that to inform future decision making for the sake of the town and its people.

2. Introduction Section (p. 3)

"thoughtfully growing" stood out to me. That is my hope in all of the things proposed. Keep the idea that Camp Verde is a SMALL TOWN at the forefront of all decision making.

3. History Section (p. 6)

We are extremely fortunate to live in a history-rich region! I love any and all things that preserves, protects, and promotes our vibrant history. An area of concern is the emphasis placed on volunteer labor. I have spent many years working with a force of volunteers, and if you want something done consistently, relying solely on volunteers is a tenuous place to be. For something that needs to be committed to on a regular and faithful basis, I strongly urge you to consider more paid/stipend positions. Also, so many of the topics below overlap with history. So having history woven into the various areas would be a great way to showcase the rich narrative of Camp Verde through the years.

4. Land Use Framework (p. 9)

As mentioned previously, hoping for "thoughtful growth" in everything detailed i this section. We have such potential for agricultural growth, so I hope that is considered before more RV parks and housing developments.

5. Character Areas (p. 17)

Concerned about causing the 260 to look like a trip through Prescott Valley. I'm all for growth, but not when it comes to destroying the character of a town. To me, it makes sense to build up the "industrial" area around FrameTek, since that is already an established area. But eyeing empty parcels as places that need to be developed and built up doesn't always feel like progress to me.

6. 260 West Character Area (p. 20)

See above answer.

7. Gateway Interchange Character Area (p. 26)

See #5. Not sure how many more convenience stores we actually need in Camp Verde. Thoughtful growth in these areas, please.

8. Heritage Character Area (p. 31)

Our downtown is a definite asset for our town! It's quaint and alive and active, which is great to see. One area that could be enhanced would be better sidewalks connecting downtown to the library, and even beyond to the schools. Having better options for foot and bike traffic are a must! Also, speaking of the library, and in reference to the "polishing up" of what the town already has: Rezonicco Park could really use some TLC, especially the small pavilion where the "center of it all" plaque is housed. The paint is peeling, there are bird droppings all over the signage, and the plaque itself looks very neglected. This is a great little tourist spot, but it's frankly embarrassing to bring anyone to right now. And that is just a simple project that would take one day to fix. I'm not a fan of adding a whole bunch of new things to Camp Verde while neglecting some of the great things that are already in place. The park is great, too, but the paths are so full of goatheads, that I have stopped walking around the park because of it. It's hard to fully enjoy the beauty of the sculptures that are now there and the park itself when walking ruins your shoes.

9. Finnie Flat Character Area (p. 38)

I love Finnie Flat area! Really love the idea of better foot and bike opportunities!

10. Pecan Lane Character Area (p. 42)

This is one of my favorite areas to drive through, and I hope that the rural and agricultural vibe is maintained. Love the ideas of more sidewalks!

11. Middle Verde Character Area (p. 47)

Really appreciate things noting the desire to preserve nature and rural attributes of this area. Thank you!

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

Really like what's proposed in this section...protecting, preserving, and beautifying.

13. Copper Canyon Character Area (p. 56)

Love the ideas of more trails in this area and educational opportunities that could be tied to it.

14. 260 East Character Area (p. 60)

Walking and biking trails for the win!

15. Clear Creek Character Area (p. 65)

This is such a beautiful area, so thank you for looking at preserving that and enhancing trail systems in that area. "Thoughtful growth."

16. Economic Development & Growth Areas (p. 70)

This may not "perfectly" fit under this category, but I wanted to voice a concern at how "top heavy" Camp Verde town management feels. There seem to be a lot of people at the top of things, and a lot of people in lower-level positions, but not a lot of people in mid-level positions with good experience and qualifications for a salary that isn't six figures. I work for a company that is similar, and what happens is there is a lot of talk and "vision casting", but then the actual carrying-out of things gets stymied because the visionaries don't know how or have people in place to actually carry out those things. Again, you can't rely on volunteers or entry-level positions for a lot. Also, most top level management seems to be looking for people outside of Camp Verde. I'm not opposed to people from outside the area in these positions (I'm not a native myself!), but it does bother me that so many of these positions don't always seem to fit people who are already working and living and investing in our town.

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

I would love to see some better river access points. An example is the river access at the Black Bridge. It's so grown up and inhospitable, so it would be great to see places like that "polished up".

22. Trails (p. 144)

We are so fortunate to have an amazing network of trails in our area! Anything that can enhance this is great. So many trails also have historical significance, so ways to tie in educational and historical components would be great.

23. Environment (p. 156)

I would love to see some better recycling options in our town. Also, solar panels on top of parking lot covers...innovative ways to create alternative energy sources, but also provide covered parking.

24. Water Resources (p. 164)

Appreciate "thoughtful growth" when considering our water resources!

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ◉ 1-5 years
- ○ 6-10 years
- ○ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- ○ Single-family
- ◉ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ○ 25-34
- ○ 35-44
- ◉ 45-54
- ○ 55-64
- ○ 65+

28. *Demographic Question:* Gender

- ◉ Woman
- ○ Man
- ○ Non-binary
- ○ Prefer not to say

29. *Demographic Question:* Marital Status

- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

Middle Management

View results

Respondent

5 Anonymous

32:44
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Unless the "State requires duplications on a mission type statement", I would suggest an general statement that ties all the segments together. My concerns is that while I see professional architects, engineers and planners now deeply involved with Artificial Intelligence over views on their issues to gather world knowledge insights to manage/ insights and other issues facing their teamwork inputs....I see no mention of this valuable tool to oversee some of the main issues facing as a team, the water systems engineering and failures, the impending burden on existing users of utilities , water/ sewer/ public works costs to residents currently vs new developments on the books and or recently added. I see no emphasis on finalizing current projects that have affect on dark sky, landscaping , or finishing the projects (a good example of a finished site is the Medical Center on Finnie Flat and 260...except the road sign for S Elk and Thorton is not installed at the entrance) and looking at that center, it be the standards forward and retroactive review to completion on all sites with oversight of existing issues on dark sky, landscaping and just finishing . I believe that the entire plan is too wordy without naming which department head is going to manage each/all of the elements. And since departments folk retire or leave, the continuity in training is very tough. AI could assist. You must fix the entry design on Main and Montezuma , even if you have to buy land....for safety and future impacts....currently the whole Heritage area is a round about that moves away from using downtown. Needs a modern town center.....buy the restaurant at any bid.

2. Introduction Section (p. 3)

read above....DARK SKY please!!! or we vacate this lovely town.

3. History Section (p. 6)

pretty good, no emphasis on Dark Sky as an valuable health asset protected by the Town by quarterly review of the township as a whole review and offering solutions to violations.

4. Land Use Framework (p. 9)

there will be conflict of easements now used by the public for generations....and there is a need to implement a public use questionaire soon.

5. Character Areas (p. 17)

The several character areas may not reflect the future.

6. 260 West Character Area (p. 20)

This area is subject to high demands and change, continuity will be difficult in the ten year plan.

7. Gateway Interchange Character Area (p. 26)

this area is totally bent on travel capital and may result in dark sky failures and noise pollution. Currently sirens equal or are above Los Angeles areas,Suggest that there is no speed over 35 mph in this zone, actually, other cities with this type of change implement 25 mph max.

8. Heritage Character Area (p. 31)

My view is that although a ranch cowboy town was interesting long ago, the buildings currently cannot meet the codes for safety all around and they need to be revitalized with a modernization plan, you can keep the cowboy ideas, but Forts are not enough to keep Towns vibrant.

9. Finnie Flat Character Area (p. 38)

The infill is without enough oversight on true dark sky. A committee needs to take a survey and fix what is there now and protect the future. I see no balance of ovesight on Dark Sky in the plan, identifying areas etc.

10. Pecan Lane Character Area (p. 42)

Interesting/ not sustainable with water issues.

11. Middle Verde Character Area (p. 47)

Do not believe the vehicle count on middle verde route from 17 to Main Street/Finnie Flat

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

good

13. Copper Canyon Character Area (p. 56)

good

14. 260 East Character Area (p. 60)

good, , needs sewer into all existing sites

15. Clear Creek Character Area (p. 65)

needs sewer lines to protect the ground water

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

investments will only come by demand and rates %%

18. Cost of Development (p. 100)

Permits should cover 100% infrastructure connection and maintenance for a long time

19. Transportation & Circulation (p. 107)

we need a full plan in place with funding

20. Open Space (p. 121)

More open and access the better

21. Outdoor Recreation (p. 129)

Need indoor pool and other assets around it.

22. Trails (p. 144)

good

23. Environment (p. 156)

protection of dark sky, ground water.

24. Water Resources (p. 164)

Recycle water asap

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ◉ 1-5 years
- ○ 6-10 years
- ○ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- ○ Single-family
- ◉ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ◉ 65+

28. *Demographic Question:* Gender

- ○ Woman
- ◉ Man
- ○ Non-binary
- ○ Prefer not to say

29. *Demographic Question:* Marital Status

- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

retired planner and builder commercial turnkey

View results

Respondent

6 Anonymous

15:43
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Marginal at best. To many things are a wish list not a viable get done list. I know the State requires this but it needs to be more realistic.

2. Introduction Section (p. 3)

Nice but inconsistent with what is going on. Town infrastructure is weak. Example: Water may of may not be a problem but, piping is.

3. History Section (p. 6)

Ok

4. Land Use Framework (p. 9)

Land use is not keeping with infrastructure or services.

5. Character Areas (p. 17)

Ok

6. 260 West Character Area (p. 20)

7. Gateway Interchange Character Area (p. 26)

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

10. Pecan Lane Character Area (p. 42)

11. Middle Verde Character Area (p. 47)

There are several goals that do not fit for the area or are inconsistent with goal #1.

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

13. Copper Canyon Character Area (p. 56)

14. 260 East Character Area (p. 60)

15. Clear Creek Character Area (p. 65)

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

23. Environment (p. 156)

24. Water Resources (p. 164)

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ○ 1-5 years
- ○ 6-10 years
- ◉ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- ◉ Single-family
- ○ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

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- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

Retired

View results

Respondent		Time to complete
7	Anonymous	02:44

1. Overall Feedback on the draft 2026 General Plan

2. Introduction Section (p. 3)

3. History Section (p. 6)

4. Land Use Framework (p. 9)

5. Character Areas (p. 17)

6. 260 West Character Area (p. 20)

7. Gateway Interchange Character Area (p. 26)

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

10. Pecan Lane Character Area (p. 42)

11. Middle Verde Character Area (p. 47)

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

13. Copper Canyon Character Area (p. 56)

14. 260 East Character Area (p. 60)

15. Clear Creek Character Area (p. 65)

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

I don't see any provision for creating a public transportation. Small buses for around town and to link with other bus systems of Cottonwood and Sedona is something very much needed in the community. Our population is aging and available transportation becomes vital for health and independence. Sincerely, Gale Grove

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

23. Environment (p. 156)

24. Water Resources (p. 164)

25. *Demographic Question:* Length of Time in Camp Verde

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- ◉ Woman
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29. *Demographic Question:* Marital Status

- (●) Single
- ( ) Married
- ( ) Divorced
- ( ) Widowed
- ( ) Separated
- ( ) Other
- ( ) Prefer not to say

30. *Demographic Question:* Raising Children

- ( ) Yes
- (●) No
- ( ) Prefer not to say

31. *Demographic Question:* Occupation

Retired medical librarian

View results

Respondent

8 Anonymous

08:44
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Good information. Please see article 56.

2. Introduction Section (p. 3)

3. History Section (p. 6)

4. Land Use Framework (p. 9)

5. Character Areas (p. 17)

6. 260 West Character Area (p. 20)

7. Gateway Interchange Character Area (p. 26)

8. Heritage Character Area (p. 31)

9. Finnie Flat Character Area (p. 38)

10. Pecan Lane Character Area (p. 42)

11. Middle Verde Character Area (p. 47)

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

13. Copper Canyon Character Area (p. 56)

Copper Canyon trailhead is used by many people. I use it as an equestrian. It would be helpful to have signage to help cyclists understand that equestrians have live animals that spook when they come up fast behind them. I was thrown hard when a cyclist rode right up behind me without saying a word. They need to stop and make themselves known. We will get off the trail and let them pass so no one gets hurt.. The other HUGE issue is the Forest Service maintenance on the road going in. So many huge potholes and washboard really is hard on vehicles and horse trailers.

14. 260 East Character Area (p. 60)

15. Clear Creek Character Area (p. 65)

16. Economic Development & Growth Areas (p. 70)

17. Housing (p. 89)

18. Cost of Development (p. 100)

19. Transportation & Circulation (p. 107)

20. Open Space (p. 121)

21. Outdoor Recreation (p. 129)

22. Trails (p. 144)

23. Environment (p. 156)

24. Water Resources (p. 164)

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- ○ 11-20 years
- ◉ 20+ years

26. *Demographic Question:* Type of Residence

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- ○ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

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- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

Retired

View results

Respondent		
9	Anonymous	45:55
		Time to complete

1. Overall Feedback on the draft 2026 General Plan

Goal Strategies should be bulleted with numbers or letters to allow for easy referencing. All headlines/section headers should be hyperlinked. Including a bibliography at end with references/links throughout.

2. Introduction Section (p. 3)

No answer provided.

3. History Section (p. 6)

No answer provided.

4. Land Use Framework (p. 9)

Vacant parcels & Development potential: suggest including a chart showing breakdown of vacant parcels by acreage and owner (private/town/state/USFS/YAN). Vacant parcel map: remove federal/state owned as it isn't developable?

5. Character Areas (p. 17)

No answer provided.

6. 260 West Character Area (p. 20)

Page 23: Goal 4. Add a space in title Route260

7. Gateway Interchange Character Area (p. 26)

Page 26: overlay (4 story hotel) not highlighted on map. Entertainment district is highlighted on 31 heritage character area.

8. Heritage Character Area (p. 31)

Opportunity Zone applies to additional Character Areas (heritage character area) Finnie Flat, Heritage Area

9. Finnie Flat Character Area (p. 38)

Page 38, salt mine referenced on east side, should be copper canyon per map on 18. Opportunity Zone applies to additional Character Areas (heritage character area) Finnie Flat, Heritage Area

10. Pecan Lane Character Area (p. 42)

No answer provided.

11. Middle Verde Character Area (p. 47)

No answer provided.

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

No answer provided.

13. Copper Canyon Character Area (p. 56)

Trail safety and etiquette added to copper canyon: will that be added to all character areas with trails?

14. 260 East Character Area (p. 60)

No answer provided.

15. Clear Creek Character Area (p. 65)

No answer provided.

16. Economic Development & Growth Areas (p. 70)

No answer provided.

17. Housing (p. 89)

Missing middle housing chart should show number of housing units by type. Useful to include that retailers want a higher workforce population?

18. Cost of Development (p. 100)

It is useful to list the tax codes for specifics/references. Example: Bed Tax is code 044 and 144,

19. Transportation & Circulation (p. 107)

No answer provided.

20. Open Space (p. 121)

Confirm Trail & Trailhead names. Should match the Trails Element.

21. Outdoor Recreation (p. 129)

Introduction: first line, suggest replacing "located in the heart of Arizona", which is a version of Cottonwood's tagline, with "located in the center of Arizona" which is a version of our tagline being the center of the state.

22. Trails (p. 144)

List of trails has inconsistent labeling (Urban/TOCV/Prescott). Page 7 has typo on GRIEF trailhead. Section headers at bottom of page should have a page break

23. Environment (p. 156)

No answer provided.

24. Water Resources (p. 164)

Include mention of Town partnering via Development Agreements and developers to increase the water supply (both wells and storage tanks). Suggest adding that Town encourage developments to guarantee 100 year water supply even when not required (leased land).

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ○ 1-5 years
- ○ 6-10 years
- ◉ 11-20 years
- ○ 20+ years

26. *Demographic Question:* Type of Residence

- (●) Single-family
- ( ) Manufactured
- ( ) RV
- ( ) Apartment
- ( ) Other

27. *Demographic Question:* Age

- ( ) Under 18
- ( ) 18-24
- ( ) 25-34
- (●) 35-44
- ( ) 45-54
- ( ) 55-64
- ( ) 65+

28. *Demographic Question:* Gender

- ○ Woman
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29. *Demographic Question:* Marital Status

- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ◉ Yes
- ○ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

No answer provided.

View results

Respondent

10 Anonymous

264:30
Time to complete

1. Overall Feedback on the draft 2026 General Plan

The General Plan is comprehensive and easy to read.
Nicely done.

2. Introduction Section (p. 3)

I really appreciate the Purpose Of The General Plan. All in all I feel Camp Verde is in good hands!

3. History Section (p. 6)

The goals in this section seem spot on.

4. Land Use Framework (p. 9)

Un-sure

5. Character Areas (p. 17)

It's good to have particular areas to focus on and plan for.

6. 260 West Character Area (p. 20)

The Opportunity Zone - very disappointing. Traffic is chaotic, and there's nothing attractive or welcoming about this area..

7. Gateway Interchange Character Area (p. 26)

Best to improve upon the 260 West Character Area before making any changes to other entry points.

8. Heritage Character Area (p. 31)

This area should be called Down Town. We have an authentic, functioning Down Town, should be proctected as such. The on line high school building on Main Street could possibly be used for Yavapai College classes,.,etc. nline high school, would be better d

9. Finnie Flat Character Area (p. 38)

No more RV or mobile home parks, please. Very strict landscape plans are needed here.

10. Pecan Lane Character Area (p. 42)

Let it be

11. Middle Verde Character Area (p. 47)

Let it be

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

Let it be

13. Copper Canyon Character Area (p. 56)

Let it be

14. 260 East Character Area (p. 60)

Let it be

15. Clear Creek Character Area (p. 65)

Let it be

16. Economic Development & Growth Areas (p. 70)

Until drainage problems are corrected/solved, roads are in good shape, parks are finished - growth should be put on hold.

17. Housing (p. 89)

No government intervention with regard to housing. See page 97, Goal#2 Strategy 1. Should be a requirement for developers.

18. Cost of Development (p. 100)

No opinion

19. Transportation & Circulation (p. 107)

No opinion other than it seems this should be step 1 before any further growth, particularly at the north end of Main Street.

20. Open Space (p. 121)

Crucial - Seems like we have a good plan.

21. Outdoor Recreation (p. 129)

Completion of Rezzonico Park and the Sports Complex is very important.

22. Trails (p. 144)

No opinion

23. Environment (p. 156)

No opinion

24. Water Resources (p. 164)

No answer, just questions.

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ○ 1-5 years
- ○ 6-10 years
- ○ 11-20 years
- ◉ 20+ years

26. *Demographic Question:* Type of Residence

- ◉ Single-family
- ○ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ◉ 65+

28. *Demographic Question:* Gender

- ◉ Woman
- ○ Man
- ○ Non-binary
- ○ Prefer not to say

29. *Demographic Question:* Marital Status

- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

Realtor

View results

Respondent

11 Anonymous

48:36
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Needs Tweeking

2. Introduction Section (p. 3)

Needs Tweeking

3. History Section (p. 6)

Passable

4. Land Use Framework (p. 9)

If the town sticks to these guidelines and not change willy nilly depending on The person taking out the permit or develpement

5. Character Areas (p. 17)

No answer provided.

6. 260 West Character Area (p. 20)

Do not approve of the term Character Areas... Quit acquiring things that will only bring a huge amount of liability to the town and grounds people

7. Gateway Interchange Character Area (p. 26)

No Comment

8. Heritage Character Area (p. 31)

Should read Historical District ... Leave out Heritage Character

9. Finnie Flat Character Area (p. 38)

Needs some work on storm drainage

10. Pecan Lane Character Area (p. 42)

Leave alone

11. Middle Verde Character Area (p. 47)

Leave alone

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

Leave Residential areas alone... Finish the ball parks before you start anything else...The half baked things that are not complete needs to stop.

13. Copper Canyon Character Area (p. 56)

Leave alsone

14. 260 East Character Area (p. 60)

Leave alone

15. Clear Creek Character Area (p. 65)

The town needs to crack down on unsightly trashy residential areas

16. Economic Development & Growth Areas (p. 70)

Start putting a limit on R.V parks (no more) Pot farms(no more. they do not bring sales taxes to the town) We need to be a little more selective as to what comes into the area as to not destroy the integrity of our communit

17. Housing (p. 89)

No such thing as affordable housing..No more low income housing..Brings an unwanted element into the area..The town needs to crack down on propertys that are fire hazards , like tall weeds, trash all over the property, falling down wooden strutures

18. Cost of Development (p. 100)

All costs associated with any development should be paid by the developer and not the town or the current taxpayers to include water and sewer

19. Transportation & Circulation (p. 107)

We do have lots of roads that need repair... so all new development should also pay for paved roads and curbing

20. Open Space (p. 121)

Leave it as is

21. Outdoor Recreation (p. 129)

Leave it as is

22. Trails (p. 144)

Leave as is

23. Environment (p. 156)

start by adapting strict fines for those who do not safeguard the area.... including but not limited to Developers,Residental

24. Water Resources (p. 164)

Lets keep our current townspeople in water before we open our doors to many newbies that will take water away from the people that have been here along time. Bring business into the area that does not use much water

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
- ○ 1-5 years
- ○ 6-10 years
- ○ 11-20 years
- ◉ 20+ years

26. *Demographic Question:* Type of Residence

- ○ Single-family
- ◉ Manufactured
- ○ RV
- ○ Apartment
- ○ Other

27. *Demographic Question:* Age

- ○ Under 18
- ○ 18-24
- ○ 25-34
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- ◉ 65+

28. *Demographic Question:* Gender

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- ○ Prefer not to say

29. *Demographic Question:* Marital Status

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- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
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30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

self employed

View results

Respondent

12 Anonymous

20:09
Time to complete

1. Overall Feedback on the draft 2026 General Plan

Please address the increase of residential water fees vs lack of well metering on private wells in a desert whereas it is clear that water as quality water is scarce and community managed wells should not bear the entire costs of water developments alone. Water as a common cost that should be metered entirely. Promote connections to quality water management's via metering wells.

2. Introduction Section (p. 3)

Repetitive in some areas.

3. History Section (p. 6)

Good, too wordy.

4. Land Use Framework (p. 9)

Pamphlet level needed

5. Character Areas (p. 17)

Pamphlets needed.

6. 260 West Character Area (p. 20)

Focus on water connections.

7. Gateway Interchange Character Area (p. 26)

Can become route safety issues.

8. Heritage Character Area (p. 31)

Sites need promotions to upgrade safety.

9. Finnie Flat Character Area (p. 38)

Becoming degraded by overuse vs landscaping and prescriptive demise overall not properly maintained except the medical center model.

10. Pecan Lane Character Area (p. 42)

Becoming dangerous in route maintained lack thereof..

11. Middle Verde Character Area (p. 47)

Route is not road standards maintained by jurisdictions.

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

good.

13. Copper Canyon Character Area (p. 56)

good, some USFS route degradation accesses.

14. 260 East Character Area (p. 60)

NA

15. Clear Creek Character Area (p. 65)

NA

16. Economic Development & Growth Areas (p. 70)

Oversight too open to over growth without design routes that disturb existing quiet enjoyment.

17. Housing (p. 89)

Increase not decrease setbacks.

18. Cost of Development (p. 100)

Need routes and water 100 % focus with oversight of construction impacts on existing homes.

19. Transportation & Circulation (p. 107)

Failure to manage road standards will be .critical life safety issues, the costs of development will havevto have maintenance guaranteed

20. Open Space (p. 121)

need to realize its value.

21. Outdoor Recreation (p. 129)

Design and guarantee maintenance

22. Trails (p. 144)

keep improving

23. Environment (p. 156)

Water manage it all levels. keep invasive out.

24. Water Resources (p. 164)

Plan on water metering on all wells to balance costs / USER.

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
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- ○ 6-10 years
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- ○ Single
- ◉ Married
- ○ Divorced
- ○ Widowed
- ○ Separated
- ○ Other
- ○ Prefer not to say

30. *Demographic Question:* Raising Children

- ○ Yes
- ◉ No
- ○ Prefer not to say

31. *Demographic Question:* Occupation

investor. contractor retired...

View results

Respondent

13 Anonymous

287:27
Time to complete

1. Overall Feedback on the draft 2026 General Plan

In reference to the final page #176 of the Draft General Plan 2026 titled "General Plan Updates and Amendments", I present the following information and a suggestion. The 2016 General Plan contained a section "Amendments to the land use/character area element" (pages 24-26) that are thorough, well written, and informative. Also, that section's information complied with Arizona Revised Statute 9-461.05 which in part states, "The general plan shall include provisions that identify changes or modifications to the plan that that constitute amendments and major amendments." In order to be in accordance with that State statute, I suggest that the amendments to the land use/character element from the 2016 General Plan be inserted intact into the draft 2026 general plan.

Thank you for considering my suggestion and for serving our community as members of the Technical Advisory Group to assist in providing a coherent general plan for our future.

2. Introduction Section (p. 3)

No answer provided.

3. History Section (p. 6)

No answer provided.

4. Land Use Framework (p. 9)

No answer provided.

5. Character Areas (p. 17)

No answer provided.

6. 260 West Character Area (p. 20)

No answer provided.

7. Gateway Interchange Character Area (p. 26)

No answer provided.

8. Heritage Character Area (p. 31)

No answer provided.

9. Finnie Flat Character Area (p. 38)

No answer provided.

10. Pecan Lane Character Area (p. 42)

No answer provided.

11. Middle Verde Character Area (p. 47)

No answer provided.

12. McCracken / Quaterhorse / Salt Mine Character Area (p. 52)

No answer provided.

13. Copper Canyon Character Area (p. 56)

No answer provided.

