



**AGENDA
JOINT WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
&
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
FRIDAY, OCTOBER 16, 2015 at 8:00 a.m.**

NOTE: A MAJORITY OF THE PLANNING & ZONING COMMISSION MAY BE PRESENT AT THIS MEETING.

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

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**

4. **Update by Planning & Zoning Chairman B. J. Davis, and other members of the P&Z Commission regarding the General Plan Process, various elements of the General Plan and Character Areas that are included in the General Plan .**

5. **Adjournment**

Posted by:



Date/Time:

10-12-15 9:35am

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

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

CHAPTER 2
HISTORY & CULTURE

Planning & Zoning Consensus July 23, 2015

VISION STATEMENT:

Camp Verde values and celebrates its prehistory, history, arts and culture.

INTRODUCTION:

Remnants of Camp Verde's unique prehistory, history, arts and culture are scattered throughout the community. Fort Verde State Historic Park is one of only a handful of territorial forts remaining in the Southwestern United States and is a destination for tourists and visitors. The Verde Salt Mine, has both a pre historic and a historic story and is a source of interest to both geologists and archaeologists. Montezuma Castle National Monument and Montezuma Well, which tell the history of ancient pueblo life, attract visitors from across the nation and around the world to the Camp Verde area. Both the Camp Verde Historical Society and the Verde Valley Archaeology Center serve to preserve and interpret the area's collective past. Numerous events, organizations and individuals in the area serve to promote a wide range of opportunities to celebrate the arts and culture.

The History and Culture Element sets forth guidelines that will enable the community to celebrate and enhance the Town's "sense of place", those characteristics which make it special, for the benefit of present and future generations while managing new growth.

A. GOAL: PRESERVE AND ENHANCE THE PREHISTORIC AND HISTORIC PAST.

Implementation Strategy:

- A. 1. Continue to support and promote the Camp Verde Historical Society, Verde Valley Archaeology Center, Fort Verde State Historic Park, Camp Verde's agricultural heritage and others, in preserving and interpreting the community's historic past
- A. 2. Continue to work cooperatively with the Yavapai-Apache Nation and other Native American cultures to preserve and interpret our collective past.
- A. 3. Enhance the Town's "sense of place" by promoting projects throughout the community that recognize, interpret and preserve our prehistory, history, arts and culture.
- A. 4. Encourage the identification of historic buildings, residences and landscape features with descriptive markers which recognize their place in the community's past.
- A. 5. Support the continued designation, preservation and interpretation of historic trails, districts and landmarks.
- A. 6. Encourage restoration and reuse of historic properties.
- A. 7. Encourage new development to be compatible with the Towns history and architecture.

CHAPTER 2
HISTORY & CULTURE

B. GOAL: SUPPORT AND ENHANCE ARTS AND CULTURE.

Implementation Strategy:

- B. 1. Support and encourage local art.
- B. 2. Support programs which preserve and enhance cultural events.
- B. 3. Support and encourage recognition of our agricultural heritage.
- B. 4. Develop cooperative programs with citizens groups, schools, businesses, governmental agencies and non-profit organizations with the goal of celebrating our prehistory, history, arts and culture.

CHAPTER 3
LAND USE

VISION STATEMENT

P&Z Consensus on 4-09-2015

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

INTRODUCTION

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

CURRENT LAND USE AND CHARACTER

The Land Use Element honors current land ownership and uses with the vision expressed by the community. Within the incorporated town boundary of Camp Verde there are approximately 27,040 acres of which the National Forest Service administers approximately 40%. Retaining some lands as open space and public recreational serves the community vision of preserving the panoramic views of the mountains.

Table 3.1 - Town of Camp Verde Land Ownership

<u>LAND OWNERSHIP</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	9,371	34.66%
Private	13,161	48.67%
Arizona State Parks	1,018	3.75 %
ADOT Yard & Excess ROW	70	0.26 %
State Trust Land	1,742	6.44 %
Yavapai-Apache Nation Reservation	1,678	6.21 %
Approximate Total Acres	27,040	100%

* Figures provided by Yavapai County GIS Department.

