


Comprehensive Plan

Community Vision Statements


DAVID WILLIAMS, DIRECTOR

DECEMBER 3 AND DECEMBER 5, 2020

Yavapai County
Comprehensive Plan



Adopted by the Yavapai County Board
of Supervisors on September 17, 2012



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Comprehensive Plan Update

- Comprehensive Plan required by Arizona State Statute
- Must be updated every 10 years
- Involves significant community outreach
 - Meetings, charrettes, discussions, survey's
- Living / Breathing process
 - The project will evolve over the next 2 years.
- Community Vision Statements are tools to start the discussion and see what community interests and desires are.

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October Update

FUTURE ACTIVITIES

- STAFF WILL BE BRINGING FORWARD FOR CONSIDERATION THE OUTREACH PLAN IN DECEMBER AS REQUIRED BY ARS 11-805.
 - APPROVED 12/2/2020
- STAFF WILL BE BRINGING FORWARD A FRAMEWORK FOR THE CREATION OF THE COMPREHENSIVE PLAN ADVISORY COMMITTEE IN DECEMBER. APPROVED 12/2/2020
 - Appointments to be made in January.
 - First meeting to be held in February or March and monthly through the duration of the Comprehensive Plan Update.

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October Update

VISION STATEMENT RECOMMENDED FORMAT:

PAGE 1 – INTRODUCTION

PAGE 2 – LAND USE ELEMENT

PAGE 3 – TRANSPORTATION ELEMENT

PAGE 4 – ENVIRONMENTAL ELEMENT

PAGE 5 – WATER RESOURCES ELEMENT

PAGE 6 – OPEN SPACE ELEMENT

PAGE 7 – ENERGY ELEMENT

PAGE 8 – COST OF DEVELOPMENT ELEMENT

PAGE 9 – GROWTH AREAS ELEMENT

PAGE 10 - SUMMARY

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2012 Comp Plan, Page 88

A COMMUNITY VISION STATEMENT IS A DOCUMENT CREATED BY THE RESIDENTS OF THE COMMUNITY TO BE USED AS A TOOL TO REVIEW PROPOSED LAND USE PROJECTS. THE DOCUMENT IS NOT ADOPTED BY YAVAPAI COUNTY, AND IS THEREFORE NOT BINDING. STATEMENTS WILL BE USED IN REVIEWING PROJECTS WITHIN THE COMMUNITY AREA IN CONCURRENCE WITH OTHER COMMUNITY COMMENT.

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Community Vision Statement

INTRODUCTION (1 PAGE)

1. DEVELOP A CONSENSUS AMONG COMMUNITY MEMBERS ON WHAT YOUR COMMUNITY IS.
2. INCLUDE THE VALUES, DESIRES AND WHAT MAKES YOUR COMMUNITY SPECIAL.

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Elements 1-8

PAGE 2 – LAND USE ELEMENT

PAGE 3 – TRANSPORTATION
ELEMENT

PAGE 4 – ENVIRONMENTAL ELEMENT

PAGE 5 – WATER RESOURCES
ELEMENT

PAGE 6 – OPEN SPACE ELEMENT

PAGE 7 – ENERGY ELEMENT

PAGE 8 – COST OF DEVELOPMENT
ELEMENT

PAGE 9 – GROWTH AREAS ELEMENT

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Land Use Element

- Planning for land use that designates the proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the county.
 - Need to find ways to include a variety of land uses.
 - Communities need a variety of uses to be sustainable.

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Land Use Element

- Communities need a variety of uses to be sustainable.
 - Driving for jobs lowers the net wage.
 - More gas, time, pollution
- What uses does your community need?
 - Grocery stores
 - Personal services
 - Gas stations
 - Housing
 - Employers
 - Open space / parks

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Land Use Element

- Recreational opportunities
 - Community Trailheads?
 - Parks
 - Recreational businesses
- Schools? Public / Private / Charter
 - Access to higher education
 - Access to technical schools
- Tourism?
 - Is your community a tourist destination
 - Businesses focused on tourism
 - Tourist related activities

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Land Use Element


- Densities of development
 - Lot Size / 43,560 (1 acre) Single Lot
 - Number of Lots / Total Acreage (Area Calculation)
 - What is the current density of your community?
 - If a residential project were to come forward, what would the maximum density be desired for your community?