14. 260 East Character Area (p. 60)

No answer provided.

15. Clear Creek Character Area (p. 65)

No answer provided.

16. Economic Development & Growth Areas (p. 70)

No answer provided.

17. Housing (p. 89)

No answer provided.

18. Cost of Development (p. 100)

No answer provided.

19. Transportation & Circulation (p. 107)

No answer provided.

20. Open Space (p. 121)

No answer provided.

21. Outdoor Recreation (p. 129)

No answer provided.

22. Trails (p. 144)

No answer provided.

23. Environment (p. 156)

No answer provided.

24. Water Resources (p. 164)

No answer provided.

25. *Demographic Question:* Length of Time in Camp Verde

- ○ Less than 1 year
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- ○ 6-10 years
- ○ 11-20 years
- ◉ 20+ years

26. *Demographic Question:* Type of Residence

No answer provided.

27. *Demographic Question:* Age

No answer provided.

28. *Demographic Question:* Gender

No answer provided.

29. *Demographic Question:* Marital Status

No answer provided.

30. *Demographic Question:* Raising Children

No answer provided.

31. *Demographic Question:* Occupation

No answer provided.

GENERAL PLAN OPEN HOUSE FEEDBACK

Saturday, January 17th (9 attendees)

- Desire to see more reference to pickleball – specifically we need 8 courts at the Sports Complex.
- Would like to see a map of the river overlay district.
- When it's time for outreach, highlight different components of the plan. Do a bullet pointed list or blurb since most people won't read this large document. Consider a single page handout for each Character Area.
- What was YANs involvement?
- Concern about growth - Consider removing all mention of growth; no mixed used or higher density residential
- Water – wanted to know if this was a priority?
- Concerns about more subsidized housing. Doesn't want to see CV turn "ghetto"

Tuesday, January 20th (9 attendees)

- Need to speak more to the entertainment district; specifically focusing on more for youth to do
- Need more allergy friendly restaurants
- Need to find places for motocross
- Dee Jenkins
    - Reiterated that the codes must now follow the CA goals, emphasizing that the existing codes do not protect the Town from unwanted development/ developments that impinge on CA goals.
- Roger Benfield –
    - pg 20 the blue areaWest of 260 is incorrect - actually Nation property, right?
        - This comment came after the comment "why does it look like there is so much attainable land in Camp Verde". He pointed out the YAN property not marked, the open area near the old airstrip which was not identified as CV Unified School District property.
    - pg 32 East Tierra Verde rd is incorrect - no longer connects/ is dirt/ cutoff, and shouldn't the green area actually be school property, not forest service/ town property?
    - On the vacant land map, aren't some of the brown areas marked as min 2-acres not actually min 2-acres?

- John Wishmeyer
    - pg 176, amending GP should be clearer and spelled out in the GP - should describe and give more detail about minor and major amendments, per state statute that demands more detail (true?) in the plan
    - 2016 plan outlines what is and how to amend - look at the charts from this plan as solution for 2026
    - Consider water requirement, like the 2016 plan, that trigger an "event"/ amendment - how does the GP deal with water use - no limits to development?
- Paul and Janice Hawk
    - Would like to see better communication between the Town and the school district regarding development that is occurring through the Town. Concern that growth is outpacing the school district's facilities and services.
        - Explained how our schools are at max capacity. When the new development opened off Finney Flat Rd they were overwhelmed with 40 new students and no where to place them. Also no available funding to build out more classrooms.
    - Agreed with keeping the rural, ag. type character of the Pecan Lane character area.
    - Enjoy and love the dark skies.
    - Would love to see developers put more funding into services and infrastructure within Camp Verde. Funding donations towards the school district.
    - Stated "where are we gonna get the water for these people and our future"
- Bob Benson
    - Added repeatedly he felt we didn't need to grow and objected to the pace development has taken in Town. He stated we don't need more people here and doesn't understand why people say we need another supermarket in Town there are plenty of local places to get our supplies.

Saturday, January 24th (5 attendees)

- Light at McCraken & Quarterhorse
- Change speed limit on the other end of Howards
- Develop a partnership with the historical society for merchandise development
- No mention of the archeology center. Want to see the historical society is referenced as well.
- For the introduction section, explain how the CV name came about
- Concerns about speeding down MCH
- White Hills should not be in McCraken

- Sierra Verde Drive not accurate
- Want to see the conservation easement references more robust and more in the character areas
- Would like to see the desire for an ag zone referenced
- Need more housing for workers; not just rentals
- Verde Lakes is a blighted area – why are we not addressing this
- Would like to see more proactive code enforcement

Tuesday, January 27th (no attendees)

Thursday, January 29th (9 attendees)

- P. 66 – Should be Recreation**al** Corporation
- Need to be removing invasive species in the Clear Creek area
- Clear Creek character should highlight more that it includes Verde Lakes; feels like Verde Lakes is being erased by the character area name
- Want to see more reference to horse trails
- P. 142 – Goal #2; Strategy #1: should be ensu**r**ing
- How are we addressing businesses with high water use?
- Want to avoid traffic issues like Prescott and Prescott Valley
- Businesses on 260 should provide vocational training and employment for youth

Name: Rhonda Buss
Email: [redacted]
Title and Organization: Planner III, ASLD

#	Document Location	Concerns/Comments
Comment Number	Section, page #, and goal/policy number	ASLD concern/comment.
1	All page numbers referenced on the comment form are from the PDF of the document.	ASLD comments are offered as there is State Trust Land (STL) in within the Town and Planning Area boundaries. Additional comments may be made once shapefiles have been received. Please contact us to discuss any questions or comments.
2	Overall comment	Please clarify if the Town's Planning Area boundary is being expanded to include STL. If so, please provide a map indicating the proposed boundary of the STL parcel proposed to be included and the proposed land use designation.
3	Overall comment	Specify whether the land use designations of STL within the Town or planning area boundaries are proposed to be changed please. If so, which parcels are proposed for changes? If there is STL with a public use designation, please remove it and provide a designation with a minimum of 1 DU per acre. OS is not an appropriate designation for STL.

#	Document Location	Concerns/Comments
4	Overall comment	Provide a red-lined version of the final draft prior to hearing once available.
5	Overall comment	ARS 9-461.06(N) requires that land use designations on STL allow for at least 1 DU/acre. Please ensure that all land use designations on STL within the Town and MPA allow for 1 du/acre or greater.
6	Overall comment	Consider policies that require equitable contributions to regional facilities that support recreation and wildlife corridors.
7	Overall comment	If there is STL with a public use designation, please remove it and provide a designation with a minimum of 1 DU per acre minimum.
8	Page 15	Please include STL parcels in the vacant land inventory map to clarify that the land is available to purchase for development. Given the larger parcel sizes, please consider land use designations that will support PADs.
9	Page 18	The Character Area Map on page 18 does not comport with the Finnie Flat Character Area Map on page 38. Please clarify what character area STL to the east of SR-260 in T14N, R4E, S36 is in. We want to understand what land use designation is proposed for this parcel. Update the maps accordingly please. 260 E call out seems to point to the Heritage area and needs to be redirected to match the color coding on the legend/map.
10	Page 20	Suggest checking the formatting in the legend to ensure that the land use designation is aligned opposite the appropriate color.

#	Document Location	Concerns/Comments
11	Page 47, Middle Verde Character Area	It appears that STL within T14N, R4E, S2 has a land use designation of Rural Residential – 2 acre minimum. Please revise to a designation that has a minimum of 1 DU per acre. Please include this parcel in the vacant lot inventory to identify it as available for development. The "260 West Character Area" wording looks like it is floating against the background. Suggest changing the color of the leader line to black for the pink parcel towards the northwest area of the map. This will assist with legibility.
12	Page 50	Goal 7 speaks to partnering with the Yavapai-Apache Nation on land development within the character area. Consider adding a similar goal that addresses coordination with STL on land development please. Coordinate with ASLD on any trail plans that include STL please.
13	Page 52	The "upside down L" STL parcel in T14N, R5E, S32 has a designation of National Forest. Please update the land use designation to allow at least 1 DU/acre, as STL is not national forest land. Please include this parcel in the vacant lot inventory to identify it as available for development.
14	Page 54	Goal 1, Strategy 1: Please ensure that STL is not designated for agricultural purposes.
15	Page 56	a. Suggest including the portion of STL north of Finne Flat Road in the Gateway Interchange Area with a commercial designation and removing it from the Copper Canyon Character Area. The Gateway Interchange Character Area goals and policies better align with ASLD's mission and there would be neighborhood contiguity to the north. b. Consider extending the commercial land use designation and adding in a mixed-use/high/medium designation on the eastern portion of the parcel near SR 260. c. There is a major road towards the southern end of the STL parcel. ASLD supports single–family 1 DU/acre minimum along the southern edge vs. the entire site. The portion of STL south of General

#	Document Location	Concerns/Comments
		Crook Trail and S Access Rd. is designated as open space. Please assign a land use designation that allows for one dwelling unit per acre minimum on STL.
16	Page 59, Goal 3, Strategy 3	Please note that trails traversing STL require application to ASLD for an easement. If applicable, prior to application please contact ASLD to determine suitability of the desired alignment. For easement information, please contact ASLD ROW at RWS@azland.gov as necessary.
17	Page 70	The Economic Development section is very informative and will help the community understand the importance of strategic growth. Consider including discussion of the availability of STL to support the Town's economic development goals, especially the parcel within the Copper Canyon Character Area.
18	Page 93	Land use designations that support the missing middle housing would be helpful in strategic areas. ASLD would support such designation on any STL parcels, but especially the parcel in Copper Canyon.
19	Page 97	Explain what the mitigation implementation of a protected viewshed with high density residential may be and how it will work. Please coordinate with ASLD if viewshed/overlays district standards are drafted.
20	Page 101	"As Camp Verde grows, it is critical that new development enhances our existing infrastructure and services. In many cases, developers may enter into development agreements with the Town that go beyond standard fees. These agreements may include customized terms that ensure infrastructure improvements are built to meet the specific needs of a development and the broader community." Note that requiring improvements beyond that needed for the proposed development may impact the Town's housing affordability and economic development goals.

#	Document Location	Concerns/Comments
21	Page 101, "Growth Equitably"	Suggest including regional trails and wildlife corridors in the cost-share calculations.
22	Page 110	Is General Crook Trail not anticipated for expansion, given that it traverses under I17 and the reported traffic volumes on page 113 (or perhaps that is an ADOT facility)?
23	Page 120	This map seems to have different roadway classifications than what was present on Page 110. For instance, this map seems to depict General Crook Trail as a Minor Arterial. Please label the source of this map and reconcile the differences in text or graphically.
24	Page 125	Please ensure that all STL has a land use designation that specifies at least 1 DU per acre as addressed in ARS 9-461.06. N. Kindly remove any open space designation on STL to comply with the Statutory requirement.
25	Page 125	ASLD would appreciate including a statement that informs the public that, except for designated trails, recreational use on State Trust Land requires a Recreation Permit, which can be purchased via ASLD's website at land.az.gov. "Designated trails" on STL are defined as those trails that have legal access in the form of an easement.
26	Page 125	Consider including an open space map in this document. This will help the reader readily understand where the open space areas are.
27	Page 125	It would be helpful to have a map which depicts the trails as existing and proposed. Any trails that traverse STL will require legal access which must be obtained through coordination with ASLD. For easement information on STL, please contact ASLD ROW at rws@azland.gov.

#	Document Location	Concerns/Comments
28	Page 126	Consider labeling the map so it is clear what this map depicts. Consider adding a legend and specifying what the blue border indicates.
29	Page 127	TDRs, incentives, and bonuses by right will help support the Town's conservation goals.
30	Page 141	Suggest including a map which identifies the access points, and trails/trailheads. If any such facilities are proposed or currently exist without land rights on STL, please review with ASLD at PE@azland.gov prior to publication.
31	Page 143	Having a parks map included within the document would be helpful.
32	Page 150	Please include language notifying users of social trails on STL that they must secure a Recreation Permit, available through our website and land.az.gov.
33	Page 153	Any proposed easements across STL need to be reviewed by ASLD ROW as noted above. Trails across STL for which there is no legal access should be referred to/identified as conceptual. Please see note from page 125 about Recreation Permits.
34	Page 154, Strategy 11	Coordinate with ASLD on the Parks, Recreation, Trails, and Open Space Master plan if STL is included with the project boundary, please.
35	Page 159, Mining Considerations	There is active aggregate mining on STL in Camp Verde. ASLD would like to be involved in reviewing aggregate policies as they are developed.
36	Page 161	Conservation easements: please consider strategic use of conservation easements to ensure a logical path of infrastructure expansion to the Town's desired growth areas.

#	Document Location	Concerns/Comments
37	Page 162	Please coordinate with ASLD on the Verde River Overlay District if it will impact STL.
38	Page 162	ASLD supports cluster developments and TDR's by right as a means to balance the Town's desire to balance preservation and development goals while potentially reducing infrastructure costs.
39	Page 176	Coordinate with ASLD on the proposed Comprehensive Planning and Zoning Code updates if there are change to major and minor amendment criteria please.

From: Miranda Fisher
To: [redacted]
Cc: General Plan
Subject: FW: ASLD - Draft Camp Verde General Plan Comments
Date: Wednesday, February 18, 2026 4:57:00 PM
Attachments: 25-1222 ASLD Camp Verde General Plan Comment Form.pdf
image001.png
image002.png
image003.png

Hi Rhonda and Karen,

Thank you for taking the time to share your comments on the draft 2026 General Plan. As we wrap up incorporating feedback, we wanted to follow up with all commenters to ensure clarity around how the Town is proceeding. Below is the Town's response to your comments:

2) The Town does not currently have plans to expand its boundaries. The only annexation-related goal in the General Plan applies to the SR-260 West Character Area, which states that the Town will *"evaluate the potential for annexation to expand the Town's boundaries and services along State Route 260 West."* Because there is no formal commitment to boundary expansion at this time, a municipal planning area has not been included in the Plan. It is also important to note that the Town's long-standing priority is infill development rather than outward expansion, a sentiment that is clearly reflected in the Land Use Element.

3) There is no proposal to change land use designations for STLs either within or outside the Town's boundaries. The maps in the General Plan have been amended to remove any open space designation and instead accurately reflect the zoning currently applied to the parcel.

4) The Technical Advisory Group (TAG) has been working on updates to the General Plan in real time, so I do not have a redlined version to provide you. We'd be happy to send over the final version tomorrow though if you'd like.

5) Maps have been corrected to ensure land use designations accurately reflect the current zoning for the land.

6) Because the General Plan is a policy-guiding planning document, not a regulatory document, it does not include specific policy language requiring equitable contributions to regional recreational facilities or wildlife corridors. However, the importance of preservation and thoughtful planning for both recreation and wildlife corridors is addressed in the Open Space Element.

7) Maps have been corrected to ensure land use designations accurately reflect the current zoning for the land.

8) We decided not to include the vacant land map in the General Plan. We still aim to have one available for Economic Development to use and will make certain the STL are property identified.

9) Character area boundaries have been realigned. State Trust Lands in Camp Verde are located within the SR-260 West, Copper Canyon, Finnie Flat, Middle Verde, and McCracken/Salt Mine/Quarterhorse Character Areas.

10) Map revisions have been made to better clarify land use designations.

11) While map corrections have been made, the General Plan does not rezone properties. If zoning discrepancies exist for State Trust Land parcels currently zoned RR-2A, those issues will need to be addressed separately outside of the General Plan process.

12) A goal has been added to the applicable character areas where State Trust Lands are located to encourage partnerships related to land and trail development.

13) State Trust Land designations have been updated on the maps.

14) State Trust Lands will not be designated as agricultural. TAG did not feel that a specific agricultural designation was necessary within the General Plan.

15) Because the General Plan does not rezone properties, extending a commercial designation in this area would not be appropriate. This parcel will reflect the current zoning for the land, and the parcel in question will remain within the Copper Canyon Character Area.

16) Noted. Thank you for the clarification.

17) This section does not reference specific parcels of land; therefore, State Trust Lands are not specifically identified.

18) Please see the comments above regarding zoning designation changes.

19) Viewshed mitigation details will be addressed during the Planning & Zoning Ordinance rewrite, as they are more technical in nature than what is appropriate for inclusion in the General Plan. The Town will coordinate with STL during that phase of work.

20) By law, the Town may only require improvements that are directly related to a specific development. Because of this limitation, no changes were made to this section.

21) This level of technical detail exceeds the intended scope of the General Plan.

22) The Town does not currently intend to expand the General Crook Trail, nor does it have jurisdiction to make that determination. However, Yavapai County is exploring completion of a perimeter trail that could ultimately connect to the General Crook area.

23) This map has been removed from the General Plan.

24) All relevant map changes have been completed.

25) The following language has been added to the Outdoor Recreation Element: *Recreational use on Arizona State Trust Land is permitted only on designated trails or with a valid State Land Recreation Permit. Designated trails are those that have legal public access through an approved easement. For all other recreational activities on State Trust Land, a Recreation Permit is required and may be obtained through the Arizona State Land Department at land.az.gov.*

26) The Town intends to work with regional partners in the future to develop an open space map to support tourism promotion efforts.

27) A trails map currently exists and is available through the Economic Development Office. At this time, it does not include proposed future trails but that is something we will assess under future redesigns.

28) All applicable map revisions have been completed.

29) The Town is not currently in a financial position to offer incentives or bonuses but will consider such options in the future as resources allow.

30) The existing trails map includes access points and trailheads.

31) The Town intends to develop a parks map in the future to support resident and visitor education and promotion.

32) Additional language has been added to the Outdoor Recreation section.

33) Noted. Thank you for sharing this information.

34) We would welcome your participation in an upcoming Parks & Recreation Master Plan stakeholder session. A separate invitation will be sent.

35) Noted. We will ensure coordination occurs if development of the referenced mining parcel is pursued in the future.

36) The Town cannot require conservation easements but may encourage them. If a property owner expresses interest in a conservation easement, the Town would discuss potential implications for future infrastructure expansion; however, the decision ultimately rests with the property owner.

37) Noted. The Town will coordinate with STL if the Verde River Overlay District affects State Trust Lands.

38) We appreciate the feedback and support.

39) The Town will coordinate with STL during the comprehensive zoning code rewrite.

Thanks,

Miranda Fisher, DPA, PCED
Town Manager
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001

Camp Verde
ARIZONA
THE CENTER OF IT ALL

Plan Camp Verde
THE CENTER OF IT ALL

Camp Verde General Plan Maps Draft Review Comment Form

Date: 12/23/25, 01/26/26, 02.03.26
Name: Cliff Bryson
Title and Organization: Special Initiatives Manager, Town Administration

#	Document Location	Concerns/Comments
Comment Number	Page #, Section, Map	Change and comment
1	Page 10, Land Use Map Section, Land Use Map	• Move the Map section title to the top of the page and shift the map downward. • Parcels located at General Crook and Interstate 17 (light blue color) need to be changed to green to indicate National Forest Service color indication. • Could place the Plan Camp Verde with information in the legend area similar to the character maps.
2	Page 16, Vacant Land Map Section, Vacant Land Map	• Move the title of the map to the upper section of the map and shift the map downward. • Provide a different color for 25 plus Acres (Forest Service) designation and 25 plus Acres (AZ State Land) • Parcel 800-20-026 below General Crook Trail (3rd parcel to the right) in red needs to be designated as different color/symbol for AZ State 5-25 Acres. This would require another Legend designated added to the legend field. (Now Red colored instead of Orange) – 01.26.26
3	Page 18, Character Area Map, Character Area Map	• Move the map title section to the upper part of the page and move the map downward. • Could place the Plan Camp Verde with information in the legend area similar to the character maps. • On the new map, the small section box in the upper north-northwest of the map (blue) should be in the 260 West Character area. Change the blue color to purple color (260 West character area). – See attached markup map. 1.26.26 • On the new map, Gateway Interchange Character Areas are missing on the map and will to need to be added with the yellow color designation on the map and in the legend (See attached GP Map for boundaries) – 1.26.26 • On the new map, change Salt Mine Character Area to Copper Canyon. Keep the same green color designation (See attached markup map) – 01.26.26

		• On the new map, change the Salt Mine legend title to Copper Canyon. (See attached markup map) 1.26.26 • On the new map, Copper Canyon Character Area boundary needs to be changed (See attached markup map) – 1.26.26. • On the new map, change the McCracken color designation "yellow" to the same "teal" color designation as depicted on the map, as McCracken, Quarterhorse, and Salt Mine are the same Character Area – (see attached mark-up map). 1-26-26. • On the new map, remove Rancho Rio Verde from the legend title and in the character area.
4	Page 20, 260 West Character Area.	• Remove the color designation for all surrounding character areas on the map. Only show the color designation boundary for the 260 West Character Area, along with the pink boundary (Similar to all other character maps). • Parcels 800-01-013B and 800-01-013E (light blue color) between I17 and General Crook needs to be changed to "green" color designation for Forest Service. • Salt Mine Character area title needs to be changed to Copper Canyon Character Area. • On the new map, the pink boundary (North – Northwest) needs to be moved (See attached markup map). 1-26-26. • On the new map, the pink boundary needs to be placed around the small box area in the northwest area of the map. (See attached markup map). – 1.26.26 • On the new map, please indicate the following road names on the map (Old Highway 279, S. Cherry Rd., W. Horseshoe Bend) – 1.26.26
5	Page 26, Gateway Character Area section, map	• Quarterhorse/Rancho Rio Character Area needs the title to be changed to McCracken/Quarterhorse/Salt Mine Character Area. • Gateway interchange map missing (Please see attached master PDF) – 1.26.26 • Please provide roadways name as indicated on the attached master map (e.g. W, Finnie Flat Rd., S. Main St., etc.) 1-26-26
6	Page 31, Hertiage Character Section, Map	• The McCracken, Quarterhorse/Rio Rancho Character area title in the map needs to be changed to McCracken/Quarterhorse/Salt Mine Character Area (just need it once). • Remove the black boundary line just above S. Quarterhorse Ln road where the roadway starts to curve. • Missing Heritage map in folder. The above changes need to be made. (See attached Master Heritage GP Map) – 1.26.26 • Please provide roadways name as indicated on the attached master PDF map (e.g. W, Finnie Flat Rd., S.

		Main St., etc.) 1-26-26
7	Page 38, Finnie Flat Character area section, Character Area map	• "Salt Mine Character area" title needs to be changed to "Copper Canyon Character Area" (title above legend box). • On the new map, Gateway Interchange will need to be added to map (See attached markup map) – 1.26.26. • On the new map, Downtown needs to be changed to Heritage (See attached markup map). • On the new map, please label the following travel routes: (Arizona 260, Interstate 17, W. General Crook, W. Salt Mine Rd., W. Finnie Flat Rd., N. Arena Del Loma). See attached markup – 1.26.26
8	Page 47, Middle Verde Character area section, Character Area map	• Remove the zoning colors for the other character areas (260 West, Gateway Interchange, Finnie Flat, and Pecan) and just show the pink boundary and zoning color for the Middle Verde Character Area only. • On the new map, the Northwest corner pink boundary needs to be adjusted/moved (the small box section is not included in the Middle Verde Character area. Change the outward pink boundary of this section to black. (See attached mark-up map) – 1.26.26 • On the new map, the south pink boundary needs to be adjusted/moved. (See attached mark-up map) – 1.26.26. • On the new map, the pink boundary at the intersection of the I-17/Middle Verde Road interchange will need to be adjusted/moved. (See attached mark-up map) – 1.26.26 • On the new map, the Gateway Interchange title will need to be included on the map. (See attached markup map) – 1.26.26. • On the new map, please designate the following roadways/travel routes: Old Highway 279, Arizona 260, I-17, W. Horseshoe Bend Dr., N. Cherry Ln., W. Middle Verde Rd.) – 1.26.26
9	Page 52, McCracken /Quarterhorse/Salt Mine Character area section, Character Area map	• Remove the zoning colors for the other character areas (Gateway, Finnie Flat, Copper Canyon, Pecan, and Clear Creek) and just show the pink boundary and zoning color for the McCracken/Quarterhorse/Salt Mine Character Area only. • Remove the red line to the left of W. Sierra Lane to S. Sierra Lane on the map. • On the new map, remove the red line to the left of W. Sierra Lane to S. Sierra Lane on the map. (See attached markup map) – 1.26.26 • On the new map, change Downtown to Heritage. (See attached markup map) – 1.26.26 • On the new map, the pink boundary from south to southeast needs to be adjusted and moved. (See attached markup map) – 1.26.26 • On the new map, please label the following travel routes: (Arizona 260, S. Main St., W. Salt Mine Rd., S.