CHAPTER 3
LAND USE

The scenic beauty of the Verde Valley is unparalleled. Camp Verde also boasts more than 18 miles of the Verde River within its town limits. Its lush riparian areas are visually appealing and provide habitat for several species of migrating birds and indigenous wildlife. Tourists come year round to Camp Verde not only because it's great beauty and nostalgia, but also because of the Fort Verde State Historic Park and nearby Montezuma Castle National Monument, which attracts many national and international visitors annually.

The panoramic view of Wingfield Mesa and beyond from the valley floor holds beauty enough to justify it as a preserved area. With the added concerns of soils, transportation, water, valuable view sheds, and numerous archeological sites, Wingfield Mesa is not suitable for development. The vast majority of Camp Verde stands as a viable source of aggregate adequate to provide for future infrastructure and development needs.

Another magnificent view is from Interstate 17 coming north from Phoenix toward Flagstaff from the top of the Copper Canyon pass. Upon descending into the valley along Copper Canyon, one can view the panoramic view to the east. The expanse covers the Town of Camp Verde and of the lush green of the Verde Valley. With the grazing livestock and agricultural areas in view, it gives one a wonderful first impression of the area. Along with residential property, much of this land is National Forest and State Trust Land.

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

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

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

CHAPTER 3
LAND USE

Table 3.2 - Town of Camp Verde Land Use by Area

<u>LAND USE</u>	<u>APPROXIMATE ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Forest Service	9,371	34.66 %
Rural Residential	5,581	20.64%
Commercial Use	2,236	8.27%
Low Density Residential	1,721	6.36%
Open Space	1,408	5.20%
Yavapai-Apache Nation	1,678	6.21%
Agriculture	1,441	5.33%
Medium Density Residential	882	3.26%
Roadways	801	2.96%
High Density Residential	502	1.86%
Mixed Use – Commercial/Industrial	316	1.17%
Natural Resources	411	1.52%
Public Facilities	210	0.78%
Industrial Use	281	1.04%
Mixed Use	201	0.74%
Approximate Total Acres	27,040	100%

* Figures provided by Yavapai County GIS Department

In addition to the above listed land use designations, the community recognizes three special planning districts: Historical Town Site, Entertainment District and State Route 260 Annexation.

Historical Town Site - This recognizes the economic as well as the social importance of the area surrounding Main Street, including the Fort Verde State Historic Park. Additional information for this designation is found in the portion of this element that addresses revitalization and in the History & Culture Element.

CHAPTER 3
LAND USE

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

State Route 260 Annexation - The annexation was completed on March 02, 2005 which incorporated 237 acres along State Route 260 at the northwest boundary of the of the town. Approximately 189.3 acres are under Prescott National Forest stewardship, 45.14 acres are privately owned and 2.56 acres belongs to the Camp Verde Water System.

AMENDMENTS TO THE CHARACTER AREA LAND USE GOALS

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

Table 3.3 - State Law Requirements for Amending the Land Use

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

**CHAPTER 3
LAND USE**

The Community Development Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. Major amendments cannot be enacted through emergency measures and could be subject to further public referendum.

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

Major Amendments

ARS defines major amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.”

- Changes to implementation strategies that alter the timing, cost and type of programs or activities shall not be considered a major amendment.
- Request for Character Area changes for parcels located within designated growth areas shall not be considered a major amendment.
- Density transfers within a designated growth area shall not be considered a major amendment.

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

Table 3.4 - Major General Plan Amendment Criteria

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

CHAPTER 3
LAND USE

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

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

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

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

CHARACTER AREAS

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

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

APPENDIX

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

IMPLEMENTATION GUIDELINES

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

In reference to residential densities noted in the Character Area Charts, it is important to note that the target residential densities identified are only targets or goals. Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees. When the General Plan recommends an area for higher densities, it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors; existing and planned

CHAPTER 3
LAND USE

adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. existing character of area, environment conditions, and land ownership patterns, among others). On the other hand, a target density does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives.