Zoning District	Lot Size Minimum	Density
RCU-2A	2 Acre (87,120 Square Feet)	0.5 Du/AC
R1L-35	35,000 square feet	.80 DU/AC
R1-18	18,000 Square Feet	2.42 DU/AC
R1-7.5	7,500 Square Feet	5.8 DU/AC

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Land Use Element

- What else does your community need or value? How can land planning help provide for those needs?
- What programs or policies can the County use to promote the Goals?
- Air Quality / Access to Solar should be taken into account for ALL Land Use Categories.
- County Must take into account sources of aggregate and aggregate mining in every Land Use Category.

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Land Use Element

- Should your community be considered for an Incentive Zone?
 - Must meet some specific criteria
 - Large number of vacant homes / parcels
 - Decline in population
 - Large amount of nuisance properties
 - Undersized or underused parcels
 - Areas which are underrepresented for development
 - Could waive fees, expedite permits
 - Should continue rural traditional rural and AG enterprises.

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Land Use Element

- Questions on Land Use Element?

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Transportation Element

- Planning for circulation consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan under paragraph 1 of this subsection.

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Transportation Element

- Look at freeways to collector streets.
- How are the roads in your community functioning? Is there high traffic?
- Where could future growth occur (private land ownership) where transportation should be planned?
- Does your community need or want bike paths / multi modal trails / public transportation?
- Does your community need charging stations for electric vehicles?

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Transportation Element

- Transportation Element Questions?

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Environmental Element

An environmental planning element that contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

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Environmental Element

- What are the Environmental concerns in your community?
 - Should native plants be retained?
 - Are there special riparian areas that need to be protected?
 - Preservation of wildlife habitats?
 - More access to hunting / fishing?
 - Clean air standards?
 - Dark sky protections?
 - Yavapai County does have a County wide Dark Sky Ordinance.
 - Should the County become certified as a Dark Sky County?
 - Environmental concerns in the Community?
 - Hazardous areas?
 - Superfund sites?
 - Old mining contamination?
 -

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Environmental Element

- Presence of old mines / air fields / gas stations / wildcat land fills / shooting ranges which may have historic contamination.



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Environmental Element

- Environmental Questions?
 -

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Water Resources Element

- Planning for water resources that addresses:
 - (a) The known legally and physically available surface water, groundwater and effluent supplies.
 - (b) The demand for water that will result from future growth projected in the comprehensive plan, added to existing uses.
 - (c) An analysis of how the demand for water that will result from future growth projected in the comprehensive plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.
- **Does not require: New independent hydrological studies; nor the county to be a water provider.**