		Quarterhorse Ln., E. Quarterhorse Ln., E. Sierra Verde Rd.). See attached markup – 1.26.26
10	Page 56, Copper Canyon Character Area section, Map	• Remove the zoning colors for the other character areas (Gateway, Finnie Flat, and McCracken/Quarterhorse/Salt Mine) and just show the pink boundary and zoning color for the Copper Canyon Character Area only. • Change boundary color from purple to pink. • Light blue colored parcels (2 next to I-17) change color designation to green for the National Forest designation. • Add the Plan Camp Verde logo, like other maps in the legend. • The Copper Canyon map is a copy of the Finnie Flat Character Area map (Copper Canyon Master placed in folder) – this is now labeled as Don't use Copy. – 1.26.26 • The following changes above will need to be made to this map. • Please designate roadways/travel routes on the map: AZ 260, I-17, W. Salt Mine Road
11	Page 126, Flood plain map, parcel	• Could we develop a map of this area with a legend showing the location of the parcel on the flood plain and not in the flood plain, or can just have an overall Camp Verde map similar to the Land Use map showing the Flood zone areas and a flood zone disclaimer?
12	Land Use Map, All Character Area Maps	• Please remove from the legend all the acreage standards for the Agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • On the land use map, insert a disclaimer for Sierra Verde Road, which is an unpaved, non-traveled roadway that is blocked on the East and West. • On the edited map (labeled #1 in the attachment), please change or edit the land use color designation for the areas that are outlined with a red pointed arrow. An attached map shows the YAN properties. • On the land use map, please the blue boundary for the heritage character area (Small box area). • Change Forest Service (FS) parcels that are light green to dark on the edited map. • Change the dark green parcel adjacent to the Forest Service parcel to public facilities color designation on the edited map.
13	Character Area Map, Land Use Map, McCracken	• Please insert a disclaimer noting that Sierra Verde Road, located on the Character Area Map, Land Use Map, and McCracken/Quarterhorse/Salt Mine Character Area, which is an unpaved non-traveled roadway that is blocked on the East and West. • The flood map is good. ☺ • Small section that is in the heritage character area across 260 needs to be in the 260 East character area.

	/Quarterho rse/Salt Mine	Please change this to the color designation for 260 East.
14	Vacant Land Map	• Please change the color designation for Forest Service 25+ to green in the legend. • Please change all Forest Service 25+ parcels (labeled with a single dot) on the map to the green color designation. • Please change the color/legend designation of the Forest Service 5-25 parcels on the map to the correct legend designation. • Please provide a different legend color/designation in the legend for all the YAN (Yavapai Apache-Nation) parcels. (e.g. Blue). • Please change all the YAN parcels (labeled with a + sign) on the map to the new YAN legend designation. • Please designate the AZ State Park land located at the bottom section of the map.
15	260 West Character Area Map	• Please change the color of the land designation to the Rural Residential legend color for the parcels at Horseshoe Bend. • Please change/show land use color designation for the three areas located above Old Highway 279 (red color, purple color, rural residential color). • Please change the red designated color for the parcel outlined in black to the YAN blue designation. • Can the pink boundary and 260 Highway lines be compressed more to show the roundabouts more and zoning color designation of the parcels located near the top of the map.
16	Gateway Interchang e Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Please change the color designation to blue for the YAN designation for the parcels at the I17/Middle Verde Road interchange. • Please insert road name for N. Montezuma Castle Hwy. • Can the pink boundary for both boundaries and I17 be compressed/thinner?
17	Heritage Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Can the pink boundary for the heritage and 260 be compressed/thinner? Can the road names be compressed or made thinner also? • Remove blue boundary.

		• Bottom boundary of the Heritage Character Area ends at the top of 260. • The small section across 260 goes with the 260 East character area and will just need the black shaded area. • The black shaded area for the Finnie Flat Character will need to be adjusted to stop right at S. Cliff's Way Parkway and does not go across 260.
18	Finnie Flat Character Area Map	• Can the pink boundary be compressed/thinner? Can the road names be compressed or made thinner, also? • The character area boundary will need to be adjusted on the west, south, and east sides. • The yellow parcel with an X will need to be removed. • The back shaded boundaries for Copper Canyon Character, Heritage and 260 east will need to be adjusted.
19	Pecan Lane Character Area	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Please insert the Gateway Interchange name towards the top of the map. • Please insert road name for N. Montezuma Castle Hwy and N. Arena Del Loma Rd. • Change color designation for parcels that have a black dot on the map to the YAN blue. • The shaded boundaries towards the bottom section of the map will need to be adjusted. • Could the other character area names be slightly reduced in size?
20	Middle Verde Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Please change the color to dark green for the Forest Service parcel on the edited map. • Please change State land to yellow color. • Change other color designations to the correct color indicated on the edited map.
21	McCracken /Quarterhorse/Salt Mine Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Change color to dark green for Forest Service properties on edited map. • Change the color for the parcel on the edited map to the Rural Residential color indicated on the legend. • Small neighborhood area outlined in red, keep the same rural residential legend color. • Change the entire neighborhood area outlined in black to yellow on the edited map. • Insert a disclaimer for Sierra Verde Road, which is an unpaved, non-traveled roadway that is blocked on the East and West. • Please adjust shaded boundaries for the Heritage CA, Finnie Flat CA and 260 East CA.
22	Copper	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5

	Canyon Character Area Map	Acres, Rural Residential, Low Density, etc.). • Please insert I17 designation. • Can the boundary lines be compressed or made thinner? • Please adjust the boundary line noted on the edited map. • Change Forest Service (FS) parcel colors to dark green. • Change yellow colored forest service to dark green.
23	260 East Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Change marked parcels that are dark green to the legend color for public facilities. • Change color to dark green for Forest Service(FS) properties on edited map. • Changed the yellow-colored parcel to the color designated for public facilities. • Area outlined in red needs a pink boundary for 260 east. • Can the pink boundary be compressed/thinner? • Please adjust shaded boundaries for the Heritage CA, Finnie Flat CA and 260 East CA.
24	Clear Creek Character Area Map	• Please remove from the legend all the acreage standards for the agricultural and residential uses (e.g. > 5 Acres, Rural Residential, Low Density, etc.). • Insert Verde Lakes Dr. road name.

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Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☐ Discussion Item
☒ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Manager **Staff Resource:** Town Manager Miranda Fisher

Agenda Title: Discussion, consideration, and possible approval of Resolution 2026-1207 approving the Congressionally Directed Spending priorities.

Attached Documents:

- Resolution 2026-1207
- CIP Project Sheets

Estimated Presentation Time: 10 minutes **Estimated Discussion Time:** 10 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** All eligible CIP projects were selected for Congressionally Directed Spending application.

- Funding Source / GL Account Number:
- Approved in the FY25 Budget? ☐ Yes ☐ No ☐ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☐ N/A ☐ Other:

Background Information:

Town staff are seeking approval to submit the following projects for FY27 Congressionally Directed Spending funds. It is recommended by Senator Kelly's office that Congressionally Directed Spending Funds projects be focused on water, wastewater, public safety, and public works. Give that criteria, the projects are in order of priority as recommended by staff:

1) Northbound Sewer Collection System Expansion
2) Water Main Replacement
3) Law Enforcement Evidence & Impound Lot Improvements
4) Northbound Highway 260 Production Wells
5) Verde Lakes Flood Control
6) Law Enforcement Replacement Vehicles
7) Finnie Flat Road & Montezuma Castle Highway Road Improvements
8) Verde Commercial Tank and Pump Station
9) Verde River Estates Well and Storage Tanks
10) Law Enforcement Energy Weapons (Tasers)

Connection to the FY25-FY30 Strategic Plan

By applying for Congressionally Directed Spending, the Town is demonstrating its commitment to financial diversity and proactively seeking alternative funding sources for Capital Improvement Projects.

Question(s) before the Council:

- Does the Council have questions for staff?

Proposed Motions:

I move to **APPROVE** Resolution 2026-1207 approving the Congressionally Directed Spending priorities.

OR

I move to **APPROVE** Resolution 2026-1207 approving the Congressionally Directed Spending priorities **with the following changes...**

OR

I move to **DENY** Resolution 2026-1207.

RESOLUTION NO. 2026-1207

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING THE APPLICATIONS FOR TEN INFRASTRUCTURE AND PUBLIC SAFETY PROJECTS THROUGH CONGRESSIONALLY DIRECTED SPENDING FOR FISCAL YEAR 2027.

WHEREAS, the Town Council of Camp Verde recognizes the importance of continued investment in public infrastructure, public safety, and community development; and

WHEREAS, the Town of Camp Verde intends to apply for Congressionally Directed Spending to secure funding for ten critical projects in the areas of water, wastewater, law enforcement, and public works, which are vital to the Town's ongoing growth and service delivery; and

WHEREAS, these projects were selected based on their eligibility and importance to the health, safety, and well-being of the community, including key infrastructure improvements and public safety enhancements; and

WHEREAS, the Town intends to submit the necessary applications for these projects by the due date of March 30, 2026, demonstrating its commitment to securing alternative funding sources for Capital Improvement Projects (CIP).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA:

Section 1. The Town Council of Camp Verde hereby approves the applications for the following projects through Congressionally Directed Spending:

1. Northbound Sewer Collection System Expansion
2. Water Main Replacement
3. Law Enforcement Evidence & Impound Lot Improvements
4. Northbound Highway 260 Production Wells
5. Verde Lakes Flood Control
6. Law Enforcement Replacement Vehicles
7. Finnie Flat Road & Montezuma Castle Highway Road Improvements
8. Verde Commercial Tank and Pump Station
9. Verde River Estates Well and Storage Tanks
10. Law Enforcement Energy Weapons (Tasers)

PASSED, AND APPROVED BY A MAJORITY VOTE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, THIS 11TH DAY OF MARCH, 2026.

_____
Marie Moore, Mayor

ATTEST:

_____
Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

_____
Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Northbound Sewer Collection System Expansion*

FY27 Impact: *$5,500,000*

5-Yr Project Cost: *$17,000,000*

New Project or Rollover: *Rollover Project*

Dept/Div: Utilities / *Wastewater*

Contact: *L. Vaughan, Chet Teague*

Requested by: *Chet Teague*

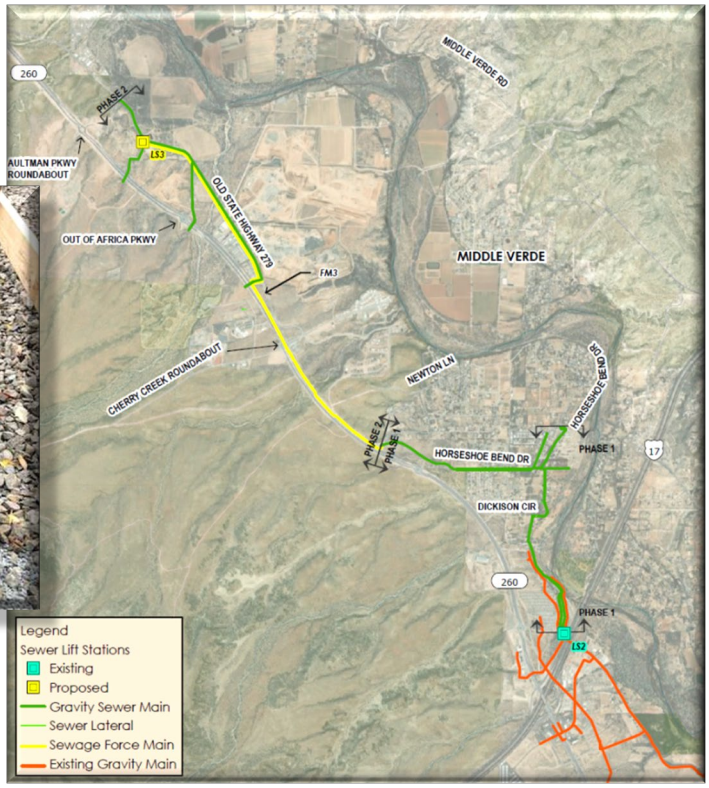
Date Completed: *1/20/26*

Project Summary:

Expand the sewer system northwest along the Highway 260 corridor to convert septic systems to sewer.

Location: State Route 260, Northwest of Interstate 17





Community Impact:

Expand the Town's sewer system northwest along the 260 corridor to convert existing septic systems from older residential areas and provide more sewer connection options for development within Town limits.

Project Title: *Northbound Sewer Collection System Expansion*

Operational Impact:

Impact of Staff: Additional staff time to maintain lift station and sewer mains.

Impact on operational costs: Electrical and maintenance costs for lift station pumps

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Obtain Sewer Easement for Phase 1/2 and Design	July – June	$200,000
FY27	Finalize Design and Phase 1 Project Construction	July – June	$5,500,000
FY28	Phase 2 and Phase 3 Final Design	July – June	$300,000
FY29	Phase 2 Construction	July –June	$6,000,000
FY30	Phase 3 Construction Continued	July – June	$5,000,000
	Total		**$ 17,000,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY30	Wage & ERE	$200,000
FY30	Supplies & Electricity	$50,000
	Total	**$250,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: WIFA Grant Funds, Partnerships, and Debt Fund

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.7	2.8	2.7	4.4	14.6

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Water Main Replacement Project*

FY27 Impact: *$1,660,000*

5-Yr Project Cost: *$4,200,000*

New Project or Rollover: *Rollover Project*

Dept/Div: *Utilities / Water*

Contact: *L. Vaughan*

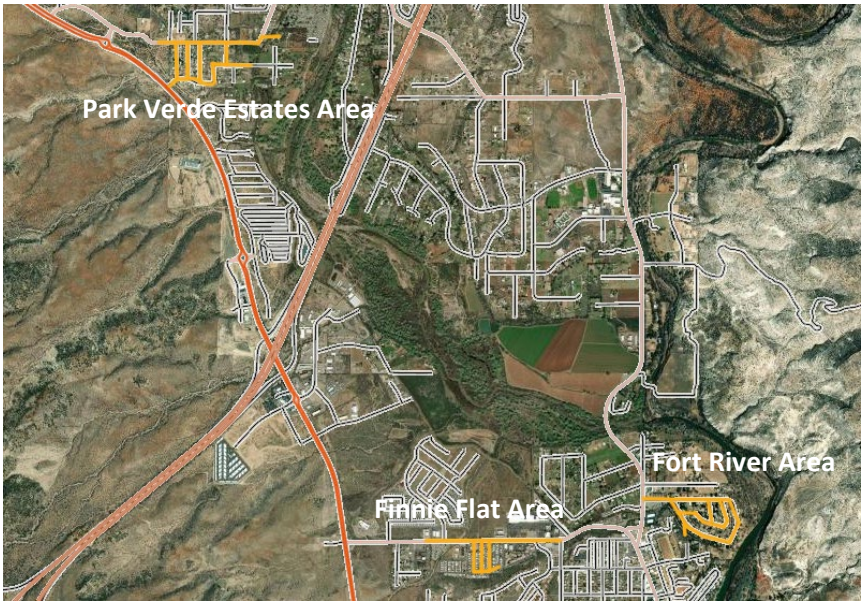
Requested by: *J. Low*

Date Completed: *1/20/26*

Project Summary:

Replace approximately 25,000 LF of aged, undersized water mains with new 8-inch diameter mains and add 15 fire hydrants.

Locations: Finnie Flat & Verde Mobile Village area, Park Verde Estates area, and Fort River Caves area



Community Impact:

This project will replace approximately 25,000 LF of aged, undersized water mains with new 8-inch diameter water mains and add 15 new fire hydrants. Water quality will be enhanced by looping the systems and increasing fire flows.

The approved grant projects will replace outdated water mains, increase water main sizes, loop the water system in various areas, purchase leak loggers (to pinpoint leak locations), and install new fire hydrants. The three project areas were determined based on recorded leaks and age of the water mains and pipe material. The Town cost share to the grant includes purchasing new cellular water meters for the Town.

Project Title: *Water Main Replacement Project*

Operational Impact:

Impact on Staffing: No operational impact on Staff.

Impact on operational costs: The project will reduce overall leaks in the system and reduce staff time.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	*Actual Spent to Date		$340.000
FY27	Complete Design and Initiate Construction	July - June	$1,660,000
FY28	Complete Water Main Construction	July - June	$900,000
FY29	Annual Water Main Replacement	July - June	$700,000
FY30	Annual Water Main Replacement	July - June	$600,000
	Total		**$4,200,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	Wages & ERE	$0
FY28	Supplies & Electricity	$0
	Total	

Project Funding:

Tracking Fund: Water Fund

Funding Source: FY27 & FY28: Grant Funding - $2.325M, Debt Funding - $675K, Operations - $100K
FY28 – FY30: Various options including Capacity Fees

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.8	2.7	2.4	1.9	9.8

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Marshal's secure parking & evidence-impound improvements*

FY27 Impact: *$65,000.00*

5-Yr Project Cost: *$150,000.00*

New Project or Rollover: *New Project*

Dept/Div: *Camp Verde Marshal's Office*

Contact: *Sgt. Richardson*

Requested by: *Cmdr. Jacobs (acting marshal)*

Date Completed: *1/15/26*

Project Summary:

The Camp Verde Marshal's Office proposes a security and infrastructure improvement project to fully enclose employee/patrol parking, expand the evidence impound yard, and replace the existing wrought iron fencing with new materials.

Location: 646 South 1st Street (CVMO)





The proposed secure parking and evidence impound improvements will have a positive and lasting impact on the Camp Verde community by strengthening the safety, reliability, and effectiveness of the Camp Verde Marshal's Office. By fully enclosing employee parking and expanding the evidence impound yard, the project enhances the protection of law enforcement personnel, vehicles, and critical evidence, helping ensure uninterrupted police operations and the integrity of criminal investigations. Replacing aging fencing with new materials improves the overall condition and appearance of the facility while reducing the risk of unauthorized entry access, theft, or vandalism. These improvements support a safer work environment for employees, promote responsible stewardship of public assets, and reinforce the Marshal's Office's ability to provide consistent, professional public safety services to the residents and visitors of Camp Verde.

Project Title: *Marshal's secure parking & evidence-impound improvements*

Operational Impact:

Impact on Staffing: Employee and patrol parking would have to be shifted to the additional parking areas within the complex

Impact on operational costs: None

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Extend block wall to end of parking lot, add walls and roll gate	End of year 2026	$65,000.00
FY28	Remove wall from evidence yard, extend fencing and resurface parking lot/add minimal asphalt	End of year 2027	$60,000.00
FY29	Replace wrought iron fencing with more secure material ensuring the general public cannot see through to secured area	End of year 2028	$25,000.00
	Total		**$150,000.00**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
N/A	N/A	$0
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Northbound Highway 260 Production Wells*

FY27 Impact: *$225,000*

5-Yr Project Cost: *$3,225,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Water*

Contact: *L. Vaughan*

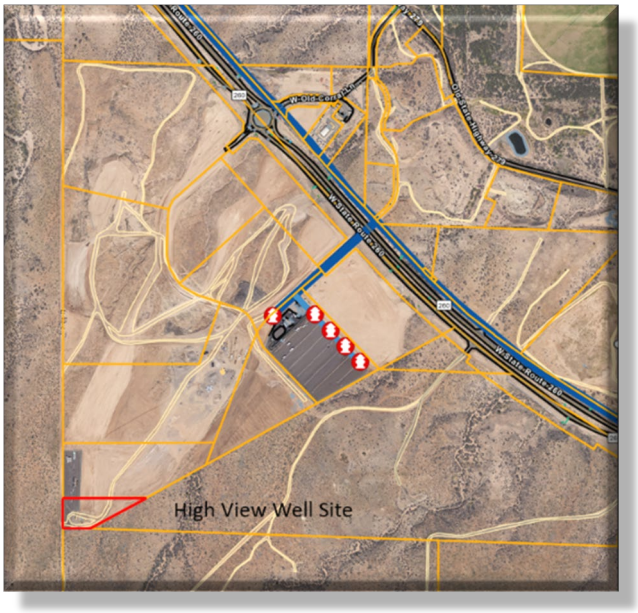
Requested by: *J. Low*

Date Completed: *1/20/26*

Project Summary:

Based on the Town Master Plan, the Town needs at least two additional well sites to increase water production. The well sites are needed to increase the overall water system production.

Location: Within High View PAD, APN 403-15-010B





Community Impact:

Town staff have been working with High View PAD to redevelop an existing 8-inch well site, construct a storage tank facility, and install arsenic treatment. The existing well will pump enough water for the buildout of the future development and is to be funded by the developer. Staff is working on the High View Development Agreement to acquire a 2-acre parcel to establish an additional 18-inch diameter well with arsenic treatment for the site.

Project Title: *Northbound Highway 260 Production Wells*

Operational Impact:

Impact on Staffing: Staff will need to review design; future construction as needed and manage the Water Infrastructure Authority Loan.

Impact on operational costs: Staff will need to maintain the new well, storage tank, arsenic treatment, and backup diesel generator.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Purchase 2 Acre Parcel for Well and Storage Tank Site	July - June	$225,000
FY28	Design and Install a New 18-inch Diameter Well at High View	July - June	$1,500,000
FY29	Finalize Site Construction	July - June	$1,500,000
	Total		**$3,225,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29	Wages & ERE	$20,000
FY29	Supplies and Electricity	$60,000
	Total	**$ 80,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Development Agreement, Water Enterprise Fund/WIFA Loan.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.9	1.8	4.1	5.0	15.8

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Verde Lakes Flood Control Planning*

FY27 Impact: *$450,000*

5-Yr Project Cost: *$800,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Stormwater*

Contact: *L. Vaughan*

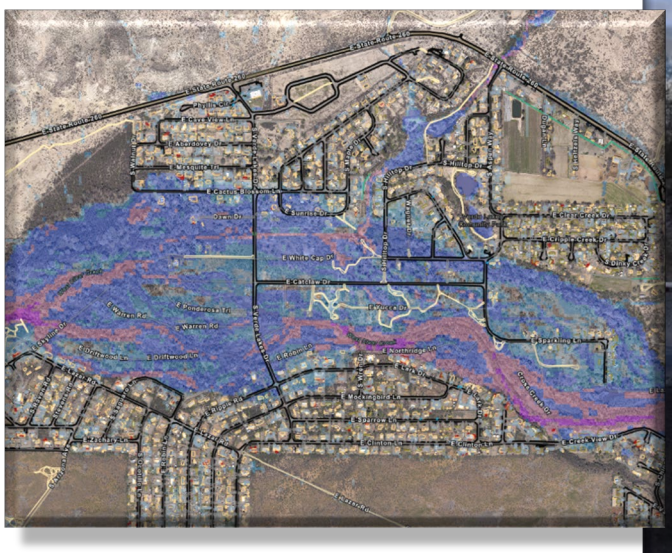
Requested by: *Jeff Low*

Date Completed: *1/20/26*

Project Summary:

Study and design a flood mitigation project to improve Verde Lakes Drive Roadway and culvert crossing in the West Clear Creek area.

Location: Verde Lakes Drive





Community Impact:

This section of Verde Lakes Drive has been washed out and reconstructed several times over the past few decades due to flooding across West Clear Creek. The project will also mitigate flooding for the West Clear Creek area.

Project Title: *Verde Lakes Flood Control Planning*

Operational Impact:

Impact on Staffing: Staff will still maintain the road and future crossing.

Impact on operational costs: Yearly maintenance once the road is reconstructed.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Start Project Design		$ 450,000
FY28	Finalize Project Design		$ 350,000
FY29	Rolling Construction Phase of Grant		TBD
	Total		**$ 800,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29		
FY29		
	Total	**$ 0**

Project Funding:

Tracking Fund: Federal or Non-Federal Grant Fund

Funding Source: Grant, Yavapai Flood Control District Funded, Nature Conservancy Funding.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Law Enforcement Vehicle Replacement*

FY27 Impact: *$240,000*

5-Yr Project Cost: *$1,070,000.00*

New Project or Rollover: *Rollover*

Dept/Div: *CVMO / Patrol*

Contact: *D. Jacobs*

Requested by: *D. Jacobs*

Date Completed: *1/15/26*

Project Summary:

Replacement of 2 older marked Chevy Tahoe patrol units, and 1 Ford Interceptor with excessive mileage and high maintenance costs with 2 new Chevy Tahoe's and 1 new Ford Explorer patrol units. Reutilizing much of the existing patrol units upfit components to minimize upfit costs. Old units will be sold back to Enterprise.

Location: 646 S. 1st Street





Community Impact:

The Marshals Office responds to a variety of calls for service throughout the jurisdiction of Camp Verde on a 24/7 basis. Having reliable patrol units able to respond to these calls for service is critical for the safety and welfare of the residents of Camp Verde. Constant use makes these patrol units wear out faster than normal vehicles, leading to high maintenance costs.

Project Title: *Law Enforcement Vehicle Replacement / Upgrade*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: No actual additional costs due to these vehicles replacing currently patrol vehicles.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	3 – Ford Explorer Patrol Units	Feb – Dec 2025	$180,000
FY27	1 – Ford Explorer / 2 Chevy Tahoe Patrol Units	Feb – Dec 2026	$240,000
FY28	2- Chevy Tahoe's / 1 Patrol Truck	Feb – Dec 2027	$280,000
FY29	2 – Patrol Trucks	Feb – Dec 2028	$180,000
FY30	2 – Patrol Trucks	Feb – Dec 2029	$190,000
	Total		**$ 1,070,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Fuel	$ 3,800
FY27	Maintenance	$ 3,500
	Total	**$ 7,300**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Finnie Flat Rd. & Montezuma Castle Highway Road Improv's*

FY27 Impact: *$365,000*

5-Yr Project Cost: *$25,365,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *1/20/26*

Project Summary:

Design and construct improvements on Finnie Flat Road and Montezuma Castle Highway between Highway 260 and the Black Bridge.

Location: Finnie Flat Rd. & Montezuma Castle Highway from Highway 260 to Black Bridge



Community Impact:

Due to growth of the town, it is necessary to improve both Finnie Flat Road and Montezuma Castle Highway to meet current and future traffic loads while providing multimodal accommodations for bicycles and pedestrians. These improvements will address current traffic congestion and increase safety for all roadway users. These improvements, along with the wayfinding and place marketing project, will also help to drive economic development within the project corridor.

Project Title: *Finnie Flat Rd. & Montezuma Castle Highway Road Improv's*

Operational Impact:

Impact on Staffing: Normal operations – no long-term impact anticipated.