NON-RESIDENTIAL ZONING DISTRICTS

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

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

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

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

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

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

CHAPTER 3
LAND USE

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

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

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

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

OS District (Open Space resource conservation zone) -- This designation incorporates the types of uses defined for the Open Space Designation in the AZ Growing Smarter and Growing Smarter Plus Legislation to include: undeveloped nature preserves, natural buffer zones, sensitive riparian areas, trail corridors, agriculture use of five acres or more, limited use outdoor recreation sites, multiple use recreation sites such as community parks, playgrounds and fairgrounds. Per Arizona Revised Statutes, a land use of one dwelling per acre will be allowed on properties the land owner has not granted written permission allowing the Open Space designation.

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

CHAPTER 3
LAND USE

GENERAL DEFINITIONS:

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

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

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

National Forest – This designation is for National Forest Land accessible to the public for active or passive recreational uses. The Town Council will actively work with the USFS to remain informed of which public lands will be subject to exchange in the future.

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

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

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

CHAPTER 5
GROWTH AREA

P&Z Consensus 5-14-2015

VISION STATEMENT

The Town of Camp Verde will be a sustainable community where the type and location of commercial development and housing variety will serve the needs of the public, be conveniently located, compatible with supporting infrastructure and minimize negative impacts to the environment. Development will be balanced with open space to protect the rural character of the community, the surrounding scenic vistas, the historic setting, and natural beauty.

Camp Verde is currently underserved by commercial development. Therefore, development balance is identified as a critical consideration in the Growth Area. Commercial development must obtain equitable balance with residential development to ensure adequate services to the population and adequate tax revenue to fund essential public services

POTENTIAL GROWTH AREAS

This plan identifies areas suitable for planned multi-modal transportation and utility infrastructure expansion included but not limited to water and sewer. According to Arizona

State Statute ARS § 9-461.05, the Growth Area Element should include policies and implementation strategies that are designed to:

- Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

The Camp Verde Growth Area located northwest of I-17 and along State Route 260 to the Town's northwest border is suitable for future commercial development and links the Town of Camp Verde to the upper Verde Valley.

The Growth Area is located southeast of I-17, on the south side of State Route 260 and continues southeast to Finnie Flat Rd. and is suitable for future commercial development.

CHAPTER 5
GROWTH AREA

The specific growth areas are designated on the accompanying Growth Area Map.

GOALS:

- A. GOAL:** ENCOURAGE BALANCED COMMERCIAL DEVELOPMENT THAT IS CONVENIENT TO RESIDENTIAL AREAS, VISITOR TRAVEL PATTERNS AND MAIN ROADS, AND IS COMPATIBLE WITH COST-EFFECTIVE CONSTRUCTION OF INFRASTRUCTURE.

Implementation Strategy:

- A. 1. Direct commercial development to areas currently located on major collector roads where water, sewer and electric are existing & anticipated.
- A. 2. Encourage infill on existing commercial and industrial zoned property.

- B. GOAL:** ENCOURAGE SCENIC BUFFERS AND SAFE ACCESS FROM STATE ROUTE 260 TO AREAS DESIGNATED FOR DEVELOPMENT.

Implementation Strategy:

- B. 1. Ensure that development in growth areas is compatible with the Circulation & Transportation element guidelines and coordinate with ADOT access plans if applicable.
- B. 2. Coordinate any development with trails guidelines from the Circulation & Transportation element such as providing multi-modal paths within road easements linking neighborhoods and commercial areas.
- B. 3. Encourage securing grants, improvement districts and other funding sources to pay for needed infrastructure maintenance, improvements and expansion.
- B. 4. Coordinate with neighboring jurisdictions to develop trails and pathways that connect development areas and lead to recreation areas.