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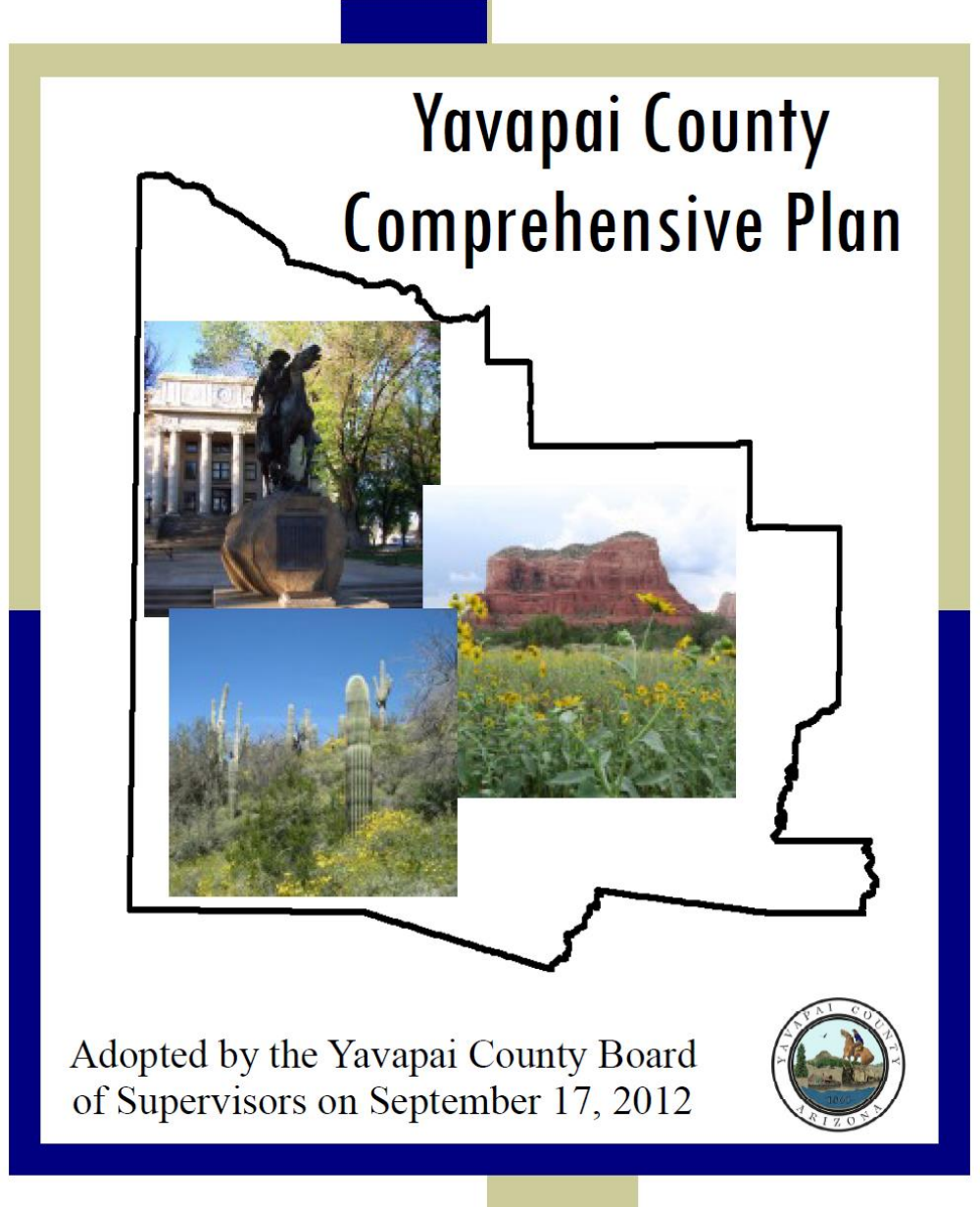


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Water Resources Element

- We are all concerned about water!
- Water law in Arizona is one of the most complex legal areas that exists.
- Is your community suffering from actual water issues?
 - Water quality?
 - Lack of water?
 - Lack of infrastructure to deliver the water?
 - Does your community support rainwater harvesting?
- This element will likely be addressed on the larger level by experts in the field of water, but what are the actual conditions in your communities?



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Water Resources Element

- Water Resources Questions?

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Open Space Element

- PLANNING FOR OPEN SPACE ACQUISITION AND PRESERVATION. THE OPEN SPACE PLAN SHALL INCLUDE:
 - (a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
 - (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
 - (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plan.

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Open Space Element

- WHAT ARE YOUR AREAS VIEWS ON OPEN SPACE?
- DOES YOUR COMMUNITY WANT MORE OPEN SPACE?
 - What kind of open space?
 - Open access?
 - Trails? / Multi-modal?
 - Where should the open space be?
- WHO SHOULD PROVIDE THE OPEN SPACE?
 - How should it be funded?

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Open Space Element

- Open Space Questions?

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Energy Element

PLANNING FOR ENERGY USE THAT:

- (a) Encourages and provides incentives for efficient use of energy.
- (b) Identifies policies and practices for greater use of renewable energy.