Impact on operational costs: Normal Street maintenance for sweeping, annual re-striping, etc.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	ADOT Project Development Fees (Design)		*$10,000
FY27	ADOT Project Development Fees (Above SMART Grant)		$180,000
FY27	Utility Potholing / Verification		$175,000
FY28	Construction**		$15,000,000
FY29	Construction**		$10,000,000
	Total		**$25,365,000**

*Design funded with AZ SMART grant. These costs reflect anticipated overruns exceeding the limits of the grant.
**Construction anticipated to be funded with RAISE and SMART grants

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY30	Annual re-striping	$ 1,500
FY31	Annual re-striping	$ 1,750
FY32	Annual re-striping	$ 2,000
FY33	Annual re-striping	$ 2,250
	Total	**$ 7,500**

Project Funding:

Tracking Fund: Grants Fund

Funding Source: Design/Planning funding from SMART grant with overages funded from General Fund allocation. Construction funding from a Build Grant.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
1.9	1.4	1.9	1.9	7.1

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Verde Commercial Tank and Pump Station*

FY27 Impact: *$200,000*

5-Yr Project Cost: *$2,000,000*

New Project or Rollover: New Project

Dept/Div: *Utilities / Water*

Contact: *L. Vaughan*

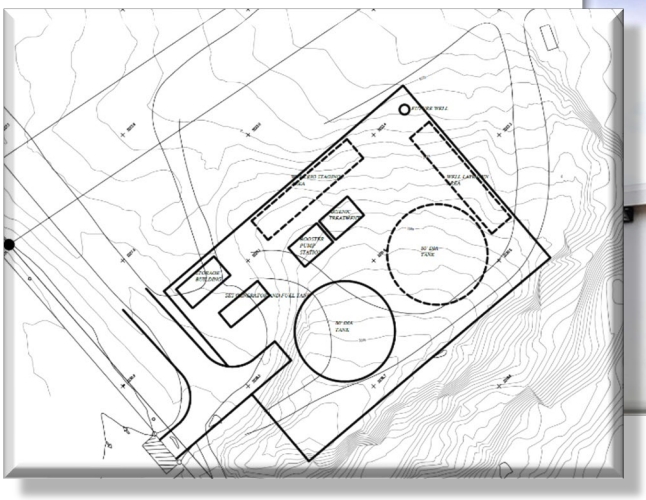
Requested by: *J. Low*

Date Completed: *1/20/26*

Project Summary:

Acquire 0.9-acre parcel to develop two (2) 500,000-gallon water storage facilities and pump station.

Location: 300 N Goswick Way





Community Impact:

There is only a half day water storage at the Town site should the water line break from our Mongini well site. Town staff is working with Verde Commercial Developer to acquire a 0.9-acre parcel for the development of two (2) 500,000-gallon storage facilities and pump station for the area. The developer would donate the site and construct the pump station, backup generator, and provide the water main to the new facility. The Town would design and construct the tank site and storage building.

The project will increase fire storage capacity for the Town center and would enhance pressures for the Verde Commercial development to meet fire flows for the development.

Project Title: *Verde Commercial Tank and Pump Station*

Operational Impact:

Impact on Staffing: Staff will need to review design, inspect construction as needed and manage the Water Infrastructure Authority Loan.

Impact on operational costs: Staff will need to maintain a new tank, pump station, and backup diesel generator.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Site Design	July - June	$200,000
FY28	Tank & Booster Pump Station Construction	July - June	$1,800,000
	Total		**$2,000,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	Wages & ERE	$20,000
FY28	Supplies	$30,000
	Total	**$50,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: WIFA Grant and Debt Funding.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.9	2.5	4.0	4.4	15.8

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *Verde River Estates New Well and Storage Tanks*

FY27 Impact: *$150,000*

5-Yr Project Cost: *$600,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Water*

Contact: *L. Vaughan*

Requested by: *J. Low*

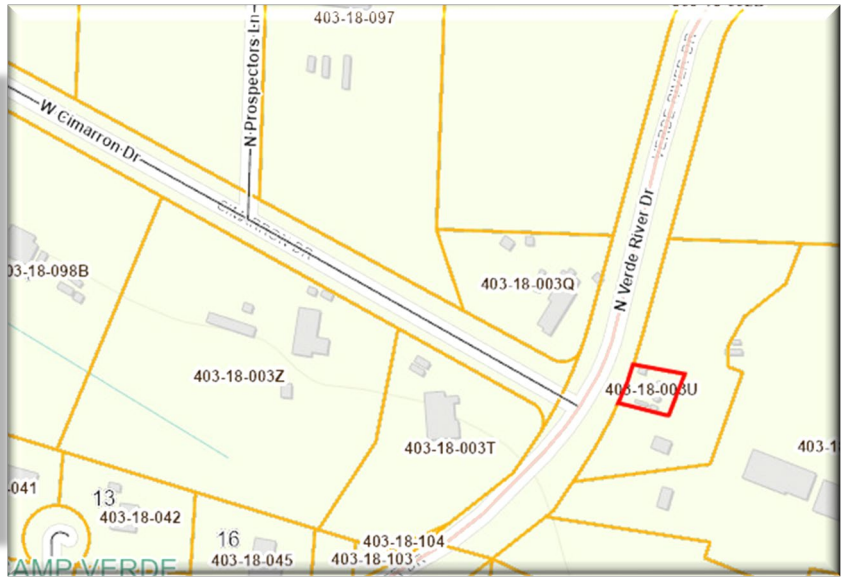
Date Completed: *1/20/26*

Project Summary:

Drill and construct a second well at the Verde River Estates Well site in FY27/28.

Location: 3411 N, Verde River Drive





Community Impact:

One of the existing wells within Verde River Estates pumps 53 GPM and is in the Verde River floodway. The Town plans to abandon that well and drill and construct a new well at the Verde River Estates Treatment site on APN 403-18-100. Other sites were looked at with the Town being unable to acquire any. A new well is to be drilled in FY27 at the existing site, and final site design and construction to be completed in FY28.

The new well will add capacity and redundancy to the system and will be located outside of the Verde River floodplain.

Project Title: *Verde River Estates New Well and Storage Tanks*

Operational Impact:

Impact on Staffing: No immediate impact. Staff will need to monitor well drilling, site design, and construction.

Impact on operational costs: Minimal long term maintenance costs.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Property acquisition for new well site	July - June	$150,000
FY28	Well drilling and site plan design	July - June	$200,000
FY29	Final site construction, well hookup, and abandon old well.	July - June	$250,000
	Total		**$600,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29	Wages & ERE	$20,000
FY29	Supplies and Electricity	$15,000
	Total	**$ 35,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Funding.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.5	2.8	3.4	3.8	14.5

TOWN OF CAMP VERDE

FY27 Capital Plan Project Sheets

Project Title: *LE Energy Weapon (Taser)*

FY27 Impact: *$18,000*

5-Yr Project Cost: *$54,000*

New Project or Rollover: *New Project*

Dept/Div: *CVMO*

Contact: *Justin Reay*

Requested by: *Justin Reay*

Date Completed: *1/15/26*

Project Summary:

To update the Camp Verde Marshals Office from the outdated 26p Taser to the new Taser 10's. The Marshal's Office is requested 30 tasers which would outfit all of Patrol and provide 2 Taser 10's as spares. Covering damages and future growth.

Location: Camp Verde Marshal's Office





Community Impact:

The Camp Verde Marshal's Office is responsible for apprehending dangerous suspects within the community as well as resolve dangerous situations involving suicidal subjects. Tasers provide a less lethal option for police officers which reduces the need for lethal force. Tasers save lives and prevent the multiple repercussions that come along with a lethal force situation. Dangerous and life-threatening situations can be resolved quickly and with minimal injuries with the use of tasers.

Project Title: *LE Energy Weapon (Taser)*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: None

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Purchase of 10 Taser 10's	August 2026	$ 18,000
FY28	Purchase of 10 Taser 10's	August 2027	$ 18,000
FY29	Purchase of 10 Taser 10's	August 2028	$ 18,000
	Total		**$ 54,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

Town Council
Agenda Information Memorandum

Meeting Date: March 11, 2026

Agenda Item Type:

☐ Consent Agenda ☐ Informational Presentation ☐ Discussion Item
☒ Action/Decision Item ☐ Executive Session Request ☐ Other:

Requesting Department: Town Manager **Staff Resource:** Town Manager Miranda Fisher

Agenda Title: Discussion, consideration and possible approval of Resolution 2026-1208 approving an amendment to the Development Agreement with Boulder Creek Camp Verde LCC related to the High View at Boulder Creek Planned Area Development.

Attached Documents:

- Resolution 2026-1208 Development Agreement Amendment
- 2024 High View Development Agreement
- Yavapai County Certificate of Sanitary Facilities – Phase I & II

Estimated Presentation Time: 15 minutes **Estimated Discussion Time:** 20 minutes

Reviewed By:

☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable)**:** N/A

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

On June 5, 2024, the Town entered into a Development Agreement with Boulder Creek Camp Verde, LLC for the development of approximately 161.3 acres known as the High View at Boulder Creek Planned Area Development. The approved Development Agreement contemplated wastewater service being provided by one or more private package plants constructed by the Developer. Septic systems were not intended to serve as the long-term wastewater solution for the project. Due to the timeline associated with permitting, financing, and constructing the package plant, the Developer has requested authorization for a limited number of interim septic systems to allow initial residential construction to proceed while the package plant is being developed.

The First Amendment provides the following:

1. Limited Authorization of Initial Septic Systems

- Authorizes no more than twenty-seven (27) septic systems for residential use.
- Requires compliance with all applicable federal, state, county, and local regulations.
- Does not create a vested right to continued septic use.
- Does not guarantee permits or approvals.

2. Prohibition on Additional Septic Systems

- No additional septic systems are permitted unless expressly authorized under the Amendment.
- The Town retains authority to withhold building permits, certificates of occupancy, or other approvals until adequate wastewater infrastructure is available.

3. Package Plant Construction Timeline

- Developer must pursue approval, financing, and construction of the package plant in good faith and with commercially reasonable diligence.
- The anticipated target for substantial completion and operational capability is December 31, 2026.
- Developer must provide regular progress updates to the Town.

4. Conditional, Discretionary Additional Septic Authority

If the package plant is not substantially complete by December 31, 2026, through no fault of the Developer, the Town Manager may, in sole discretion, authorize up to twenty-five (25) additional septic systems provided:

- Yavapai County approval is obtained;
- Good-faith progress is demonstrated;
- Public health and safety are not adversely affected;
- All other legal requirements are satisfied.

This provision does not obligate the Town Manager to grant additional septic approvals and creates no reliance interest.

5. Mandatory Connection and Abandonment

- Upon completion of the package plant, all septic-served units must connect within a timeframe established by the Town.
- All septic systems must be properly abandoned in accordance with applicable regulations.

The Amendment strikes a careful balance between allowing the project to move forward in a controlled and orderly manner while ensuring that the wastewater infrastructure is developed as originally contemplated. It maintains strong protections for public health and environmental standards and preserves the Town's discretion and regulatory authority throughout the process. Importantly, the Amendment makes clear that septic systems are a limited, interim measure and are not an approved long-term wastewater solution for this development.

Question(s) before the Council:

- Does Council have any questions for staff?

Proposed Motion:

Move to **APPROVE** Resolution 2026-1208 approving an amendment to the Development Agreement with Boulder Creek Camp Verde LCC related to the High View at Boulder Creek Planned Area Development.

OR

Move to **APPROVE** Resolution 2026-1208 approving an amendment to the Development Agreement with Boulder Creek Camp Verde LCC related to the High View at Boulder Creek Planned Area Development **with the following amendments…**

OR

Move to **DENY** Resolution 2026-1208.

RESOLUTION NO. 2026-1208

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, AUTHORIZING THE MAYOR TO EXECUTE THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF CAMP VERDE AND BOULDER CREEK CAMP VERDE, LLC, RELATED TO THE DEVELOPMENT OF APPROXIMATELY 161.3 ACRES OF REAL PROPERTY LOCATED IN THE TOWN; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS.

WHEREAS, A.R.S. § 9-500.05 authorizes the Town of Camp Verde (the "Town") to enter into development agreements related to the development of property in the Town; and

WHEREAS, by Resolution No. 2024-1136, the Town and Boulder Creek Camp Verde, LLC entered into a development agreement for approximately 161.3 acres of real property in the Town known as the High View at Boulder Creek Planned Area Development (the "Development Agreement"); and

WHEREAS, the parties desire to amend the Development Agreement to authorize the use of a limited number of septic systems while a private sewer system (commonly referred to as a package plant) is being constructed and operated in a manner to allow the plant to operate as intended; and

WHEREAS, the Town Council finds that entering into this First Amendment to the Development Agreement is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, that the First Amendment to the Development Agreement between the Town and Boulder Creek Camp Verde, LLC, is hereby approved in substantially the same form and substance attached hereto as Exhibit A, and that the Mayor is authorized and directed to execute the Amendment; and

FURTHER RESOLVED, that the Town Clerk be and she is hereby authorized and directed to record a copy of the First Amendment to the Development Agreement with the Yavapai County Recorder not later than ten days from the effective date of the Agreement.

FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the Town of Camp Verde, Arizona, on this ____ day of March, 2026.

_____
Marie Moore, Mayor

ATTEST:

_____
Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

_____
Pierce Coleman PLLC, Attorneys

By Trish Stuhan

CERTIFICATION

I hereby certify that the foregoing Resolution No. 2026-1208 was duly passed and adopted by the Mayor and Council of the Town of Camp Verde, Arizona, at a regular meeting held on _____, 2026, that the vote thereon was ___ ayes, ___ nays, and that the Mayor and _____ Councilmembers were present thereat.

_____
Leah Rhodes, Town Clerk

FIRST AMENDMENT

TO THE

DEVELOPMENT AGREEMENT

BETWEEN THE TOWN OF CAMP VERDE

AND

BOULDER CREEK CAMP VERDE, LLC

This First Amendment to the Development Agreement between the Town of Camp Verde and Boulder Creek Camp Verde, LLC ("Amendment") is entered into between the Town of Camp Verde, an Arizona municipal corporation (the "Town") and Boulder Creek Camp Verde, LLC, Boulder Creek Camp Verde II, LLC, Boulder Creek Camp Verde III, LLC, and Boulder Creek Camp Verde IV, LLC, (collectively, the "Developer") (collectively, the "parties") to amend the Development Agreement dated June 5, 2024 (the "Development Agreement") as provided herein.

RECITALS:

1. The Town and Developer entered into the Development Agreement to provide terms and conditions for the development of approximately 161.3 acres of real property in the Town known as the High View at Boulder Creek Planned Area Development.

2. The parties desire to amend the Development Agreement to authorize a limited number of septic systems for residential use while a private sewer system (commonly referred to as a "package plant") is being constructed and operated in a manner to allow the package plant to operate as intended.

3. The parties acknowledge that wastewater service for the project is intended to be provided by one or more package plants to be constructed by Developer and septic is not an approved-long term delivery system. Notwithstanding the foregoing, pending construction and approval of such facility or facilities, as may be applicable, a limited interim use of individual septic systems for residential units is necessary for project development and the parties accordingly desire to amend the Development Agreement for the purpose of allowing such use.

NOW, THEREFORE, in consideration of the foregoing premises and mutual promises and agreements of the parties, the Town and Developer agree to amend the Development Agreement as follows:

I. Limited Authorization of Initial Septic Systems.

Notwithstanding any provision of the Development Agreement to the contrary, the Town hereby authorizes Developer to construct and utilize no more than twenty-seven (27) septic systems for residential use within the project area, subject to all applicable

federal, state, county, and local requirements, permits, inspections, and approvals. Nothing herein shall be construed as:

A. Approval of additional septic systems beyond those expressly authorized herein.

B. A waiver of any regulatory authority of the Town, Yavapai County, or any other regulatory authority, as applicable.

C. A guarantee that permits or approvals will be issued.

D. Creation of any vested right to continued septic use.

II. Prohibition on Additional Septic Systems.

Except as expressly provided in Section IV below, no additional septic systems shall be permitted within the project area, notwithstanding any approval or authorization from any other governmental entity; with respect to such additional septic systems, the Town reserves the right to deny building permits, certificates of occupancy, subdivision approvals, or other entitlements or otherwise withhold any regulatory approval on the applicable lots pending completion of one or more package plants as necessary to serve the Project.

III. Package Plant Construction and Timeline.

The Developer shall pursue, in good faith and with commercially reasonable diligence, the approval, financing, construction, and completion of a private wastewater treatment facility or facilities, as contemplated in the Development Agreement (each a "package plant"). The parties anticipate that a package plant will be fully approved by all applicable agencies, and substantially complete and capable of operation no later than December 31, 2026 (the "Target Completion Date"). Nothing herein guarantees that approvals will be granted or that construction will be completed by such date. The Developer shall provide regular reports to the Town to show progress toward the Target Completion Date.

IV. Conditional Discretionary Approval of Additional Septic Systems.

If a package plant is not substantially complete through no fault or wrongdoing of the Developer, the Town Manager, in the Town Manager's sole and absolute discretion, may authorize the installation of up to twenty-five (25) additional septic systems for residential use within the project area, provided that:

A. Concurrent approval is obtained from Yavapai County.

B. Developer demonstrates ongoing good-faith progress toward completion of the package plant.

C. Public health, safety, and welfare will not be adversely affected.

D. All other applicable laws and regulations are satisfied.

The parties expressly acknowledge that the Town Manager is under no obligation to approve additional septic systems. Failure to grant such approval shall not constitute a breach of this Amendment. No reliance or expectation interest is created by this provision.

V. Mandatory Connection and Abandonment.

Upon completion and availability of the package plant contemplated herein, all residential units utilizing septic systems in the project area shall connect to the package plant within ninety (90) days. All septic systems shall be properly abandoned in accordance with applicable federal, state, county, and local laws, regulations, and standards and Developer shall ensure that abandonment is performed by qualified professionals and documented to the reasonable satisfaction of the Town.

VI. No Limitation of Police Powers.

Nothing in this Amendment shall be construed as limiting the Town's police powers, regulatory authority, or ability to impose additional conditions necessary to protect public health, safety, and welfare. This Amendment is entered into for the sole purpose of allowing the proposed development to continue in a safe and orderly manner and allow for limited residential development pending completion of the package plant needed to serve the project area.

VII. Survival and Conflict.

Except as expressly modified herein, all terms of the Development Agreement remain in full force and effect. In the event of any conflict between this Amendment and the Development Agreement, this Amendment shall control with respect to the subject matter herein. All other provisions of the Development Agreement shall remain unchanged.

[*Remainder of page intentionally left blank*]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day last written below.

THE TOWN:

THE TOWN OF CAMP VERDE,

an Arizona municipal corporation

By: _____

Name: Marie Moore

Its: Mayor

Date: _____

ATTEST:

_____

Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

_____

Pierce Coleman PLLC, Attorneys

By Trish Stuhan

DEVELOPER:

BOULDER CREEK CAMP VERDE, LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

BOULDER CREEK CAMP VERDE II, LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

BOULDER CREEK CAMP VERDE III, LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

BOULDER CREEK CAMP VERDE IV, LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

2024-0037013 Page 1 of 85
09/10/2024 01:54 PM Recording Fee: $30.00
eRecorded in Yavapai County, AZ
Michelle M. Burchill, Recorder

When recorded, return to

Town of Camp Verde
473 S Main Street
Camp Verde, AZ 86322

Caption Heading: Resolution 2024-1136 Development Agreement Boulder Creek Camp Verde LLC

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RESOLUTION 2024-1136

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF CAMP VERDE, AN ARIZONA MUNICIPAL CORPORATION, AND BOULDER CREEK CAMP VERDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RELATED TO THE DEVELOPMENT OF APPROXIMATELY 161.3 ACRES OF REAL PROPERTY LOCATED IN THE TOWN; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE TOWN.

WHEREAS, Developer owns fee simple title to real property consisting of 161.3 acres located in the Town of Camp Verde, as described in the attached Development Agreement (the "Property").

WHEREAS, The Property is currently entitled as the High View at Boulder Creek Planned Area Development (the "Original PAD").

WHEREAS, Developer proposes to amend the Original PAD with respect to a portion of the Property comprising approximately 36 acres and commonly known as Assessor's Parcels 403-15-003W, in order to allow development of the Amendment Property as mixed residential housing (the "Amended PAD").

WHEREAS, the Amended PAD for the Property includes the following uses, as described more particularly in the Development Agreement and Amended PAD:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 500 units of mini-storage on 10 acres (APN: 403-15-009B)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
- 3-acre well site (APN 403-15-010B)
- 12 acres for RAM (Leasing (APN: 403-15-010A)
- 12.4 acres of boat/RV storage (Nofziger, APN: 403-15-005A)

WHEREAS, the development of the Property pursuant to this Agreement, the Amended PAD, and the Preliminary Development Plan is acknowledged by the parties hereto to be consistent with the Town's General Plan, and to operate to the benefit of the Town, the Developer, and the general public. The development of the Project would provide for high-quality development in the area and ensure orderly, controlled and quality growth in the Town.

WHEREAS, Developer and the Town are entering into this Agreement pursuant to the provisions of A.R.S. § 9-500.05 in order to facilitate the proper municipal zoning designation and development of the Project by providing for, among other things: (i) conditions, terms, restrictions and requirements for the construction and installation of public services/infrastructure improvements; (ii) the permitted uses for the Project; (iii) the density and intensity of such uses; and (iv) other matters related to the development of the Project.

WHEREAS, The parties acknowledge that the Project will improve and enhance the economic welfare of the residents of Camp Verde by increasing the Town's assessed property valuation, stimulating further economic development in the Town, and constructing public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, that the Development Agreement between the Town of Camp Verde, an Arizona municipal corporation and Boulder Creek Camp Verde, LLC, an Arizona limited liability company, is hereby approved in substantially the same form as included as Exhibit A, attached to this Resolution, and that the Mayor of the Town Camp Verde is hereby authorized and directed to execute said Agreement

FURTHER RESOLVED, that the Town Clerk be and is hereby authorized and directed to record a copy of the Development Agreement with the Yavapai County Recorder not later than ten days from the effective date of the Agreement.

FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.

PASSED AND APPROVED by a majority vote of the Common Council at the regular meeting of June 5, 2024.

Dee Jenkins, Mayor

Attest:

Town Clerk

Approved as to form:

Town Attorney

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When Recorded, Return To:
Town Clerk
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322

DEVELOPMENT AGREEMENT
HIGH VIEW AT BOULDER CREEK PAD

TOWN OF CAMP VERDE,
an Arizona municipal corporation
("Camp Verde")

Boulder Creek Camp Verde, LLC,
an Arizona limited liability company
("BCCV")

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DEVELOPMENT AGREEMENT
HIGH VIEW AT BOULDER CREEK

This Development Agreement ("Agreement") is made and entered into on this 5th day of June 2024, by and between the Town of Camp Verde, an Arizona municipal corporation ("Town") and Boulder Creek Camp Verde, LLC, an Arizona limited liability company ("Developer").

RECITALS

A. Developer owns fee simple title to that real property consisting of 161.3 acres described in Exhibit A attached hereto and made a part hereof (the "Property"). The entire PAD originally contained 185.7 acres. This Agreement excludes approximately 12.4 acres of boat/RV storage (APN: 403-15-009A) and 12 acres for RAM (McDonald) (APN: 403-15-010A).

B. The Property is currently entitled as the High View at Boulder Creek Planned Area Development (the "Original PAD") in the Town, and includes the following uses:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park[1] on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 500 units of mini-storage on 10 acres (APN: 403-15-009B)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
- 3-acre well site (APN 403-15-010B)
- 12 acres for RAM (Leasing (APN: 403-15-010A)
- 12.4 acres of boat/RV storage (Nofziger, APN: 403-15-005A)

[1] The Parties expressly acknowledge and agree that for purposes of this Agreement the "RV" parks listed above are intended to allow spaces for recreational vehicles to be used as temporary living quarters for recreational, camping, or travel use, and that the Developer shall limit occupancy contracts or agreements in such RV parks to thirty (30) days, or less.

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C. Developer proposes to amend the Original PAD with respect to that portion of the Property comprising approximately 36 acres and commonly known as Assessor's Parcels 403-15-003W, (as more particularly described and depicted in Exhibit B attached hereto and made a part hereof by this reference) (the "Amendment Property") in order to allow development of the Amendment Property as mixed residential housing (multi-family, single-family, stick-built, modular, or manufactured home - all on foundations) located east of SR260, near Aultman Parkway, in Camp Verde, Arizona, including all necessary and required on-site improvements (hereinafter "Project"). The Developer has a rezone application in process for 24 of the 36 acres depicted in Exhibit B, and this Agreement was proposed by the Town as satisfaction of the concerns over development of the Project.

D. On June 5, 2024, the Amendment Property had a zoning designation of M1-PAD (Industrial: General – Planned Area Development) (36 +/- acres) and C2-PAD (Commercial: General Sales and Service – Planned Area Development) (15 acres) consisting of a total of 51 acres. The Town 's General Plan Land Use designation is 260 West Character Area. Developer and Town understand that the intended development of the Amendment Property is as a single family, and multi-family and manufactured home residential use and a construction storage yard (the "PAD Amendment", and together with the Original PAD, the "Approved PAD"), as described in the PAD Amendment Application Number 20220890, dated November 9, 2022 (referred to herein as the "Preliminary Development Plan"), which is acceptable to the Town. A copy of the Preliminary Development Plan is attached hereto as Exhibit C and made a part hereof by this reference.