- C. GOAL:** GROWTH WILL BE LOCATED IN A MANNER THAT PROTECTS NATURAL AREAS, SCENIC VIEW-SCAPES AND IS COMPATIBLE WITH SURROUNDING LAND USES.

Implementation Strategy:

- C. 1. Encourage protection of natural drainage, vegetation and wildlife corridors and riparian areas.
- C. 2. Encourage the creation of open space trails, appropriate for commercial and residential developments.
- C. 3. Coordinate with neighboring jurisdictions to conserve significant natural resources and natural areas.

CHAPTER 5
GROWTH AREA

GROWTH AREA IMPLEMENTATION GUIDELINES

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

DRAFT

CHAPTER 6
COST OF DEVELOPMENT

P&Z Comm. Consensus 07-09-2015

VISION STATEMENT

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

STATE REQUIREMENTS

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

According to ARS 9-461.5 the Cost of Development Element will identify policies and strategies that the Town will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. The Cost of Development Element must include the following components:

- a. A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
 - b. A component that identifies policies to ensure that any mechanisms that are adopted by the Town under this element result in beneficial use to the development bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.
- A. GOAL: EXPLORE FAIR AND REASONABLE REVENUE SOURCES TO PROVIDE FOR THE COSTS OF MITIGATING THE IMPACTS OF GROWTH.**

Implementation Strategy:

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

CHAPTER 6
COST OF DEVELOPMENT

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

Implementation Strategy:

- B. 1. Encourage commercial development to accommodate residents and minimize the loss of retail sales to surrounding communities.
 - B. 2. Utilize the 260 West, Finnie Flat, Downtown, and Interstate 17 interchange as commercial activity centers to attract shoppers and visitors from other communities.
 - B. 3. Ensure local sales revenues and service fees are adequate to maintain standards of service.
 - B. 4. Research and acquire federal and state funding in the form of grants.
- C. GOAL: REGULARLY REVIEW THE NEEDS AND COSTS OF SERVICES PROVIDED BY THE TOWN.**

Implementation Strategy:

- C. 1. Use the Capital Improvements Plan (CIP) to prioritize services, and expenses.
- C. 2. Require the CIP to be reviewed and updated on an annual basis.
- C. 3. Develop guidelines to clearly establish the level of services provided by the Town and review regularly in relation to the current budget.

IMPLEMENTATION CHALLENGES

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

CHAPTER 8
CIRCULATION, TRAILS AND TRANSPORTATION

P&Z Commission Consensus 9/10/15

VISION STATEMENT

A variety of circulation, trails and transportation systems will be provided within the Town of Camp Verde. These systems will be designed, constructed and maintained in conjunction with the Land Use Element plan in a manner that will provide convenient and safe travel.

INTRODUCTION

This element consists of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes, trails and any other modes of transportation as may be appropriate, all correlated with the Land Use Element plan. The following is an assessment of the current trails and roadways, along with a listing of proposed improvements as of 2015.

Several new road projects are scheduled to be completed in the next few years. State Route 260 will be improved to a four-lane highway from Wilshire Road to Thousand Trails Road. A round-a-bout will be constructed at the intersection of State Route 260 and Industrial Drive/Goswick Way. The third and final phase of the Townsite Street Improvement Project will repave Arnold, 3rd, 4th, 5th Streets and Arnold Terrace. Engineered plans will be prepared for the future construction of Finnie Flat Road and the tri-intersection of Main Street, Montezuma Castle Highway, and Finnie Flat Road. The Finnie Flat Sidewalk Improvement Project is also scheduled to include improvements to match the Main Street Improvements constructed in 2004-2005.

There are a limited number of designated bike paths in the Town. There are plans to extend these along State Route 260 with its improvements. The Town envisions interconnecting neighborhoods and businesses with bike paths.