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Energy Element

- WHAT ARE THE ENERGY CONCERNS WITHIN YOUR AREA?
- DOES YOUR COMMUNITY WANT MORE RENEWABLE ENERGY?
 - Wind / Solar / Water Turbine?
 - Residential scaled solar?
 - Battery storage in homes?
 - Electric vehicle chargers?
 - Sustainable construction designs to reduce energy consumption.

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Cost of Development Element

4. A COST OF DEVELOPMENT ELEMENT THAT IDENTIFIES POLICIES AND STRATEGIES THAT THE COUNTY WILL USE TO REQUIRE DEVELOPMENT TO PAY ITS FAIR SHARE TOWARD THE COST OF ADDITIONAL PUBLIC FACILITY NEEDS GENERATED BY NEW DEVELOPMENT, WITH APPROPRIATE EXCEPTIONS WHEN IN THE PUBLIC INTEREST. THIS ELEMENT SHALL INCLUDE:

(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 and facility construction, dedications and privatization.

(b) A component that identifies policies to ensure that any mechanisms that are adopted by the county under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the county to provide additional necessary public facilities to the development and otherwise are imposed pursuant to law.

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Cost of Development Element

- HOW SHOULD DEVELOPMENT IMPROVEMENTS BE PAID FOR?
 - What policies should be implemented to have developers pay for their fair share of improvements related to their development?
 - If development occurs, what additional public facility needs are needed in your community?
 - What items for improvements should be paid for by developers?
 - Roads? Library's? Parks? Etc?
 - Is your community willing to pay more taxes for increased services?

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Cost of Development Element

- COST OF DEVELOPMENT QUESTIONS?

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Growth Areas Element


2. PLANNING FOR GROWTH AREAS, SPECIFICALLY IDENTIFYING THOSE AREAS, IF ANY, THAT ARE PARTICULARLY SUITABLE FOR PLANNED MULTIMODAL TRANSPORTATION AND INFRASTRUCTURE EXPANSION AND IMPROVEMENTS DESIGNED TO SUPPORT A PLANNED CONCENTRATION OF A VARIETY OF USES, SUCH AS RESIDENTIAL, OFFICE, COMMERCIAL, TOURISM AND INDUSTRIAL USES. THE MIXED USE PLANNING SHALL INCLUDE POLICIES AND IMPLEMENTATION STRATEGIES THAT ARE DESIGNED TO:

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

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Growth Areas Element

- SHOULD THE LAND IN YOUR AREA BE LIMITED IN DEVELOPMENT?
 - Property Rights?
- SHOULD FUTURE HIGHER DENSITY DEVELOPMENT BE ALLOWED IN AREAS?
 - If so, what areas?
 - How dense? What type of higher density in your area?
 - Apartments / Townhomes / Small Lot Subdivisions?

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Growth Areas Element

- WHAT INFRASTRUCTURE IS NEEDED?
 - More roads?
 - High speed internet / cellular
 - Grocery stores? Schools? Fire Sations?
 - Lodging?
- HOW TO PROTECT THE SCENIC BEAUTY OF THE AREA?
 - Hillside development standards?
 - Increase open space in subdivisions?

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Growth Areas Element

- HOW CAN TRANSPORTATION BE MADE MORE EFFICIENT IN IN YOUR COMMUNITY?
- HOW CAN SIGNIFICANT NATURAL RESOURCES COORDINATE THEIR LOCATION TO SIMILAR AREAS OUTSIDE OF GROWTH AREAS?
- HOW CAN THE COUNTY PROMOTE PUBLIC AND PRIVATE CONSTRUCTION OF TIMELY AND FINANCIALLY SOUND INFRASTRUCTURE EXPANSION?

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Growth Areas Element

- GROWTH AREAS ELEMENT QUESTIONS?

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Vision Statement recommended format:

Goals, Objectives and Recommendations

Goal 1: Maintain compatible land use formations.

- Objective a: Promote compact form developments, which reduce reliance on natural resources.
- Objective b: Support Planned Area Developments that balance housing and flexible land uses with multiple modes of transportation and open space to enhance sustainability and preserve air quality.
- Objective c: Encourage energy-saving and efficient design proposals to preserve open space, ecological regeneration, biodiversity and habitat connectivity.