E. The Town agrees that the C-2 PAD is an appropriate designation for the residential uses of the Amendment Property, C-3 PAD is an appropriate designation for the construction yard use of the Amendment Property, and that the Preliminary Development Plan and this Agreement are designed to establish proper and beneficial land use designations and regulations, densities, provisions for public facilities, design regulations, procedures for administration and implementation and other matter related to the development of the Project on the Property in accordance with the C-2 PAD and C3-PAD zoning designations. Developer acknowledges that the Town must hold public hearings, receive public comment, and otherwise duly consider all such matters as required by statute before an amended PAD classification can take place.

F. The development of the Property and the Amendment Property pursuant to this Agreement and the Preliminary Development Plan is acknowledged by the parties hereto to be consistent with the Town's General Plan, and to operate to the benefit of the Town, the Developer, and the general public. The development of the Project would

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provide for high-quality development in the area and ensure orderly, controlled and quality growth in the Town.

G. Developer and the Town are entering into this Agreement pursuant to the provisions of A.R.S. § 9-500.05 in order to facilitate the proper municipal zoning designation and development of the Project by providing for, among other things: (i) conditions, terms, restrictions and requirements for the construction and installation of public services/infrastructure improvements; (ii) the permitted uses for the Project; (iii) the density and intensity of such uses; and (iv) other matters related to the development of the Project.

H. The parties acknowledge that the Project will improve and enhance the economic welfare of the residents of Camp Verde by increasing the Town's assessed property valuation, stimulating further economic development in the Town, and constructing public infrastructure improvements.

I. Developer and the Town acknowledge that the ultimate development of the Project within the Town is a project of such magnitude that Developer requires assurances from the Town that Developer has the right to complete the development of the Project pursuant to the Preliminary Development Plan before it will expend substantial efforts and costs in the development of the Project, and the Town requires assurances from Developer that development of the Project will be in accordance with the terms and conditions of this Agreement.

J. Without limiting the foregoing, the Town and Developer acknowledge that the development of the Project pursuant to this Agreement will result in significant planning and economic benefits to the Town by: (i) encouraging investment in and commitment to comprehensive planning, which will result in efficient utilization of municipal and other public resources; (ii) requiring development of the Project to be consistent with the Town's General Plan and the approved Preliminary Development Plan; (iii) providing for the planning, design, engineering, construction, acquisition, and/or installation of public infrastructure in order to support anticipated development of the Project and the larger Original PAD Property; (iv) increasing tax and other revenues to the Town based on improvements to be constructed on the Project; and (v) creating employment through development of the Project consistent with this Agreement. The Town and Developer acknowledge that the development of the Project pursuant to this Agreement will result in significant benefits to Developer by providing certainty in order to avoid the waste of resources, including present and future assurances to Developer that it will have the ability to develop the Project in accordance with this Agreement and the Preliminary Development Plan.

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AGREEMENT

NOW, THEREFORE, in consideration of the following mutual covenants and conditions, the parties hereby agree as follows:

1. RECITALS. The recitals set forth above are acknowledged by the parties to be true and correct and are incorporated herein by this reference.

2. TOWN COUNCIL ACTION REQUIRED. The Town and Developer acknowledge that, notwithstanding any language of this Agreement or any subsequent additional document, no act, requirement, payment or other agreed-upon action to be done or performed by the Town which would, under any federal, state or Town constitution, statute, ordinance or regulation, require formal action, approval or concurrence by the Town Council, will be required to be done or performed by the Town unless and until said formal Town Council action has been taken and completed. "Completed" under this provision means that such Town Council action is no longer subject to referendum action (the "Effective Date").

3. PAD AMENDMENT. The Town, having followed the statutory requirements, has, concurrently with its approval of this Agreement, duly considered Developer's request for approval of the PAD Amendment and Preliminary Development Plan. As soon as reasonably possible after execution of this Agreement by the Town and Developer, the Town shall comply with the provisions of A.R.S. § 9-462 *et seq.* and, if determined to be in the best interest of the Town, adopt the final ordinance approving the PAD Amendment and Preliminary Development Plan. Developer acknowledges that it is the intent of the parties to this Agreement that approval of the Preliminary Development Plan and the PAD Amendment are effective only after the passage of the statutory referendum periods applicable to this Agreement or to the PAD Amendment and provided that this Agreement and such approvals have been lawfully placed in effect.

4. SCOPE OF PROJECT. The Project shall be as recited herein. Except as provided in this Agreement, all costs and expenses, direct and indirect, associated with the construction and operation of the Project shall be the sole responsibility of Developer.

5. DEVELOPMENT RIGHTS AND LIMITATIONS. The Town agrees that, for the term of this Agreement, Developer and successor owners of the Project shall have a right to undertake and complete the phased development and use of the Project in accordance with the Approved PAD and this Agreement, without being subject to subsequent

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amendment or modification to the Approved PAD by the Town. For purposes of this Agreement, the Preliminary Development Plan and Approved PAD are deemed vested for the term of this Agreement. Nothing herein affects the vesting of the Preliminary Development Plan and Approved PAD as a matter of common law following termination of this Agreement. During the term of this Agreement, unless mutually agreed by the Town and Developer or its designated assignee, development of the Project shall be governed by the Preliminary Development Plan and Approved PAD approved in accordance with the procedures set forth in Paragraph 3 above.

6. APPROVAL OF DEVELOPMENT PLAN. The Town acknowledges and agrees that the Preliminary Development Plan is in substantial conformance with the Original PAD and the PAD Amendment, and that the Property and the Project may be developed in substantial conformance with the Preliminary Development Plan.

7. EXPEDITED REVIEW. The Town shall use reasonable efforts to expedite all review times for building plan review.

8. TERM. This Agreement shall be effective on the Effective Date first set forth above and shall continue for ten (10) years, provided that the parties may agree to an additional twenty ten (20) year extension if reasonably necessary to complete the Project.

9. INFRASTRUCTURE FINANCING. Although it is not contemplated at the time of this Agreement to utilize public financing for development of Project Infrastructure, nothing in this Agreement shall preclude the Parties from entering into an agreement in the future to do so.

10. PHASING. The Project, pursuant to the Approved PAD, including the Infrastructure, may be carried out in Phases, which may be non-contiguous, over a significant number of years. Consistent with the phasing of the Project, the Infrastructure will be designed and constructed to accommodate the development within each Phase and may be expanded in the future to accommodate additional development.

11. INFRASTRUCTURE.

11.1 Purpose. The parties acknowledge that one purpose of this Agreement is to provide for the phased planning, design, engineering, construction, acquisition, installation, and/or provision of public services/infrastructure improvements as set forth in the Preliminary Development Plan or required in the Approved PAD and by the Applicable Rules (collectively, the "Infrastructure"). Developer shall cause all of the Infrastructure required by the Preliminary Development Plan and Approved PAD to be constructed and installed at no cost to the Town except as provided below. All

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Infrastructure shall be installed in a workmanlike manner in conformity with the plans and specifications that are submitted to and approved by the Town in connection with each Phase of the Project.

11.2 Infrastructure Improvements.

A. All Infrastructure required for development of the Property pursuant to final site plans or plats within the Property shall be constructed in accordance with plans approved by the Town and otherwise in accordance with Town requirements, Maricopa Association of Government ("MAG") Standards (incorporated here by reference), general engineering standards, and other applicable requirements.

B. Except as otherwise set forth in this Agreement, Developer agrees that it will be responsible to cause the construction, installation and payment of all Infrastructure that are necessary to serve the Project and the Property under the Approved PAD. Except as otherwise provided in this Agreement, Developer shall, at no cost to the Town, dedicate the Infrastructure together with rights-of-ways or necessary public easements for the construction, installation, operation and maintenance of the Infrastructure as required by the Town, which rights-of-ways or easements may be located adjacent to other public and private rights-of-ways or easements. The Town shall promptly thereafter accept such dedication of Infrastructure and shall, at its own cost, maintain, repair and operate such Infrastructure in accordance with reasonable and customary municipal management and operational standards. Developer agrees to assign to the Town any and all contractors' warranties for the construction of all public Infrastructure after passing final inspection for a minimum period of two (2) years.

C. Developer, its agents, and employees, shall have the additional right, upon receipt from the Town of an appropriate encroachment permit, to enter and remain upon and cross over any Town easements or rights-of-way to the extent reasonably necessary to facilitate the Infrastructure construction. Developer's use of such easements and rights-of-way, pursuant to the encroachment permit, shall not impede or adversely affect the Town's use and enjoyment thereof, and shall be subject to any reasonable conditions imposed by the Town. Developer agrees to repair any damages to existing public infrastructure as a result of installation of new infrastructure or construction activity.

D. Developer shall restore such Town easements and rights-of-way used pursuant to any encroachment permit, to their condition prior to Developer's entry upon completion of such construction within any project Phase.

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E. Except as otherwise provided in this Agreement, Developer may construct Infrastructure and Infrastructure Improvements in discreet, non-contiguous portions of the project (which portions include grading, drainage, sewer, water, roadway, and other public Infrastructure) (each, a "Phase") in accordance with the Developer's planned build-out of the Project, in Developer's sole discretion.

11.3 **Water Infrastructure.** Town and Developer agree that the Town will provide municipal water service to commercial portions of the development as follows:

- 500 units of mini-storage on 10 acres;
- 12.4 acres of boat/RV storage, but not including any wash-rack type uses;
- 9.8 acres of retail commercial, but not including any car wash uses;
- 14 acres of retail commercial, but not including any car wash uses; and
- Up to five single-family homes to be initially used as model homes as part of the 370 Single Family Residential Homes development on 52 acres and provided that sanitary sewer service is provided.

The foregoing are collectively referred to as "Municipal Water Service Development".

For the remaining development of the Project, Developer shall construct or arrange for the construction of the on-site potable water distribution system necessary to serve the following:

- 474 Apartments on 26.3 acres;
- 260 Space RV Park on 36 acres; 370 Single Family Residential Homes on 52 acres;
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres;
- Any car wash uses on either the 9.8 acres or 14 acres of retail commercial.

The foregoing is collectively referred to as "Project Water Service Development". Should Developer be able to demonstrate that construction of a separate tank to serve the 260-Space RV Park would allow development of such RV park on municipal water service, the Town and developer may enter into an agreement to provide municipal water service to the subject RV Park under the Municipal Water Service Development category.

Notwithstanding the foregoing, a phasing plan shall be agreed upon between the Town and Developer for the phasing of the on-site potable water infrastructure (water treatment facilities, tank size, water storage, etc.) to correlate with the needs and serve the distinct Phases of the Project Water Service Development portions of the Project.

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Developer shall have conducted a water use analysis to determine infrastructure sizing necessary to serve the Project Water Service Development at build-out. Such water infrastructure includes but is not limited to:

- Upgrades to the existing well (as described in Section 11.5 below) and pump as required to serve the Project Water Tank, which may be phased in multiple tanks to serve the Project Water Service Development;
- Water mains to connect the Production Well to the already charged/installed water main;
- Backup generator to generate power for 24 hours 3 phase power; and
- Media-filtered Arsenic Treatment and Chlorine treatment and pumphouse.

As phases of the on-site potable water distribution are completed, Developer shall connect the on-site potable water system to the Town's municipal water system. Costs for connection to the Town's water system shall be the responsibility of the Developer. Upon completion of the water infrastructure as described herein necessary to serve each phase of the Project Water Service Development, Developer shall dedicate same to the Town in phases as completed at no cost to the Town. Such dedication shall occur prior to the issuance of the first certificate of occupancy for any Project Water Service Development to be served by that phase of the onsite-potable water infrastructure.

11.4 **Water Storage.** Developer will construct or arrange to be constructed a potable water storage facility necessary to serve each phase of the Project Water Service Development at build-out. Completion and dedication of the Water Storage construction shall occur prior to issuance of any certificate of occupancy for the phase to be served by such water storage facility.

11.5 **Wells.**

A. There are currently two existing wells on the property, but only one in use. The active well on the Property capable of producing potable water (Well Registration Number 55-927542) is the well Developer intends to use and operate to provide potable water to serve the Project (the "Production Well"). Developer at its sole cost and expense shall rehabilitate and improve the Production Well in accordance with the standards set forth in this Section so that the well produces sufficient capacity to serve the entire Project at build-out.

B. The Production Well must provide the capacity to meet potable water maximum day demands as set forth by ADEQ/ADWR rules. After drilling and casing the Production Well, Developer and Town confirmed, through the pump tests below, the sustained pumping capacity of the Production Well:

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(i) A maximum 8-hour step-rate aquifer test;

(ii) A maximum 24-hour constant-rate aquifer test; and

(iii) A maximum 8-hour recovery test.

C. The Town has determined the Production Well is usable as a potable water supply pursuant to the above tests. The Town has notified and has advised the Developer to equip the well as required by Applicable Rules. At such time as the Production Well is equipped and operational to provide water in sufficient amounts to serve the Project Water Service Development, the Production Well and one-acre of land surrounding the well as described and shown on Exhibit D shall be dedicated to the Town prior to the issuance of the first certificate of occupancy for any part of the Project Water Service Development.

D. The Town and Developer agree that the Project shall have primary right to the Production Well water to serve its use requirements. To the extent the Production Well produces water in excess of the Project's needs, the Town shall be entitled to utilize such excess water for its municipal water system in any manner the Town deems fit.

E. Any other existing well(s) on the Property shall be dedicated at no cost to the Town of Camp Verde.

F. New Wells. No new wells will be permitted to be developed on the Property, with the sole exception of wells that may be permitted by the State of Arizona, developed by the Developer or Town for municipal potable water utility purposes, or for ordinary business operations of the construction yard use on the Amendment Property (not to be transported off the Amendment Property).

11.6 Water Quality and Water Treatment Equipment. The Developer and Town have taken water samples from the well to determine new source water quality and the results will be submitted to ADEQ for drinking water source approval. Developer shall install water treatment equipment and facilities at its expense to obtain water quality acceptable to the ADEQ, including ADEQ Bulletin 10.

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11.7 Sewer System Infrastructure.

A. Private Sanitary Sewer System.

Developer shall construct or arrange for the construction of a private sanitary sewer system including one or more private sewer treatment facilities (each, a "package plant") on and within the Project, as necessary to serve the Project; provided this system is reviewed and approved by the Town and the appropriate regulatory agencies.

B. Town Right to Receive Dedication of Individual Package Plants.

Upon request by the Town, Developer (or any successor HOA or POA as defined below) agrees to dedicate individual package plants within the private sanitary sewer system, and the associated infrastructure for the parcel(s) it serves, for ownership and operation by the Town at no cost to the Town provided that the Town shall not exercise its right to dedication until a package plant is operating at full capacity. The term "full capacity" here means twelve (12) months have expired after a package plant commenced operating at or above eighty percent (80%) of its design capacity, for any of the following parcels:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)

After the Town's receives ownership of any individual package plant, the property owners connected to that plant will then be subject to paying the monthly Town sewer fees in effect at the time of connection.

C. Connection to the Town's Public Sanitary Sewer System.

Notwithstanding anything in this Section 11.7 to the contrary, at the time that the Town's public sanitary sewer system is extended to the half-inch rebar with aluminum cap (RLS 41502) depicted on Exhibit I, the Town shall have the option of requiring connection of the private system into the Town public sewer system, regardless of the

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capacity of any individual package plant. At such time that the Town elects to make this connection, the Town shall either take ownership of the entire private system or order the Developer or its successor in interest to abandon the system in accordance with law.

D. Dedication.

Any property, infrastructure, equipment or other conveyances associated with the transfer of the package plant(s) to the Town shall be transferred to the Town via a special warranty deed for real property and bill of sale for personal property provided to the Town (although such conveyance shall be at no cost to the Town). The special warranty deed and bill of sale documents required for the transfer of the package plants(s) to the Town are collectively referred to herein as "Transfer Documents." The Parties agree that the Town shall prepare the Transfer Documents at its cost, upon making its election to transfer ownership and operation of any package plant to the Town, and that the Parties will work in good faith for the approval and execution of such documents and take all actions necessary to transfer ownership in accordance with this Agreement and law. Developer (or any successor HOA or POA as defined below) agrees to cooperate with the Town, for the extinguishment and/or transfer of all permits or regulatory rights associated with the package plants and provision of sewer services. Upon such transfer of any package plant, the Town will operate and maintain the package plant unless or until the Town connects the properties to the Town's public sanitary sewer system.

11.8 <u>Roadways, Parking and Transportation</u>.

A. Developer shall construct or arrange for the construction of paved streets, roadways, and parking facilities to be used for motorized vehicular travel, ingress, egress, and parking and pedestrian, bicycle or other facilities to be used for non-motor vehicular travel, ingress, egress, and parking (collectively "Roadways") to, through, within, and from the Project (specifically excluding the portion of Aultman Parkway from the southeastern boundary of the Project to State Route 260), as required by the Applicable Rules. Except as otherwise set forth herein, any Roadways shall be dedicated to the Town and shown on the final plat and constructed to MAG or Town standards. Upon completion of the Roadways and acceptance by the Town, the Town shall assume the responsibility for the maintenance of the Roadways except as follows:

i. Developer, or its assignees, shall install the landscaping within the road rights-of-way as part of construction of the Roadways according to the subdivision plat and site plans. For clarity, Developer, or its assignee, shall have no requirement

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to provide landscaping, only to the extent agreed upon in the locations depicted on final plats or site plans. Landscaping must be low water use and must meet all requirements of the Applicable Rules. The Town shall maintain the xeriscape landscaping within Town owned public roadways. If Developer desires to install landscaping other than xeriscape which may include non-drought tolerant plants, Developer shall be responsible for maintenance and additional costs of such landscaping;

ii. Developer may design, install and maintain in Roadways, specialty poles for traffic control and street name signs, specialty-street and sidewalk lighting, specialty street signage, and specialty paving materials ("Specialty Features and Materials"). The Developer may assign its rights and obligations under this Section 10.8 to a homeowners/property owners association; provided, however, that such assignment shall be accompanied by conclusive evidence of such association's irrevocable commitment to perform Developer's obligations hereunder;

iii. Developer acknowledges and agrees that, except for those roads on which the final layer of paving has not been constructed, it will use its best reasonable efforts to avoid open cut trenching in streets dedicated to and accepted by the Town for a period of five (5) years following the Town's acceptance of any dedicated street. The Town will permit, however, directional boring during such five (5) year period. Developer may dedicate, and the Town shall accept, collector and arterial roads that are fully constructed except for the final layer of paving material; provided, however, that the Developer shall complete construction of such collector and arterial roads with the final layer of paving material at the time agreed to by the Developer and the Town in the conveyance documents. Developer will use good faith efforts to negotiate a two (2) year warranty on the final layer of paving material from its contractor.

11.9. Private Streets, Improvements, and Street Naming. The Town and Developer acknowledge and agree that Developer will have the right to retain and/or acquire ownership of interior local streets and other rights-of-way located within the Project ("Private Rights-of-Way") as identified by the Developer. Such Private Rights-of-Way shall meet public street asphaltic surface Town construction standards and shall be adequate in width to accommodate fire trucks and trash haulers. In addition, some or all of the Private Rights-of-Way may be conveyed to one or more homeowners'/property owners' associations created by Developer and/or any successor of Developer for this and other purposes. Developer shall have the right to install access control structures within the medians of the Private Rights-of-Way. Developer shall grant to the Town an easement

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for police, fire, ambulance, garbage collection, water or sewer line installation and repair, and other similar public service purposes, over the Private Rights-of-Way per the Applicable Rules. Developer shall have the right to name private streets and any new public streets not a continuation of an already named public street.

11.10. Drainage Improvements. Developer shall construct or arrange for the construction of in phases and in accordance with the Applicable Rules, drainage and flood control systems and facilities for collection, diversion, detention, dispersal, use, and discharge. Drainage improvements may be located on private property maintained by Developer or assigned to one or more POAs or HOAs as the case may be. Drainage improvements located on public property shall be dedicated to the Town at no cost to the Town and shall be maintained by Town.

11.12 Dry Utilities. Developer shall be responsible for installation of all onsite dry utilities (i.e., natural gas, electric, cable, telephone, etc.), as Developer deems necessary.

11.13 Offsite Infrastructure. Developer shall have responsibility for constructing or contributing to the cost of construction of any offsite roadway, water, sewer and/or drainage infrastructure that may become necessary to solely satisfy the needs of the Project at any given phase, including any ADOT required acceleration and deceleration lanes on Hwy 260 between Aultman Roundabout and Boulder Creek Drive. Although no other offsite infrastructure requirements are anticipated at this time, any construction of other offsite infrastructure required under the Applicable Rules (e.g. curb, gutter, and sidewalk) shall be the responsibility of the Developer. Other than the foregoing, it is not anticipated at this time that additional offsite infrastructure is required to service the Project; provided however that this anticipation in no way relieves Developer from its obligations should the Town or other government entity determine in its reasonable discretion such additional offsite infrastructure is required to serve the Project; provided that any contribution toward additional infrastructure by Developer shall be on a pro rata basis to the extent such infrastructure is required to serve the Project.

11.14 Oversizing Infrastructure. The Town may require Developer to "oversize" any Infrastructure to be provided by Developer hereunder; provided, however, Town and Developer shall, prior to requiring the upsizing of infrastructure, meet in good faith to determine how to fund the cost differential between the sizing standard sufficient to meet the needs of the Project and the "oversized" infrastructure and Developer shall not be obligated to upsize unless the parties can agree on a funding mechanism or Town funds the incremental cost difference between the cost of materials and labor for the construction/installation of the sizing standard and the actual materials and labor cost of the oversized component. Alternatively, the Town may request that the Developer

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cooperate with adjacent property owners to oversize any Infrastructure and enter into a cost-sharing agreement between the Developer and such adjacent property owners that may benefit from the oversizing of Infrastructure.

11.15 **Common Areas**. Developer shall create one or more property owners' ("POA") or homeowner's associations ("HOA") for the ownership, maintenance, landscaping, improvements, and preservation of all common areas or open spaces not dedicated to the Town. Common areas, open spaces, and parking areas shall be specified on the approved site plan or final plat.

12. INFRASTRUCTURE CONSTRUCTION AND TRANSFER

12.1 Infrastructure Construction Stage.

A. **Construction Risk and Insurance.** Before Developer transfers the Infrastructure and Real Property Interests to Town, Developer retains all risk of damage to or loss of Infrastructure and Real Property Interests.

Before beginning construction of Infrastructure which will be dedicated to the Town , Developer will furnish Town with proof of insurance coverage naming the Town as an additional insured in the following types and amounts:

Worker's Compensation Insurance and Occupational Disease Disability Insurance in the benefit amounts required by law.

Commercial General Liability Insurance, including operations and protective liability coverage, with limits of not less than $2,000,000 combined single limit for bodily injury (including death) and property damage. If blasting is required, Developer's insurance will specifically cover that risk. Town will be named as an additional insured.

Comprehensive Automobile Liability Insurance covering all owned, non-owned, hired and leased vehicles with limits of at least $2,000,000 combined single limit for Bodily Injury and Property Damage Liability for each occurrence.

Developer will retain the insurance coverage described above until construction is complete.

B. **Inspection and Testing.** Town has the right to inspect any time during Infrastructure construction and testing with or without notice to Developer. Developer

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must notify Town at least three (3) business days before any water quality tests, any Infrastructure Improvements tests, or any Infrastructure Improvements inspections.

12.2 Pre-Transfer Stage.

A. **Regulatory Authorizations for Infrastructure Improvements.** Prior to Operational Acceptance (defined below), Developer will have obtained, or cause to be obtained, at no cost to Town, the following governmental permits, approvals, and authorizations, if applicable, for the Infrastructure Improvements:

- Certificate of Approval to Construct;
- Discharge permits and storm water pollution prevention plan approval;
- Drinking water source approval;
- New public water system approval (if applicable);
- Hydrology report demonstrating water available to meet the proposed demand;
- ADEQ Approval of Construction; and
- Any other required permits, approvals, or authorizations from regulatory agencies.

Town will use reasonable efforts to assist Developer to obtain any required authorizations necessary for Town to provide water and wastewater services to Development. If Developer begins building Infrastructure Improvements before obtaining the regulatory authorizations, then that construction will be at Developer's sole risk and subject to repair, alteration or reconstruction at Developer's expense to achieve regulatory compliance.

12.3 Transfer Stage.

A. **Land Transfer.** Before transferring the Infrastructure to Town, Developer shall convey Real Property Interests where Infrastructure is located to Town.

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Anywhere wells, storage, pumping equipment, treatment equipment, and similar Infrastructure Improvements will be located, Town shall receive title free and clear of monetary encumbrances by Special Warranty Deed to the land.

Where only transmission infrastructure, such as pipelines and laterals, will be located, Developer must demonstrate that Town will have the continuing right to operate, repair, and maintain transmission infrastructure on the land. These lands will be publicly dedicated streets, easements, or other public rights-of-way.

Town must be able to legally access all Infrastructure Improvements sites from public roadways. Easements or rights-of-way must accommodate heavy equipment used to operate, repair, and maintain Infrastructure Improvements.

12.4 **Operational Acceptance.** Before Town will accept the Infrastructure and Real Property Interests, Developer must provide Town the following:

- Lien waivers and releases from contractors, subcontractors, and vendors for all Infrastructure materials, equipment, supplies, and construction;
- Receipts, showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Infrastructure materials, equipment, supplies, labor, and other costs;
- "As-built" drawings certified as to correctness by an engineer registered in the State of Arizona;
- Documents confirming the Infrastructure, Real Property Interests, and water rights transfer to Town;
- An executed special warranty deed transferring the Real Property Interests to Town or an executed form of easement in substantially the form attached hereto as Exhibit D, as appropriate.
- Documents showing the Real Property Interests and Infrastructure are free and clear of liens or other clouds on the title, except those specifically accepted by Town;
- All required permits, approvals, or authorizations from regulatory agencies.