CIRCULATION MAP

The attached Circulation Map shows major and minor arterials, collector streets, and bike paths within town limits. Major arterials, which have access control, channelized intersections, and restricted parking, collect and distribute traffic to and from minor arterials. Minor arterials, which have signals at important intersections and stop signs on side streets, collect and distribute traffic to and from the collector streets. Collector streets gather traffic from local streets and connect with minor and major arterials. Designated bike paths, which are limited, occur on minor arterials. This map is provided for informational purposes only. Street maps for Camp Verde are available through a variety of sources such as the Town of Camp Verde Visitor Center, Yavapai County Geographic Information Systems (GIS), and Arizona Department of Transportation (ADOT).

TRAILS MAP

An attraction for the Town is its extensive trails system. The attached Trails Map is intended as an orientation map to the major trail recreation resources available to residents of and visitors to the Town of Camp Verde. It displays the existing network of roads, hiking, biking and equestrian trails as well as motorized trails. In addition it shows river access points and other associated recreation resources including day use, campground and information facilities. Included are official trails, major non-designated trails and historic trails. The map is not intended for field use by recreation users due to its broad scope and lack of specific detail. Recreation users are encouraged to utilize U.S. Forest Service (USFS) maps, United States Geological Survey (USGS) maps, commercial maps as well as local

CHAPTER 8
CIRCULATION, TRAILS AND TRANSPORTATION

information from public land managers to obtain the necessary level of detailed information required to safely enjoy these resources. Our public lands offer many additional opportunities for non-motorized travel other than those shown on this map.

A. GOAL: PROMOTE THE DESIGN OF MULTI-MODAL SYSTEMS TO IMPROVE PUBLIC SAFETY AND ACCESS WHILE PRESERVING OUR RURAL LIFESTYLE.

Implementation Strategies – Roads:

- A. 1. Maintain the character of Main Street in order to protect the rural and historic nature of the downtown area including Fort Verde State Historic Park.
- A. 2. Encourage road proposals that protect view sheds.
- A. 3. Encourage streetscape guidelines to separate non-motorized paths from roadways.
- A. 4. Promote the identification of historically significant ranch roads as part of the Town's circulation system.
- A. 5. Improve natural drainage alongside roadways when improvement projects are undertaken.
- A. 6. Provide for bike paths and lanes within road easements linking neighborhoods and commercial areas, where feasible, when road widening and resurfacing projects are considered.

Implementation Strategies – Trails:

- A. 7. Encourage cooperation to retain and establish low maintenance trails with public and private entities.
- A. 8. Adopt standards within Town ordinances, including recommendations to ensure inclusion of trails within new development.
- A. 9. Investigate potentially creating a trail map for the Town of Camp Verde which would identify existing trails and paths with trailhead signage and provide amenities where possible.

B. GOAL: PROVIDE ACCESS TO LINK PARKS AND NEIGHBORHOODS, PROVIDING FOR EASE OF MOVEMENT AND SAFETY FOR MULTI-MODAL TRANSPORTATION.

Implementation Strategies - Roads:

- B. 1. Promote a convenient and handicapped accessible public transit system to link the Town site, tourist attractions, commercial areas, schools, neighborhoods, parks, trails systems, and neighboring towns.
- B. 2. Promote bike paths and lanes within road rights-of-way linking neighborhoods and commercial areas, during road widening and resurfacing projects.
- B. 3. Utilize the Trails Map to provide information about recreation opportunities.
- B. 4. Encourage easements from the U.S. Forest Service, County, State and property owners to enhance trail systems.
- B. 5. Identify and develop walkways and trails that link neighborhoods and preserve a "sense of community".

CHAPTER 8
CIRCULATION, TRAILS AND TRANSPORTATION

C. GOAL: COORDINATE WITH PROPERTY OWNERS, TOWN OFFICIALS AND APPROPRIATE AGENCIES TO IMPROVE TRANSPORTATION CORRIDORS WITHIN DESIGNATED GROWTH AREAS.

Implementation Strategies:

- D. 1. Coordinate with the Arizona Department of Transportation (ADOT), property owners and others to provide comprehensive transportation/access plan adjacent to State Route 260.
- D. 2. Promote adequate access to commercial and mixed use within growth areas.