Goal 2: Sustain the County's attractive image.

- Objective a: Mitigate fragmentation of landscapes to preserve the County's natural character.
- Objective b: Identify sites of scenic interest and recreational opportunities.
- Objective c: Discourage undesirable and incompatible land uses along scenic corridors.
- Objective d: Encourage site design of mixed uses that enhance and protect the aesthetic quality of the local region and scenic routes.

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Vision Statement recommended format:

Recommendations

- Locate compatible land uses along major transportation corridors designated in Regional Transportation Plans.
- Encourage and support integrated approaches ranging from legal subdivisions for low density projects to master planned communities where a mix of uses or housing types is proposed.
- Promote open space preservation with emphasis on land dedication, clustering, density transfer, buffers between communities, and non-development easements.
- Encourage communities to create Vision Statements that reflect how they see their communities developing and where appropriate land uses such as commercial, industrial and large scale renewable energy projects may be appropriately located.
- Promote policies that encourage regulated development over lot splitting to the extent the laws governing the County allow.
- Support legislation that discourages unplanned lot splitting while still protecting the rights of individual property owners.
- Consider potential conflicts with unregulated activity when reviewing development proposals.
- Continue to provide opportunities for public input.

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Community Vision Statement

SUMMARY (1 PAGE)

1. SUMMARIZE THE GOALS AND OBJECTIVES.
 1. Find common themes!
2. PROVIDE RECOMMENDATIONS ON WHAT WOULD BENEFIT YOUR COMMUNITY!
3. ADD IN ANY OTHER INFORMATION THAT WILL BE IMPORTANT FOR YOUR COMMUNITY IN THE FUTURE.

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Surveys

COMMUNITY SURVEY'S

- YAVAPAI COUNTY WILL BE CREATING SURVEYS FOR EVERYONE TO USE AS PART OF THE COMMUNITY VISION STATEMENT PROCESS.
 - Community specific
 - GIS / location based
 - Accessible by community members to view results and data
 - Will be updated and hosted on our website when it goes live in the new year.
 - Survey questions will be going out in the coming days for review and comment.

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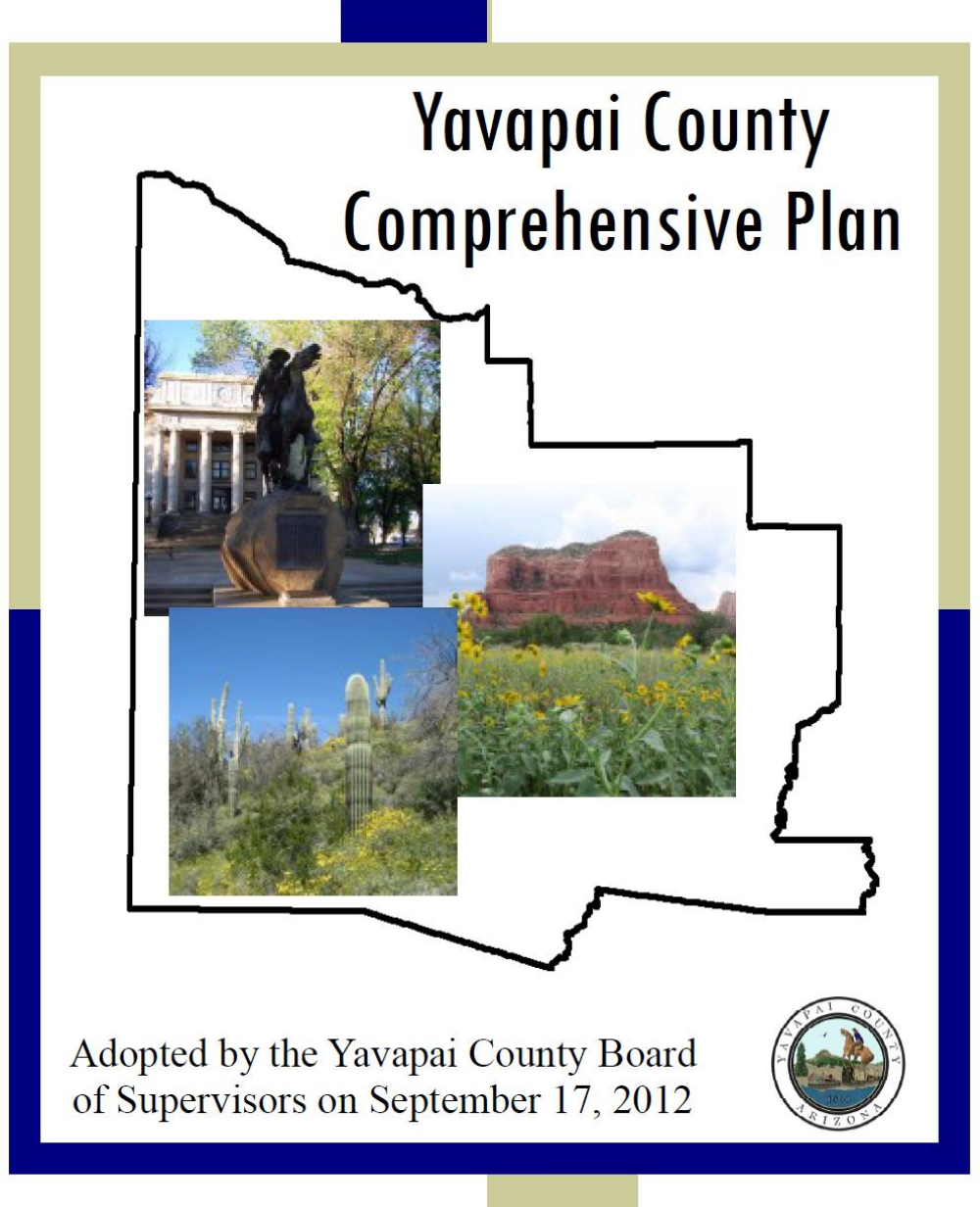
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Vision Statement