If Town has determined that the Infrastructure have been constructed according to the approved Plans and Specifications and will operate satisfactorily, then Town will accept the Infrastructure, subject to further inspection by Town and Developer's correction of any commercially reasonable outstanding punch list

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items based on the Applicable Rules in force at the time the Infrastructure were completed ("Operational Acceptance").

Town will provide Developer prompt written notice that states Town has issued Operational Acceptance and identifies all punch list items Developer must remedy.

Upon Operational Acceptance, the Town will serve potable water to the Project or its current Phase, as applicable. The Infrastructure will not be placed in service until the Town has issued its Operational Acceptance.

Following Operational Acceptance, Developer must promptly repair all damage to the Infrastructure caused by its activities within the Project.

12.5 **Final Acceptance.** Within one (1) year following Operational Acceptance, a final inspection will occur. If during final inspection any uncorrected items are identified, then Developer must correct those defects and deficiencies before final acceptance is issued.

When a Phase of Infrastructure or a discrete portion thereof is completed (e.g., all of the paving for a particular street within any designated section or Phase of the Project), then Developer shall dedicate and the Town shall, if the Infrastructure has been constructed in accordance with the plans in all material respects, accept such Infrastructure in accordance with the Applicable Laws and upon such reasonable and customary conditions as the City may impose, including without limitation:

- Meeting all Operational Acceptance requirements;
- Completing Infrastructure construction, which includes satisfying all commercially reasonable punch list item requirements;
- Paying all Town fees; and
- Completing final grade adjustments.

13. DEVELOPER CONTRIBUTION TOWARD TOWN'S PROFESSIONAL SERVICES EXPENSES. Developer agrees to reimburse the Town for its reasonable out-of-pocket costs and expenses due to use of outside professional consultants (i.e., attorneys, engineers) directly incurred as a result of the Project and are attributable solely to the Project. Such reimbursement shall not exceed Seventy-Five Thousand Dollars

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($75,000.00), as estimated by the budget attached as Exhibit E. Such reimbursement will be paid by Developer within thirty (30) days from receipt of a written request for payment by the Town. Utility inspection and final approvals expenses are not included in the outside professional consultant fees. The inspection fees will be an additional expense if performed by the Town in compliance with the Town's then in effect adopted fee schedule.

14. REGULATION OF PROJECT.

14.1 The Applicable Rules. Whenever reference is made in this Agreement to the ordinances, rules, regulations, codes, including, but not limited to, the Town Zoning Code, permit requirements, development fees, other requirements, and/or official policies including, but not limited to, water and wastewater policies, of the Town ("Applicable Rules") that apply to the development of the Project in accordance with the Preliminary Development Plan, the Approved PAD, this Section 14 shall define said applicable ordinances, rules, regulations, codes, including, but not limited to the Zoning Code, permit requirements, development fees, other requirements, and/or official policies including, but not limited to, water and wastewater policies. Except as otherwise expressly provided in this Agreement, the ordinances, rules, regulations, permit requirements, development fees (as defined in A.R.S. § 9-463.05), other infrastructure fees, however denominated, exactions, other requirements, and/or official policies of the Town applicable to and governing the development of the Project, except as otherwise specifically set forth herein, shall be the Applicable Rules that are existing as of the Effective Date of this Agreement. Notwithstanding the foregoing, if and to the extent that this Agreement or the PAD Rezoning conflict with or vary from the Applicable Rules, then this Agreement and the Rezoning will modify the conflicting or varied Applicable Rules and will apply to development of the Project. Except as otherwise expressly provided in this Agreement, and in consideration of the premises stated in the Recitals to this Agreement and hereinafter detailed, the Town shall not impose or enact any additional conditions, zoning or other exactions, requirements, dedications, development or any requirement for the dedication of land or property.

14.2 The Permissible Additions to the Applicable Rules. Notwithstanding the provisions of Sub-section 14.1, the Town may enact the following provisions, and take the following actions, which shall be applicable to and binding on the development of the Project, provided however, that with respect to subparagraphs (i), (iii), and (iv) through (vi) below, the Town shall use its best efforts to alleviate any adverse material impacts to development of the Project associated with such actions and enactments and provide Developer with an opportunity to suggest methods of enacting and implementing such provisions to the Project:

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i. The Town reserves the right to amend existing codes or to adopt new laws, rules, regulations and standards of development for the Town, including resolutions, official policies and procedures, the Planning and Zoning Ordinance and the Town Code subject to the provisions in Sub-section 14.1, the Laws and Regulations shall apply to the Project;

ii. Future land use ordinances, rules, regulations, permit requirements, other requirements and official policies of the Town that are consistent with the express provisions of this Agreement, such as the adoption of the PAD Rezoning to provide for implementation of this Agreement and the Preliminary Development Plan, and not contrary to the existing land use regulations applicable to and governing the development of the Project, as established above, provided that such land use ordinances, rules, regulations, permit requirements, other requirements, and official policies shall, to the extent applicable, not involve the modification of any factual determinations of the Town memorialized in this Agreement and shall not materially impair the Developer's ability to develop the Project in the manner provided in the Preliminary Development Plan and this Agreement;

iii. Future land use ordinances, rules, regulations, permit requirements, other requirements, and official policies of the Town enacted as necessary to comply with mandatory requirements imposed on the Town by county, state or federal laws and regulations, court decisions, and other similar superior external authorities beyond the control of the Town , provided that in the event any such mandatory requirement prevents or precludes compliance with this Agreement, if permitted by law, such affected provisions of this Agreement shall be modified as may be necessary to achieve the minimum permissible variance from the terms of this Agreement in order to achieve compliance with such mandatory requirement. To the extent such compliance requires any discretionary factual determination by the Town, such determinations shall be consistent with the Town's findings memorialized in this Agreement;

iv. Future land use and other ordinances, rules, regulations, permit requirements, other requirements and official policies of the Town of uniform application and reasonably necessary to alleviate legitimate threats to public health and safety, provided that such land use ordinances, rules, regulations, permit requirements, other requirements, and official policies shall, to the extent applicable, not involve the modification of any material factual determinations of the Town memorialized in this Agreement;

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v. Any adoption of new or increase in existing development impact fees, building permit or other construction permit fees, development review filing or application fees, water or sewer rates, or engineering permit fees that are increased following required state law or Town required procedures and, i) that are uniformly applied or of general applicability Town-wide to other properties within the boundaries of Town , or ii) that are uniformly applied or of general applicability to other properties outside the boundaries of the Town to which the Town provides water;

vi. Future updates of, and amendments to, existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, and similar construction and safety related codes, such as the Uniform Building Code, which updates and amendments are generated by a nationally recognized construction/safety organization, such as the International Conference of Building Officials, or by the county, state or federal governments or by the Maricopa County Association of Governments; and

vii. Amendments to such construction and safety codes generated by the Town for the purpose of conforming such codes to conditions generally existing in the Town.

Nothing in this Agreement, however, shall be interpreted as relieving Developer of any obligation that it may have either currently or in the future, to comply with all governmental rules and regulations, enacted by entities other than the Town , that apply to the Project, provided that, to the extent such compliance involves factual findings or discretionary determinations by the Town, all such findings and/or discretionary determinations shall be consistent with the Town's findings and determinations memorialized in this Agreement.

15. ANTI-MORATORIUM. The Parties hereby acknowledge and agree that the Project contemplates and provides for the phasing of the development of the Project and that for the term of this Agreement, no moratorium, or future ordinance, resolution or other land use rule or regulation imposing a limitation on the conditioning, rate, timing or sequencing of the development of property within the Town and affecting the Property or any portion thereof shall apply to or govern the development of the Property during the term hereof, whether affecting parcel or subdivision maps, building permits, occupancy permits or other entitlements to use issued or granted by the Town, except as otherwise provided in or other provisions of this Agreement.

16. MARIJUANA CULTIVATION FACILITIES ON THE AMENDMENT PROPERTY. In consideration of the Town's obligations and the Developer's benefits

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derived from and contained in this Agreement, Developer agrees to forever surrender and relinquish its rights to use the M-1 PAD and C-3 PAD designated areas of the Amendment Property for marijuana cultivation as is currently allowed under the Town's Planning and Zoning Ordinances, as such code may be amended from time to time.

17. PRE-BUILT AND MANUFACTURED HOMES. In consideration of the Town's obligations and Developer's benefits derived from and contained in this Agreement, Developer covenants and agrees that any pre-built or manufactured home affixed to any Lot shall conform to all applicable requirements and regulations so that it qualifies as a single-family home under Arizona law, financeable by a conventional mortgage loan. Typical designs of these homes are depicted in Exhibit H. For clarity, the home depictions in Exhibit H are merely representative of the styles and finishes available to modular homebuilders to illustrate how such homes may be configured, without traditional "park model" skirting, to appear as a site-built home. Potential homebuyers shall have no right to rely on the depictions in Exhibit H, and homebuilders shall not be restricted to the styles and finishes therein.

18. GENERAL TERMS AND CONDITIONS

18.1 Notices. Unless otherwise specifically provided herein, all notices, demands or other communications given hereunder shall be in writing and shall be deemed to have been duly delivered upon personal delivery or upon confirmed facsimile transmission, as of the second business day after mailing by United States mail, postage prepaid, return receipt requested, or upon the next business day if delivered by Federal Express or similar overnight delivery system, addressed as follows:

IF TO THE TOWN: Town Manager
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322
Email: _____

WITH A COPY TO: Town Attorney
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322
Email: trish@piercecoleman.com

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IF TO DEVELOPER: Boulder Creek Camp Verde LLC
661 E. Howards Rd.,
Camp Verde, AZ 86322
Attn: Jeremy Bach
Email: Jeremy@abisaz.com

WITH A COPY TO: Rose Law Group pc
7144 E. Stetson Dr., Ste. 300
Scottsdale, AZ 85251
Attn: Taylor Roderick, Esq.
Email: troderick@roselawgroup.com

The address to which any notice, demand or other writing may be given, made or sent to any party may be changed by written notice as above provided.

18.2 **Defaults and Remedies**. In the event a default should occur under any of the obligations of the Town or Developer as provided in this Agreement, each party shall be entitled to exercise such rights or remedies as may be available pursuant to the terms of such document, at law or in equity, including without limitation specific performance, except as such document may specifically limit such remedies. Notwithstanding the foregoing, each party waives any claim such party may have for incidental or consequential damages arising out of a failure of performance of the other party under this Agreement.

18.3 **Waiver of Right to Trial By Jury.** The Parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the Parties hereto waives any right to a trial by jury. In the event of litigation, the Parties hereby agree to submit any such litigation to the Court (bench trial) and that the parties agree that this Agreement shall be deemed to have been created in Yavapai County, Arizona, and to be subject to the jurisdiction of the Yavapai County Superior Court, and that any claims to alternative jurisdiction based on diversity of citizenship, corporate location, etc. are waived by the Parties pursuant to this Agreement.

18.4 **Assignment or Changes in Ownership**. All of the provisions hereof are binding and shall inure to the benefit of the Parties and be binding upon the successors and assigns of the Parties hereof including, without limitation, to third party builders; provided, however, the Developer's rights and obligations hereunder may be assigned only to a person or entity that has acquired the Property or a portion thereof subject to

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the provisions of this Section and only by a written instrument, recorded in the Official Records of Yavapai County, Arizona, expressly assigning such rights and obligations.

Notwithstanding the foregoing, the Town agrees that the ongoing ownership, operation and maintenance obligations provided by this Agreement may be assigned to a subsequent property owner or one or more homeowners or property owners associations to be established by the Developer. The Developer agrees to provide the Town with written notice of any assignment of the Developer's rights or obligations to a subsequent owner or association promptly after such assignment. In the event of a complete or partial assignment, relating to all or a portion of the Property, by the Developer of all or a portion of the Developer's rights and obligations hereunder, the Developer's liability hereunder for any non-accrued obligation shall terminate effective upon the assumption by the Developer's assignee of such rights and obligations. As a condition precedent to the release of the Developer as contemplated by this Section, Developer shall provide notice and evidence to the Town of such successor's acceptance of the assignment of Developer's obligations hereunder.

Subject to the provisions of this Section, nothing in this Agreement shall operate to restrict the Developer's ability to assign, sell or otherwise convey, in whole or in part, any of its rights and obligations under this Agreement to those entities that acquire any portion of the Property.

18.5 Assignment by the Town. The Town may not assign its rights and obligations under this Agreement without the prior written consent of the Developer, which consent may be withheld in the Developer's sole and absolute discretion.

18.6 Institution of Legal Actions; Governing Law. Any legal actions instituted pursuant to this Agreement must be filed in the County of Yavapai, State of Arizona. The laws of the State of Arizona will govern the interpretation and enforcement of this Agreement.

18.7 Acceptance of Legal Process. If any legal action is commenced by Developer against the Town, service of process on the Town will be made by personal service upon the Town Clerk of the Town of Camp Verde, or in such other manner as may be provided by law. If any legal action is commenced by the Town against Developer, service of process will be made by personal service or in such other manner as may be provided by law, whether made within or without the State of Arizona.

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18.8 Rights and Remedies Are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies will not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by such defaulting party.

18.9 Conflict of Interests. No member, official or employee of the Town may have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement that is prohibited by law.

18.10 Cancellation. Pursuant to A.R.S. § 38-511 this Agreement may be canceled within three (3) years after its execution, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the contract on behalf of the state, its political subdivisions or any of the departments or agencies of either is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract.

18.11 Warranty Against Payment of Consideration for Agreement. Developer warrants that it has not paid or given, and will not pay or give, any third person any money or other consideration for obtaining this Agreement, other than normal costs of conducting business and costs of professional services such as architects, consultants, engineers and attorneys and any licensed real estate broker retained by Developer.

18.12 Nonliability of Officials, Partners, and Employees. No member, official or employee of the Town will be personally liable to Developer, or any successor in interest, in the event of any default or breach by the Town or for any amount which may become due to Developer or successor, or on any obligation under the terms of this Agreement. No agent, employee, officer, member, or shareholder of Developer will be personally liable to the Town, or any successor in interest, in the event of any default or breach by the Developer or for any amount which may become due to the Town or successor, or on any obligation under the terms of this agreement.

18.13 No Waiver. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default, will not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. Nothing herein shall constitute a waiver of the Town's police powers or amount to an unlawful delegation of governmental authority by the Town.

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18.14 Severability. If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term. If application of this severability provision should materially and adversely affect the economic substance of the transactions contemplated hereby, the Party adversely impacted shall be entitled to compensation for such adverse impact.

18.15 Captions. The captions contained in this Agreement are merely a reference and are not to be used to construe or limit the text.

18.16 Entire Agreement Waivers and Amendments. This Agreement may be executed in up to three (3) duplicate originals, each of which is deemed to be an original. This Agreement, including thirty (30) pages of text and the below-listed exhibits that are incorporated herein by this reference, constitutes the entire understanding and agreement of the parties.

Exhibit A - Legal Description of Property
Exhibit B – Legal Description of the Amendment Property
Exhibit C – Preliminary Development Plan
Exhibit D – One-Acre Well Site
Exhibit E – Third Party Consultants Budget
Exhibit F – Form of Prop 207 Waiver
Exhibit G – Option Property
Exhibit H – Typical Home Designs
Exhibit I – Depiction of Point of Connection for Public and Private Systems

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. This Agreement may be amended solely in writing signed by the parties. Developer and the Town may amend this Agreement with Town staff approval if such approval is based on Town staff authority under any applicable law, the Town Charter, or other Town governing document. Town staff is authorized to undertake any action which action is necessary to give effect to the terms of this Agreement.

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18.17 No Agency Created. Nothing contained in this Agreement creates any partnership, joint venture or agency relationship between the Town and Developer. No term or provision of this Agreement is intended to be for the benefit of any person, firm, organization, or corporation not a party hereto, and no other person, firm, organization or corporation may have any right or cause of action hereunder.

18.18 Governing Statutes. References are made in this Agreement to specific sections of the Arizona Revised Statutes. Any such references mean the statute in effect on the date of the execution of this Agreement and any subsequent renumbering or reordering of those provisions.

18.19 Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is or may be sought.

18.20 Developer's Authority. Developer warrants and represents that it is a duly organized and validly existing limited liability company formed under the laws of the State of Arizona and authorized to transact business in the State of Arizona. The entry by Developer into the transaction contemplated by this Agreement and the performance by Developer of all its obligations in connection herewith have been duly and validly authorized by all necessary action(s), are in accordance with applicable law and are not in violation of Developer's Operating Agreement, Articles of Incorporation, Articles of Organization, or Bylaws, as the case may be. This Agreement and all additional documents delivered in connection with this Agreement have been duly and validly executed and delivered by Developer and constitute the legal, valid, and binding obligations of Developer.

18.21 Indemnity. Each of the parties are authorized to enter into this Agreement and shall indemnify, protect, defend, and hold harmless the other from and against any and all claims, costs, damages and liabilities (including attorneys' fees and costs) arising from the nonperformance of any of such party's obligations or any breach by a party of any of the representations and warranties contained herein.

18.22 Waiver of Attorneys' Fees. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorneys' fees, either pursuant to the Contract, pursuant to A.R.S. § 12-341.01(A) and (B), or pursuant to any other state or federal statute, court rule, or common law.

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18.23 Binding Agreement. Subject to any limitation on assignment elsewhere set forth herein, all terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective legal representatives, successors and assigns.

18.24 Proposition 207 Waiver. On or before the PAD Amendment and Preliminary Development Plan approval are placed on the Town Council's agenda for introduction and tentative approval, Developer shall provide to Town a completed "Proposition 207 Waiver" applicable to the Rezoning and Preliminary Development Plan approval in form acceptable to the Town Attorney. In the event the Rezoning and/or the Preliminary Development Plan are not approved, or are rescinded, repealed or otherwise of no effect, the Parties shall take such steps as are required to release or rescind any applicable Proposition 207 Waiver.

18.25 Covenants Running With the Land. The conditions and covenants set forth in this Agreement and incorporated herein by the exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the Parties. The Developer and every purchaser, assignee or transferee of an interest in the Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a Party thereto, but only with respect to the Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of the Developer and shall benefit from the rights contained in this Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned or transferred to it.

18.26 Option to Purchase. In consideration of the covenants herein contained, the Developer grants to Town the exclusive option to purchase a 2-acre (+/-) parcel described and shown on Exhibit G ("Option Property") not later than five (5) years after the date of this Agreement by giving the Developer written notice of its exercise of the option to purchase (the "Option"). If Town exercises the Option, the Town and Developer (or an entity affiliated with Developer) promptly shall enter into an agreement consistent with the following terms.

a) The Developer will agree to sell, and the Town will agree to purchase, the Option Property for a total purchase price of Two Hundred Thousand Dollars ($200,000)(the "Purchase Price"). The Purchase Price shall be payable as follows:

(i) Concurrent to execution of a purchase and sale agreement, Town will deposit earnest money deposit of Five Thousand Dollars ($5000) with an agreed upon escrow agent (the "Earnest Money Deposit"). The Earnest Money Deposit shall be applied against the Purchase Price at the Close of Escrow.

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(ii) The balance of the Purchase Price shall be deposited in immediately available funds by the Town on or before the close of escrow.

(iii) Upon the Close of Escrow, the escrow agent shall pay the Purchase Price to the Developer, less any funds required to take into account the prorations and other adjustments required by the purchase and sale agreement.

(iv) Upon the Close of Escrow, the Developer shall execute and/or deliver to the Town (a) a special warranty deed conveying all of the Developer's right, title and interest in and to the Option Property to the Town, free and clear of all encumbrances except any encumbrances permitted by the Town, and (b) any other documents as may be reasonably required by the title company in order to record the special warranty deed and issue a title insurance policy approved by the Town.

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IN WITNESS WHEREOF, the parties have executed this Agreement through their representatives duly authorized to execute this document and bind their respective entities to the terms and obligations herein contained on the day and year first written above.

BOULDER CREEK CAMP VERDE, LLC,
an Arizona limited liability company

By: ____
Name: Jeremy Bach
Its: Manager

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

Acknowledged before me this 28th day of August, 2024, by Jeremy Bach, Manager of Boulder Creek Camp Verde LLC, an Arizona limited liability company, on behalf of the company.

Notary Public

My Commission Expires:
Feb 24, 2027

ELISSA JEWELL
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
COMMISSION # 642224
My Comm Expires February 24, 2027

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TOWN OF CAMP VERDE, an Arizona municipal corporation

Dee Jenkins

Dee Jenkins, Mayor

STATE OF ARIZONA)
) ss.
COUNTY OF Yavapai)

Acknowledged before me this 5 day of September, 2024, by Dee Jenkins, the Town ~~Manager~~ Mayor of Camp Verde, an Arizona municipal corporation, on behalf of the corporation.

Leah C. Rhodes

Notary Public

My Commission Expires:
10/18/2024

LEAH C. RHODES
Notary Public - Arizona
Pima County
Comm. #593383
My Comm. Exp. 10.18/2024

ATTEST:

Virginia Jones

Virginia Jones, Acting Town Clerk

APPROVED AS TO FORM:

Trish Stuhan

Trish Stuhan, ~~Town~~ Attorney
Pierce Coleman, PLLC

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EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

1. 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
    - PARCEL 1:
        - Parcel 3 of "High View at Boulder Creek" Results of Survey plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351. Except any portion lying within Parcel 1 above.
2. 260 Space RV Park[1] on 36 acres (APN: 403-15-003V)
    - PARCEL 1:
        - Parcel 3 of "High View at Boulder Creek" Results of Survey plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.
3. 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
    - PARCEL 1:
        - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.
    - PARCEL 5-B
        - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of

[1] The Parties expressly acknowledge and agree that for purposes of this Agreement the "RV" parks listed above are intended to allow spaces for recreational vehicles to be used as temporary living quarters for recreational, camping, or travel use, and that the Developer shall limit occupancy contracts or agreements in such RV parks to thirty (30) days, or less.

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the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (RI)]. The subject parcel of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (RI)] at a distance of 2,636.87 feet;

Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (RI), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 89° 44' 35" East, a distance of 1319.36 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 981.82 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5 and the centerline of a 60.00' Ingress, Egress and Public utility easement for Aultman parkway (RI);

Thence North 22° 32' 27" East, a distance of 41.70 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the centerline intersection of Aultman Parkway and Boulder Creek road;

Thence North 23° 23' 48" West, a distance of 107.99 feet, along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the beginning of a curve to the Left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 47° 46' 38", an arc length of 166.77 feet [also being subtended by a chord bearing of North 47° 17' 05" West, having a chord distance of 161.98

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feet], along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 71° 10' 22" West, a distance of 165.67 feet, along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Northern most point of said parcel 5;

Thence South 18° 49' 36" West, a distance of 565.95 feet, along the Northerly line of said parcel 5 to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking an angle point in said Northerly line;

Thence South 89° 59' 34" West, a distance of 1186.88 feet, along the Northerly line of said parcel 5 to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 26.93 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (Rl), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

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Thence North 89° 59′ 18″ East, a distance of 10.00 feet;

Thence South 00° 00′ 59″ East, a distance of 827.25 feet;

Thence South 00° 03′ 13″ East, a distance of 49.83 feet;

Thence South 00° 00′ 29″ East, a distance of 1329.59 feet;

Thence North 89° 59′ 31″ East, a distance of 178.71 feet;

Thence South 00° 00′ 59″ East, a distance of 10.00 feet;

Thence South 89° 59′ 31″ W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

Thence North 00° 00′ 29″ West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Excepting therefrom a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8″ rebar stamped L.S. 26925, bears North 00° 01′ 02″ West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet, Thence South 00° 00′29″ East, a distance of 687.31 feet, along the

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West line of said section 9, also being the West line of Parcel 5, as shown on said (Rl), to a set ½" rebar stamped L.S. 48860, Thence North 89° 44' 35" East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING.**

Thence North 89° 44' 35" East, a distance of 83.62 feet, to a calculated point; Thence North 43° 53' 40" East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15' 16" East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence South 21° 03' 30" West, a distance of 557.67 feet, to a calculated point; Thence South 35° 15' 16" West, a distance of 459.34 feet, to a calculated point;

Thence South 43°53'40" West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING.**

4. 500 units of mini-storage on 10 acres (APN: 403-15-009B)
   - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

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Being a portion of Parcel 1, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING for reference at the West Quarter Corner of said Section 9, being marked with a GLO Brass Cap, from which the Northwest Corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1) at a distance of 2,636.87 feet;

Thence South, 00°00'29" East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet along the Southerly line of said Parcel 5, to an aluminum cap atop a ½" rebar stamped L.S. 41503;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southwesterly most corner of that parcel of land described as Parcel 1, as shown on said (R1), and the TRUE POINT OF BEGINNING;

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North 43°48'19" West, a distance of 682.04 feet to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North, 23°25'08" West, a distance of 132.84 feet to the Northwesterly line of said Parcel 1 and a plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 41.70 feet, along the Northwesterly line of said Parcel 1 as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

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Thence South, 21°03'33" West, a distance of 1,188.40 feet, along the Northwesterly line of said Parcel 1, to the TRUE POINT OF BEGINNING.

5. 9.8 acres of retail commercial (APN: 403-15-011A)
    - PARCEL 1:
        - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

          BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

          Thence North, 89°59'34" East, at a distance of 1186.88 feet, along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½" rebar stamped 48860;

          Thence North, 18°49'36" East, a distance of 565.95 feet, along the Easterly line of said Parcel 4, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), and the TRUE POINT OF BEGINNING;

          Thence North, 71°10'22" West, a distance of 206.08 feet along the said centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

          Thence along said curve to the right, through a central angle of 27°49'58", an arc length of 194.31 feet being subtended by a chord bearing of North, 57°15'25" West, having a chord distance of 192.40

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feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

Thence North, 48°07'32" East, a distance of 1015.52 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 41°51'36" East, a distance of 679.54 feet, to the Southerly right-of-way line of State Route 260 right-of-way, being marked by a ADOT aluminum cap;

Thence South, 41°52'08" East, a distance of 55.13 feet along said right-of-way line, to the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), being marked by a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 47°39'29" West, a distance of 640.91 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 39°16'12" West, a distance of 135.76 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 29.17 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southernmost point of said Parcel 2;

Thence North, 23°23'48" West, a distance of 107.99 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Southeast, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 47°46'38", an arc length of 166.77 feet, being subtended by a chord bearing of North, 47°17'05" West, having a chord distance of 161.98 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

Thence North, 71°10'22" West, a distance of 165.67 feet, to the TRUE POINT OF BEGINNING.

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- PARCEL 2:
  - The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey, recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

    BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

    Thence North, 89°59'34" East, at a distance of 1186.88 feet, along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½" rebar stamped 48860;

    Thence North, 18°49'36" East, a distance of 565.95 feet along the Easterly line of said Parcel 4, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, to a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

    Thence North, 71°10'22" West, a distance of 206.08 feet along the said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

    Thence along said curve to the right, through a central angle of 27°49'58", an arc length of 194.31 feet being subtended by a chord bearing of North 57°15'25" West, having a chord distance of 192.40 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2 and the TRUE POINT OF BEGINNING;

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Thence North, 48°07'32" East, a distance of 1015.52 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence North, 41°51'36" West, a distance of 573.50 feet, to a plastic cap atop a ½ inch rebar stamped L.S. 48860, marking a point on the Northerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

Thence South, 48°06'56" West, a distance of 538.13 feet along said centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), being marked by a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 35°33'27", an arc length of 124.12 feet, being subtended by a chord bearing of South 30°20'12" West, having a chord distance of 122.14 feet, along said centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2, the Northeast corner of Parcel 4 and a point on said tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 09°46'26", an arc length of 34.12 feet, being
subtended by a chord bearing of South, 07°40'17" West, having a chord distance of 34.07 feet, along said
centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 02°47'04" West, a distance of 312.94 feet, along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Northeast, having a radius of 400.00 feet;

Thence along said curve to the left, through a central angle of 46°07'31", an arc length of 322.02 feet, being subtended by a chord bearing of South, 20°16'40" East, having a chord distance of 313.39 feet, along said centerline to the TRUE POINT OF BEGINNING.

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PARCEL 3:

- The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The Subject parcel of land, being more particularly described as follows:

  BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North, 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

  Thence North, 89°59'34" East, at a distance of 1186.88 feet along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½" rebar stamped 48860;

  Thence North, 18°49'36" East, a distance of 565.95 feet along the Easterly line of said Parcel 4, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

  Thence North, 71°10'22" West, a distance of 206.08 feet along the said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

  Thence along said curve to the right, through a central angle of 27°49'58", an arc length of 194.31 feet, being subtended by a chord bearing of North 57°15'25" West, having a chord distance of 192.40 feet, to a plastic cap a top a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

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Thence North, 48°07'32" East, a distance of 1015.52 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860 and the TRUE POINT OF BEGINNING;

Thence North, 41°51'36" West, a distance of 573.50 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Northerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

Thence North, 48°06'56" East, a distance of 100.48 feet, along said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to the intersection with the Southerly right-of-way line of State Route 260, being marked by a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 41°52'50" East, a distance of 45.02 feet along said right-of-way line, to an ADOT aluminum cap;

Thence North, 48°06'56" East, a distance of 199.42 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 86°43'51" East, a distance of 70.71 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 41°51'36" East, a distance of 1158.06 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 48°08'34" West, a distance of 349.80 feet along said right-of-way line, to an ADOT aluminum cap;

Thence North, 41°51'36" West, a distance of 679.54 feet, to the TRUE POINT OF BEGINNING.

- PARCEL 4:
  - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.

6. 14 acres of retail commercial (APN: 403-15-009C)
   - PARCEL 1:
     - The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of

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the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of Parcel 1 as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: At the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, (basis of bearings (R1)) at a distance of 2,636.87 feet;

Thence South 00°00'29" East, a distance of 1,418.47 feet, along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet, along the Southerly line of said Parcel 5, to an aluminum cap atop a 1/2" rebar stamped L.S. 41502;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Southeasterly most corner of that parcel of land described as Parcel 1 as shown on said (R1);

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence North 61°09'41" East, a distance of 615.66 feet along the Southeasterly line of said Parcel 1, to an aluminum cap atop a 1/2" rebar stamped L.S. 41502;

Thence North 61°08'44" East, a distance of 4.26 feet along the Southeasterly line of said Parcel 1, to a plastic cap atop a 1/2" rebar stamped L.S. 26925, and the TRUE POINT OF BEGINNING;

Thence North 61°08'44" East, a distance of 639.17 feet, along the Southeasterly line of said Parcel 1, to the Southerly right-of-way line

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of State Route 260 and an aluminum cap atop a ½" rebar stamped L.S. 41502, marking the beginning of a curve to the right;

Thence along said curve to the right, along said right-of-way line, through a central angle of 06°53'36", an arc distance of 931.15 feet, said curve also having a radius of 7,739.44 feet, a chord bearing of North 45°21'14" West and a chord distance of 930.59 feet, to an ADOT aluminum cap, marking the beginning of a curve to the right;

Thence along said curve to the right, along said right-of-way line, through a central angle of 01°47'55", an arc distance of 5.61 feet, said curve also having a radius of 178.68 feet, a chord bearing of North 41°00'28" West, and a chord distance of 5.61 feet, to an ADOT aluminum cap;

Thence North 41°54'31" West, a distance of 130.72 feet, along said right-of-way line, to an ADOT aluminum cap;

Thence South 48°08'34" West, a distance of 349.80 feet, along said right-of-way line, to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence North 41°52'08" West, a distance of 64.92 feet, along said right-of-way line, to the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South 47°39'29" West, a distance of 250.10 feet, along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South 43°49'54" East, a distance of 984.75 feet to the TRUE POINT OF BEGINNING.

- PARCEL 2:
  - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 1, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of Yavapai County

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Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING for reference at the West Quarter Corner of said Section 9, being marked with a GLO Brass Cap, from which the Northwest Corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1) at a distance of 2,636.87 feet;

Thence South, 00°00'29" East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet along the Southerly line of said Parcel 5, to an aluminum cap atop a ½" rebar stamped L.S. 41503;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southwesterly most corner of that parcel of land described as Parcel 1, as shown on said (R1), and the TRUE POINT OF BEGINNING;

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North 43°48'19" West, a distance of 682.04 feet to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North, 23°25'08" West, a distance of 132.84 feet to the Northwesterly line of said Parcel 1 and a plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 41.70 feet, along the Northwesterly line of said Parcel 1 as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

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Thence South, 21°03'33" West, a distance of 1,188.40 feet, along the Northwesterly line of said Parcel 1, to the TRUE POINT OF BEGINNING.

- PARCEL 3:
  - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020- 0079351, records of Yavapai County Recorder's Office.

- PARCEL 4:
  - Lot 5 of "High View at Boulder Creek", Results of Survey Plat, recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.

EXCEPTING THEREFROM:

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 5, as shown on the "High View at Boulder Creek" Results of Survey, recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING for reference at the West Quarter corner of said Section 9, being marked with a GLO Brass Cap, also marking the Northwest corner of Said Parcel 5, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

Thence South 00°00'29" East, a distance of 687.31 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a ½" rebar stamped L.S. 48860 and the TRUE POINT OF BEGINNING.

Thence South 00°00'29" East, a distance of 470.91 feet, along the said West line of Parcel 5 to a set plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the West line of said Parcel 5;

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Thence North, 89°44'35" East, a distance of 735.63 feet, to a set plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Southerly line of said Parcel 5;

Thence North, 61°08'29" East, a distance of 581.66 feet, to a found plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southeast corner of said Parcel 5;

Thence North, 21°03'30" East, a distance of 206.58 feet to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the East line of said Parcel 5;

Thence South, 89°44'35" West, a distance of 1319.36 feet, to the TRUE POINT OF BEGINNING.

- PARCEL 5:
  - Lot 2, of "High View At Boulder Creek" Results of Survey Plat recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office.

- PARCEL 6:
  - The following is a description of a parcel of land located within the Northwest quarter of Section 9,Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of Parcel 1, as shown on that result of survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING FOR REFERENCE at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West Basis of Bearings (R1) at a distance of 2,636.87 feet;

Thence South 00° 00' 29" East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

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Thence South 88° 07′ 40″ East, a distance of 243.06 feet, along the Southerly line of said Parcel 5, to an aluminum cap atop a ½″ rebar stamped L.S. 41502;

Thence North 61° 08′ 29″ East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet to a plastic cap atop a ½″ rebar stamped L.S. 48860, marking the most Southwesterly corner of that parcel of land described as Parcel 1, as shown on said (R1);

Thence North 61° 08′ 29″ East, a distance of 1,105.18 feet, along the Southeasterly line of said Parcel 1, to a plastic cap atop a ½″ rebar stamped L.S. 26925 and the TRUE POINT OF BEGINNING;

Thence North 61° 09′ 41″ East, a distance of 615.66 feet, along the Southeasterly line of said Parcel 1 to an aluminum cap atop a ½″ rebar stamped L.S. 41502;

Thence North 61° 08′ 44″ East, a distance of 4.26 feet, along the Southeasterly line of said Parcel 1, to a plastic cap atop a ½″ rebar stamped L.S. 26925;

Thence North 43° 49′ 54″ West, a distance of 984.75 feet to the Northwesterly line of said Parcel 1, and the centerline of a 60 foot wide ingress, egress and utility easement as shown on (R1) being marked with a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 47° 39′ 29″ West, a distance of 390.80 feet, along said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 39° 16′ 12″ West, a distance of 135.76 feet, along said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 22° 32′ 27″ West, a distance of 29.17 feet, along the said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 26925;

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Thence South 23° 25′ 08″ East, a distance of 132.84 feet, along the said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 26925;

Thence South 43° 48′ 19″ East, a distance of 682.04 feet, along the said easement centerline to the TRUE POINT OF BEGINNING.

7. Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
    - PARCEL 1:
        - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.

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EXHIBIT B
LEGAL DESCRIPTION OF AMENDMENT PROPERTY

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HERITAGE
Land Survey & Mapping

EXHIBIT "B"
AMENDMENT PROPERTY

Parcel No. 4

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Said parcel being more particularly described as follows:

Parcel 4, as shown on the "High View at Boulder Creek" results of survey plat recorded in reception No. 2020-0079351, records of the Yavapai County Recorder's Office.

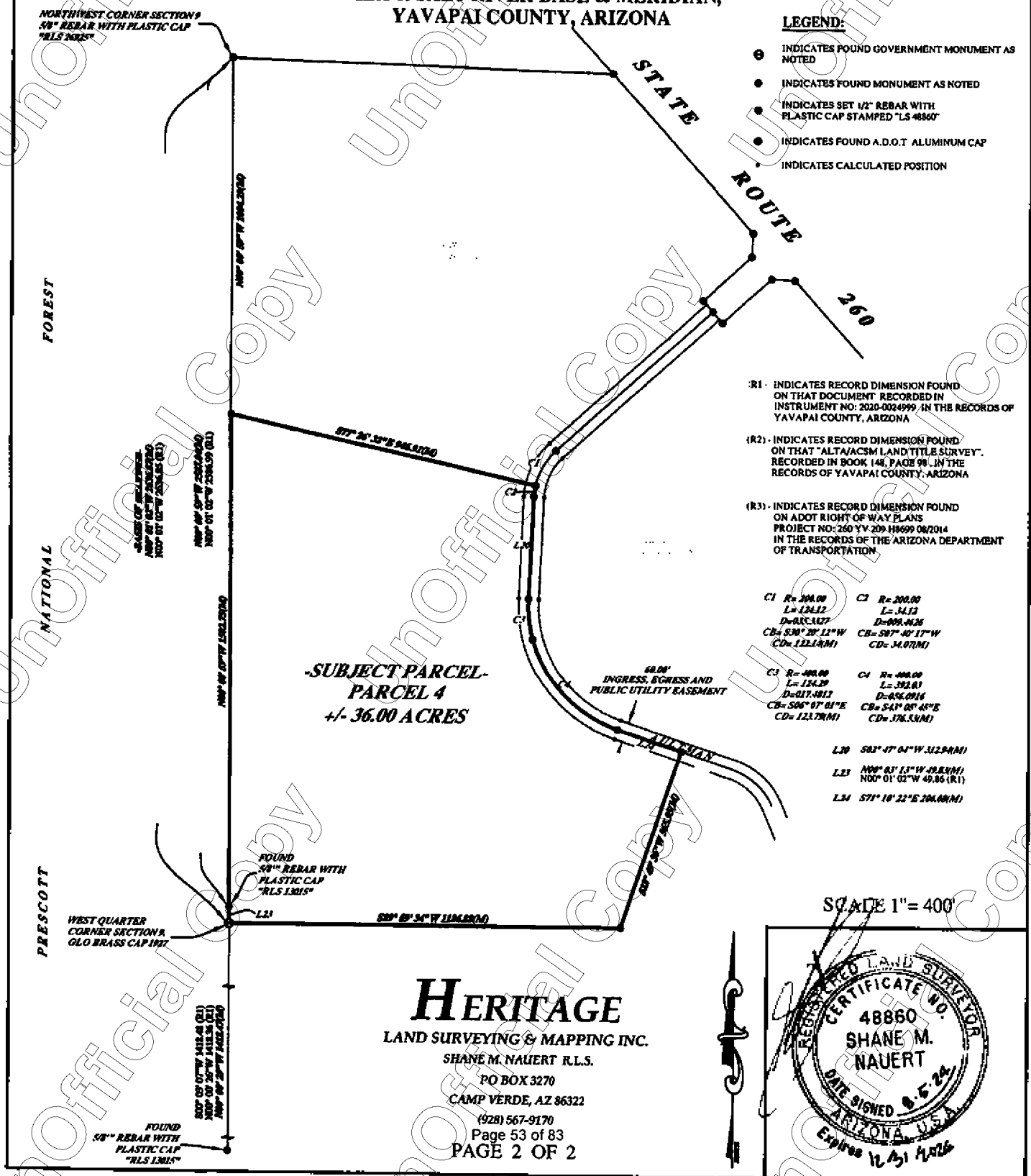
The subject parcel of land described herein contains 36.00 +/- acres of land, said parcel of land being subject to all items of the public record that may of pertinent thereto.



Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170
738 S. Parks Drive Fax (928) 567-6351

EXHIBIT "B"
AMENDMENT PROPERTY
EXHIBIT DRAWING

PARCEL 4 "HIGH VIEW AT BOULDER CREEK"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



LEGEND:

- INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"
- INDICATES FOUND A.D.O.T ALUMINUM CAP
- INDICATES CALCULATED POSITION

(R1) - INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN INSTRUMENT NO: 2020-0024999 ,IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R2) - INDICATES RECORD DIMENSION FOUND ON THAT "ALTA/ACSM LAND TITLE SURVEY", RECORDED IN BOOK 148, PAGE 98 , IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R3) - INDICATES RECORD DIMENSION FOUND ON ADOT RIGHT OF WAY PLANS PROJECT NO: 260 YV 209 H8699 08/2014 IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION

SCALE 1"= 400'

HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48860
SHANE M.
NAUERT
DATE SIGNED 9-5-24
ARIZONA, U.S.A.
Expires 12 31 2026

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HERITAGE
Land Survey & Mapping

EXHIBIT "B"
15.00 Acre portion of Parcel 5 (R1)
AMENDMENT PROPERTY

Parcel 5-A

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.

Thence South 00° 00'29" East, a distance of 731.16 feet, along the said West line of parcel 5, to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5;

Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a 5/8" rebar stamped L.S. 41502, marking an angle point in the South line of said parcel 5;

Thence North 61° 08' 29" East, a distance of 1144.17 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Southeast corner of said parcel 5;

Thence North 21° 03' 30" East, a distance of 206.58 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

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Thence South 89° 44' 35" West, a distance of 1319.36 feet, to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 15.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

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Thence North 00° 00' 29" West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set ½" rebar stamped L.S. 48860, Thence North 89° 44' 35" East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING.**

Thence North 89° 44' 35" East, a distance of 83.62 feet, to a calculated point;

Thence North 43° 53' 40" East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15' 16" East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

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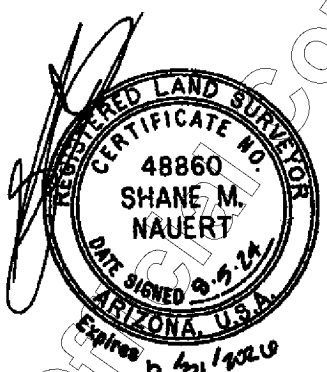
Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 557.67 feet, to a calculated point;

Thence South 35° 15' 16" West, a distance of 459.34 feet, to a calculated point;

Thence South 43° 53' 40" West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 1.497 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

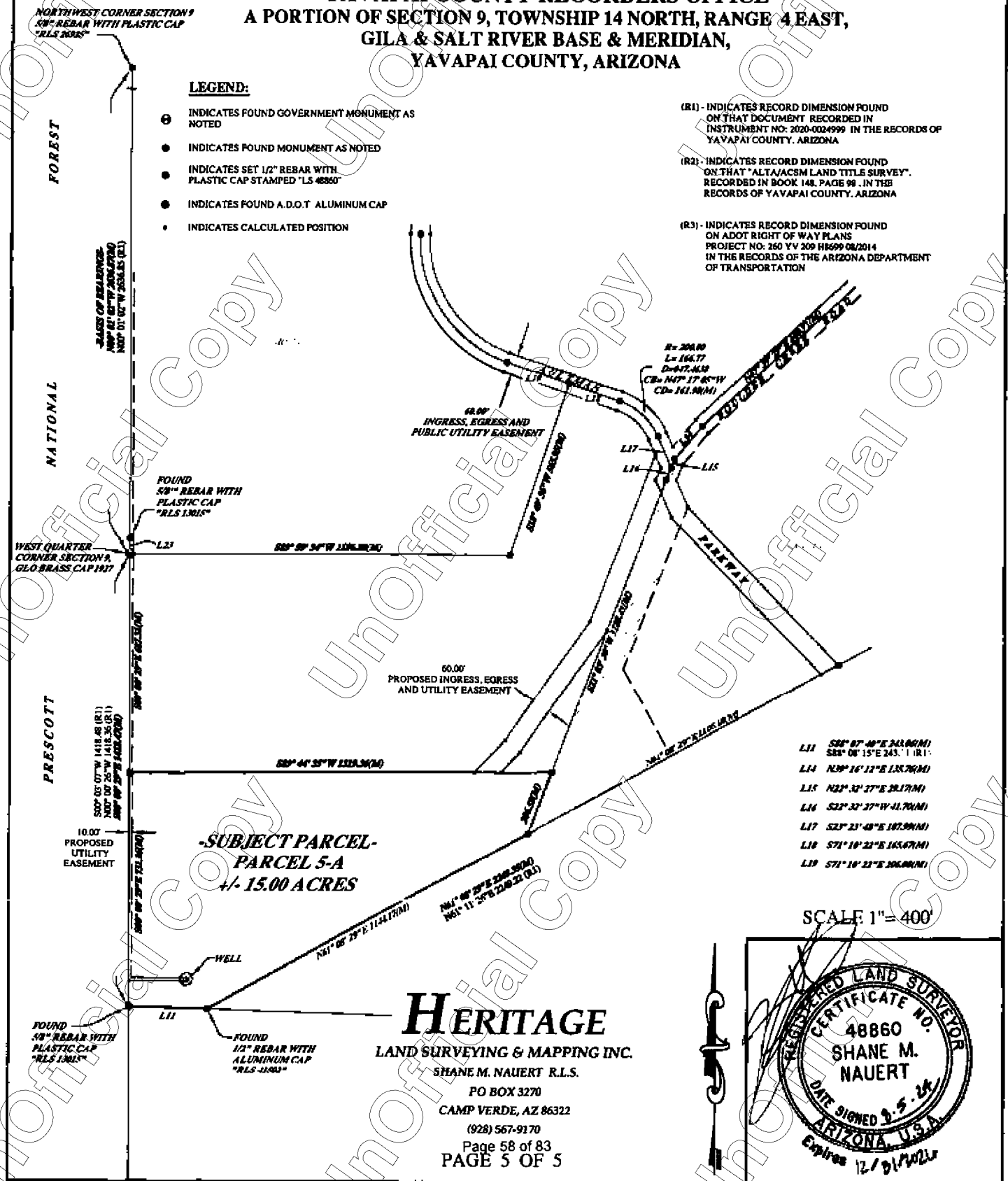


Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170
738 S. Parks Drive Fax (928) 567-6351

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EXHIBIT "B"
AMENDMENT PROPERTY
EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



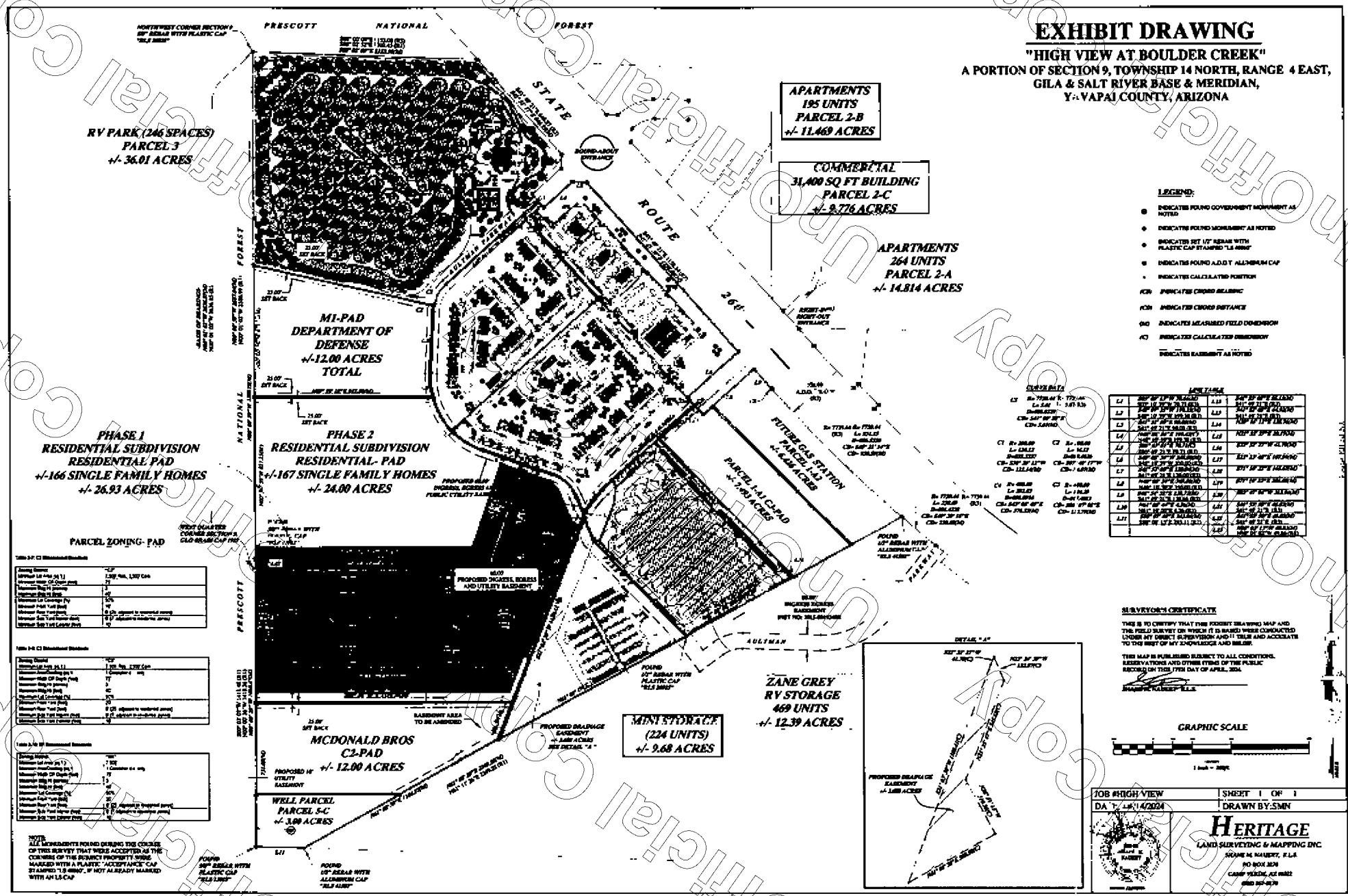
HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170

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EXHIBIT C
PRELIMINARY DEVELOPMENT PLAN

2024-0037013 Page 64 of 85
09/10/2024 01:54PM

Page 564 of 589
March 11, 2026
Town Council Special Session



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EXHIBIT D
ONE-ACRE WELL SITE

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HERITAGE
Land Survey & Mapping

EXHIBIT "D"
1.00 Acre portion of Parcel 5 (R1)

Parcel 2-5-C

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1158.22 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, Thence South 00° 00'29" East, a distance of 130.13 feet, along the said West line of parcel 5, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING.**;