WHAT IS NOT IN THE VISION STATEMENT

- No Maps at this time.
 - Comprehensive Plan Advisory Committee will be commenting on maps as we go through the process.
- Keep it simple!
 - These will be living documents. While early versions are wanted in March or April, we expect changes and updates as we go through the process.
 - This is to get the discussions going and get communities thinking about their needs as part of the overall Comprehensive Plan.
- Graphics
 - Keep it simple. Unless there is a graphic that really is important, please keep the plan right now as text.



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Community Vision Statements

INITIAL DRAFT IN MARCH OR APRIL

1. COMMUNITY VISION STATEMENT
2. 2ND DOCUMENT CONTAINING YOUR OUTREACH AND RAW RESULTS
 1. Meeting agendas
 2. Attendance
 3. Sign in sheets
 4. Minutes of meetings
 5. Survey results
3. THESE WILL BE LIVING DOCUMENTS, SO ADDITIONS OR CHANGES MAY BE MADE AS WE PROGRESS OVER THE NEXT COUPLE OF YEARS. USE A FORMAT THAT CAN EVOLVE OVER TIME.

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Moving forward

WHAT CAN YOU DO NOW?

- START MAKING SURE YOUR CONTACT LISTS ARE UP TO DATE.
- START TALKING TO YOUR NEIGHBORS!
- START SETTING UP MEETINGS WITHIN YOUR COMMUNITIES FOR LATE DECEMBER OR IN THE NEW YEAR TO MEET AND DISCUSS THESE TOPICS.
 - Virtual or in person (be aware of social distancing requirements)
- CREATE AN OUTREACH PLAN TO GET AS MUCH INVOLVEMENT AS POSSIBLE!
- START THINKING ABOUT WHAT MAKES YOUR COMMUNITY SPECIAL

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Next meeting

- ▶ Saturday, December 5, 2020 at 10:00 AM – Virtual
 - ▶ Elements 1-8 detailed discussion (repeat)
- ▶ Thursday, December 17, 2020 at 6:00 PM
 - ▶ General review, and questions and answers

Questions

▶ Please contact the Planning Department at:

▶ 928-771-3214

▶ planning@yavapai.us