Thence North 89° 44' 35" East, a distance of 316.83 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South 28° 51' 31" East, a distance of 86.51 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line of said parcel 5;

Thence South 61° 08' 29" West, a distance of 132.03 feet, to a found aluminum cap atop a 1/2" rebar stamped L.S. 41502, marking an angle point on the Southerly line said Parcel 5;

Thence North 88° 07' 40" West, a distance of 243.06 feet, to a to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said Parcel 5;

Thence North 00° 00' 29" West, a distance of 130.13 feet, to the **TRUE POINT OF BEGINNING.**

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The subject parcel of land described herein contains 1.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with and Subject to a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 29" East, a distance of 10.00 feet;

Thence South 89° 59' 31" West, a distance of 178.71 feet;

Thence South 00° 00' 29" West, a distance of 79.22 feet to a point on the South line of said Parcel 5 (R1);

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Thence North 88° 07' 40" West, a distance of 10.01 feet along said South line of said Parcel 5 (R1) to a found 5/8" rebar with plastic cap stamped "RLS 13015", marking the Southwest corner thereof;

Thence North 00° 00' 29" West, a distance of 1418.47 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.568 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with and subject to a strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1418.47 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5, Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a ½" rebar stamped L.S.41502, marking an angle point in the Southerly line of said Parcel 5, Thence North 61° 08' 29" East, a distance of 132.03 feet, to a calculated point on said Southerly line and the **TRUE POINT OF BEGINNING**;

Thence North 61° 08' 29" East, a distance of 759.06 feet, to a calculated point on said Southerly line;

Thence North 43° 12' 48" East, a distance of 32.49 feet, to a calculated point on the Easterly line of said parcel 5 (R1);

Thence North 61° 08' 29" East, a distance of 234.06 feet, to a calculated point on said Southerly line;

Thence North 21° 03' 30" East, a distance of 1130.03 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

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Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 1066.33 feet, to a calculated point;

Thence North 89° 44' 35" East, a distance of 32.23 feet, to a calculated point;

Thence South 21° 03' 30" West, a distance of 168.40 feet, to a calculated point;

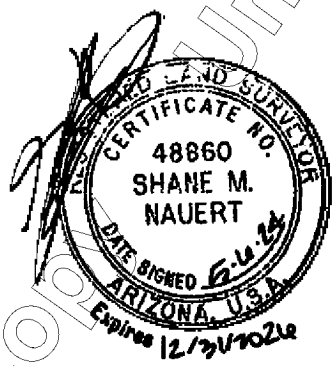
Thence South 61° 08' 26" West, a distance of 227.84 feet, to a calculated point;

Thence South 43° 12' 48" West, a distance of 32.49 feet, to a calculated point;

Thence South 61° 08' 38" West, a distance of 754.36 feet, to a calculated point;

Thence South 28° 51' 31" East, a distance of 30.01 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 2.207+/- acres of land as shown on the attached Exhibit Drawing which is made a portion hereof by this reference and is subject to

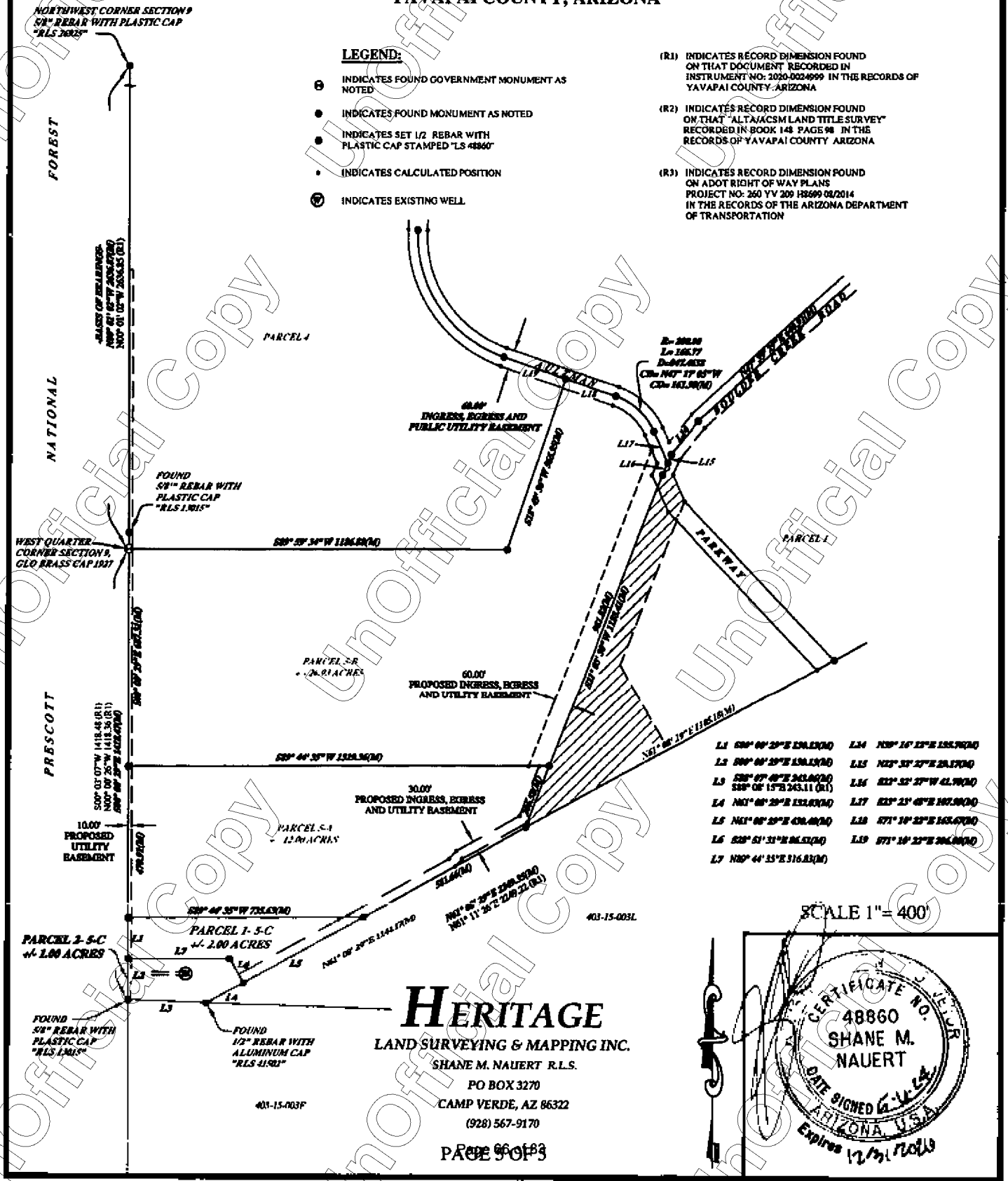


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738 S. Parks Drive Fax (928) 567-6351

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EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170

PAGE 5 OF 5

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EXHIBIT E
THIRD PARTY CONSULTANT BUDGETS

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BUDGET FOR THIRD PARTY CONSULTANTS

In accordance with Section 13 of the Agreement, the Town anticipates expending up to $75,000 in professional consultant fees and expenses in furtherance of the Project which includes the following estimated amounts:

Legal Fees & Expenses	$30,000.00
Engineering and Other Professional Consulting Services (including but not limited to outside consultant fees for review of infrastructure, utilities, traffic/transportation, planning, and other development review services procured by the Town in furtherance of the Project)	$45,000.00

The Town shall maintain documentation of actual expenses incurred and provide the documentation to the Developer upon request of verification of fees and expenses.

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EXHIBIT F
FORM OF PROP 207 WAIVER

FORM OF PROP 207 WAIVER

TOWN OF CAMP VERDE
AGREEMENT TO WAIVE CLAIMS FOR DIMINUTION IN VALUE
PURSUANT TO A.R.S. § 12-1134

I/We, BoulderCrest Camp Verde LLC/ Jeremy Bacon ("Owner") am/are the owner(s) of real property ("Property") generally located at Camp Verde AZ, consisting of approximately ___ acres, legally described on Exhibit A. The Property is subject to the land use laws of the Town of Camp Verde, Arizona. For purposes of this Waiver, "land use law" shall be defined as set forth in A.R.S. § 12-1136.

I/We have requested that the Town take/approve the land use action ("Requested Action") as set forth in Exhibit B. (Attach the application, ordinance, regulation, or rule.)

I/We acknowledge that as the request is processed for approval, changes may be made to the details and requirements for approval of the request. Some of these changes may materially alter the request, so that the final approval may be substantially different than originally requested. I/We understand and agree that the Town may require execution of an additional waiver in the event the request is materially altered.

I/We acknowledge that the Requested Action may alter my/our rights to use, divide, sell or possess our Property, but any such effect is with my/our knowledge and full agreement and the Town shall not be liable for any resulting diminution in fair market value of the Property.

I/We acknowledge that, pursuant to A.R.S. § 12-1134, as the owner of property directly regulated by a land use law, I/we may be entitled to compensation from the Town of Camp Verde for diminution of value in the property if the action I/we have requested from the Town reduces the fair market value of the above-described property.

By signing this Agreement, I/we agree to waive any and all claims for diminution in value for the Property which may arise pursuant to A.R.S. § 12-1134 as a result of the Town's actions, including but not limited to approvals, denials, or conditions of approvals with respect to the above-described Requested Action.

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I/we further agree to defend, indemnify, and hold harmless the Town of Camp Verde, its officers, employees, and agents from and against any and all such claims for diminution in value to the Property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 29 day of August, 2024

Property Owner

STATE OF ARIZONA)
) ss.
County of Yavapai)

SUBSCRIBED AND SWORN before me this 28th day of August, 2024 by Jeremy Bach, member of Boulder Creek Camp Verde, LLC an Arizona Limited Liability Company.

My Commission Expires:
Feb 24. 2027

Notary Public

ELISSA JEWELL
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
COMMISSION # 642224
My Comm Expires February 24 2027

Exhibit A: Legal Description (to be attached)
Exhibit B: Land Use Application (to be attached)

UnOfficial Copy

UnOfficial Copy

EXHIBIT G
OPTION PROPERTY

HERITAGE
Land Survey & Mapping

EXHIBIT "G"
2.00 Acre portion of Parcel 5 (R1)

Parcel 1-5-C

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1158.22 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.

Thence South 00° 00'29" East, a distance of 130.13 feet, along the said West line of parcel 5, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 89° 44' 35" East, a distance of 316.83 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South 28° 51' 31" East, a distance of 86.51 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line of said parcel 5;

Thence North 61° 08' 29" East, a distance of 430.48 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line said Parcel 5;

Thence South 89° 44' 35" West, a distance of 735.63 feet, to the **TRUE POINT OF BEGINNING.**

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The subject parcel of land described herein contains 12.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with and Subject to a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

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Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 29" East, a distance of 10.00 feet;

Thence South 89° 59' 31" West, a distance of 178.71 feet;

Thence South 00° 00' 29" West, a distance of 79.22 feet to a point on the South line of said Parcel 5 (R1);

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738 S. Parks Drive Fax (928) 567-6351

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Thence North 88° 07' 40" West, a distance of 10.01 feet along said South line of said Parcel 5 (R1) to a found 5/8" rebar with plastic cap stamped "RLS 13015", marking the Southwest corner thereof;

Thence North 00° 00' 29" West, a distance of 1418.47 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.568 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with and subject to a strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

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Thence North 61° 08' 29" East, a distance of 759.06 feet, to a calculated point on said Southerly line;

Thence North 43° 12' 48" East, a distance of 32.49 feet, to a calculated point on the Easterly line of said parcel 5 (R1);

Thence North 61° 08' 29" East, a distance of 234.06 feet, to a calculated point on said Southerly line;

Thence North 21° 03' 30" East, a distance of 1130.03 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

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Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 1066.33 feet, to a calculated point;

Thence North 89° 44' 35" East, a distance of 32.23 feet, to a calculated point;

Thence South 21° 03' 30" West, a distance of 168.40 feet, to a calculated point;

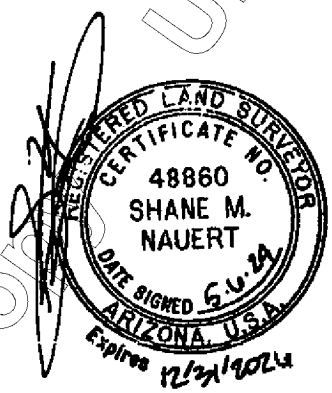
Thence South 61° 08' 26" West, a distance of 227.84 feet, to a calculated point;

Thence South 43° 12' 48" West, a distance of 32.49 feet, to a calculated point;

Thence South 61° 08' 38" West, a distance of 754.36 feet, to a calculated point;

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The subject strip of land described herein contains 2.207+/- acres of land as shown on the attached Exhibit Drawing which is made a portion hereof by this reference and is subject to

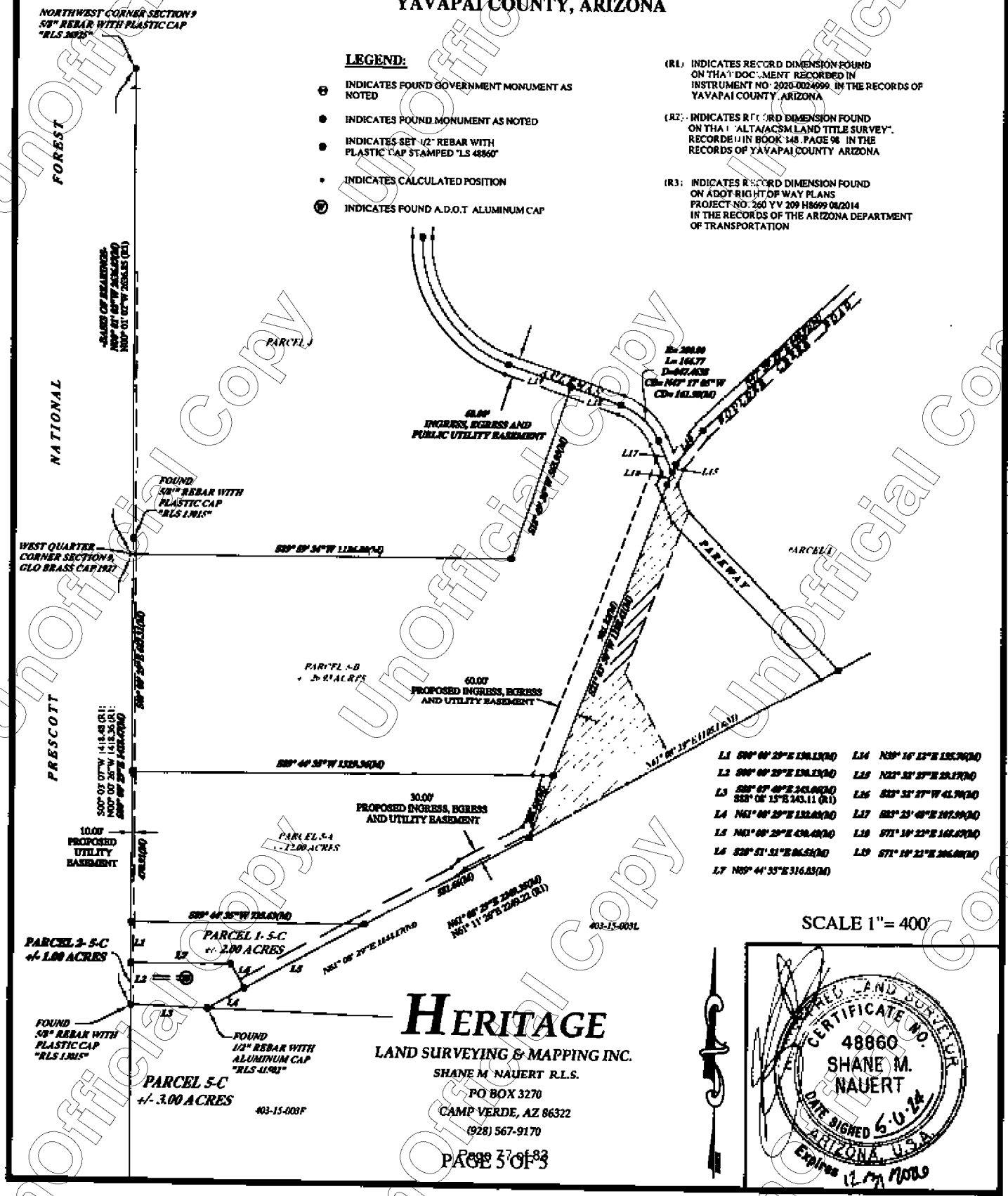


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UnOfficial Copy

EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



PAGE 5 OF 5

TYPICAL HOME DESIGNS

Design Standards

- All units to have an attached garage or carport.
- Front setbacks will be staggered whenever possible.

Housing Types

- Site Built, Multi-family, Modular Homes, or Manufactured Homes.
- All homes must be on a foundation.
- No single-wide manufactured homes; no manufactured homes on piers; and no park models.

Landscape Standards

- Front yard landscaping to be installed within 30 days of final occupancy.
- The majority of the landscaping will be xeriscape and designed to reduce or eliminate the need for irrigation.
- The landscape will require little or no water beyond what the natural climate provides.

[Depictions to be attached and remain on file with the Town Clerk but removed for purposes of recording]

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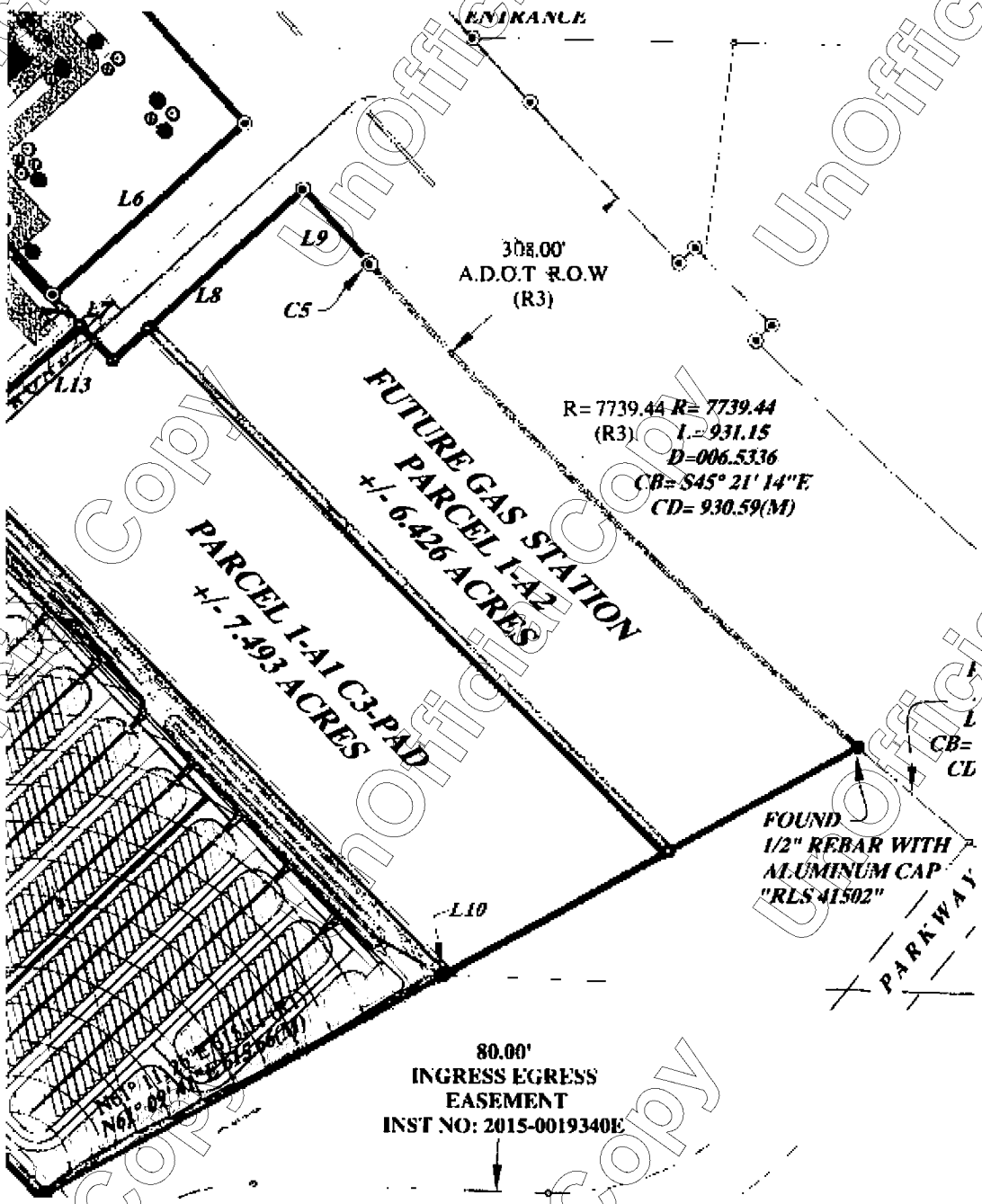
EXHIBIT H
TYPICAL HOME DESIGNS

EXHIBIT H
TYPICAL HOME DESIGNS
ON FILE IN CLERK'S OFFICE

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EXHIBIT I
DEPICTION OF POINT OF CONNECTION FOR PUBLIC AND PRIAVE SYSTEMS

Depiction of Point of Connection (RLS 41502) for Public and Private Systems



[Depiction to be attached and remain on file with the Town Clerk but removed for purposes of recording]

UnOfficial Copy

YAVAPAI COUNTY DEVELOPMENT SERVICES
www.yavapaiaz.gov

Yavapai County Development Services
1120 Commerce Dr., Prescott AZ 86305
Phone 928-771-3214
10 S. 6th Street, Cottonwood AZ 86326
Phone 928-639-8151

CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISION

SUBDIVISION: High View II at Boulder Creek	**LOTS:** 167	**Permit#:** SFS25-000012
LOCATION: , CAMP VERDE, AZ 86322		
CITY OR NEAREST TOWN: Camp Verde		
SECTION: 9 TOWNSHIP: 14N RANGE: 4E		
SUBDIVIDER: Subdivider		
Water Supply By: Town of Camp Verde		
Sewage Disposal By: Waste Water Treatment Plant to be permitted by ADEQ. Temporary onsite waste water systems can not exceed 27 for Highview 1 & 2.		
Garbage Disposal By: Patriot Disposal		

The sanitary facilities of water supply, sewage disposal and garbage disposal as represented by the approved plan documents on file with Yavapai County Development Services are hereby approved subject to the following Provisions:

- One set of final recorded plats must be submitted to Yavapai County Development Services after the final plat is recorded.
- The Developer will provide a copy of the Approval to Construct and the Approval of Construction documents issued by the Arizona Department of Environmental Quality for the new Drinking Water system and appurtenances.
- Each property owner shall ....

This CERTIFICATE OF APPROVAL does not constitute an APPROVAL TO CONSTRUCT the sanitary facilities to serve the subdivision.

- The Public Report must include the following items:
    - ... Subdivision is a dry lot subdivision.
    - Each individual lot owner shall haul the drinking water or drill his own on-site well for water supply. Well shall be a minimum of 100 feet from any on-site disposal system component that may be located on any lot within the subdivision or any adjacent property.
    - Water hauler must be licensed pursuant to the Arizona Administrative Code.
    - The hauled water source must be a state approved facility and in compliance with state and federal regulations.
    - Each individual lot owner must submit proposed on-site disposal system to Yavapai County Development Services-Environmental Unit for review and approval prior to beginning any construction on the lot.
    - When sewer service is available, all individual on-site alternative systems must be abandoned and connected to public sewer service within 90-days of availability. If the public sewer service is available before any lot is sold, the developer must submit a Notice of Intent to Discharge for a sewage collection system to Yavapai County Development Services-Environmental Unit for review and approval.
    - Each lot owner shall provide a site investigation for the specific leach field site(s) and obtain a Construction Authorization for a conventional septic tank system from Yavapai County Development Services-Environmental Unit.
    - Construction plans for the on-site sewage disposal systems shall be approved by Yavapai County Development Services-Environmental Unit before a building permit is issued.
    - Each lot must have a site investigation conducted and must have a minimum of three discovery holes and the leach area must be designed to be inside a 30' radius of the discovery holes. Perc and boring hole log information submitted as part of subdivision approval may be used to satisfy the above requirement on a one-hole for one-hole replacement basis.



E. Dawn Capotosti, MS, RS
Environmental Health Unit Manager **Dated**

YAVAPAI COUNTY DEVELOPMENT SERVICES
www.yavapaiaz.gov

Yavapai County Development Services
1120 Commerce Dr., Prescott AZ 86305
Phone 928-771-3214
10 S. 6th Street, Cottonwood AZ 86326
Phone 928-639-8151

CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISION

SUBDIVISION: HighView at Boulder Creek	**LOTS:** 166	**Permit#:** SFS24-000004
LOCATION: 4715 N BOULDER CREEK RD, CAMP VERDE, AZ 86322		
CITY OR NEAREST TOWN: Camp Verde		
SECTION: 9 TOWNSHIP: 14N RANGE: 4E		
SUBDIVIDER: Owner		
Water Supply By: Town of Camp Verde Wastewater Division		
Sewage Disposal By: Centralized system to be permitted by ADEQ. Temporary onsite waste water systems not to exceed 27 within Highview 1 & 2.		
Garbage Disposal By: Patriot Disposal		

The sanitary facilities of water supply, sewage disposal and garbage disposal as represented by the approved plan documents on file with Yavapai County Development Services are hereby approved subject to the following Provisions:

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