

Overview and Summary Provisions of the Yavapai County Comprehensive Plan Update 2032  
(County web site for the Plan is at URL: <https://planningyavapai2032.org> )

From the Document:

“Comprehensive Plan Purpose”

“The Yavapai County Comprehensive Plan serves as the foundation to direct growth within the County’s planning boundary in a manner consistent with the vision that is sustainable and comprehensive to all departments and workings in the County. The purpose is for the Comprehensive Plan to be utilized often by not only the Board of Supervisors but also by County staff in their daily workings to guide future decisions about growth while balancing economic development and County resources. The Comprehensive Plan provides the basis for future development, redevelopment and preservation while supporting the future vision desired by the county residents. The plan includes the vision, goals and policy ideals identified during the public participation process. Under State law many actions on private land development, such as: rezoning, subdivisions, master plans, public agency projects and other decisions must be consistent with the Comprehensive Plan. The goals and policies set forth in this Comprehensive Plan shall be applied in a manner to ensure their conformance and enact the long-term vision of Yavapai County.”

“The Comprehensive Plan is the policy document guiding growth and development within Yavapai County. Each chapter element includes goals, policies and recommendations. This document also includes an administrative and implementation chapter to direct how to implement, monitor and amend the Comprehensive Plan. According to ARS § 9-461.05\*\*, The Comprehensive Plan for the Yavapai County, must include: a statement of community goals and policies, a land use element, a circulation (transportation) element, an open space element, an environmental planning element, a cost of development element and a water resources element.”

**\*\*Note:**

*(“ARS” stands for Arizona Revised Statutes or Arizona State Law. Title 9 governs Cities and Towns.*

*URL for this ARS is at: <https://www.azleg.gov/arsDetail/?title=9> )*

*Arizona state statute requires the County Plan to be updated every 10 years. The last Plan for Yavapai County was completed in 2012. The URL for the 2012 plan is at:*

*<https://planningyavapai2032.org/Portals/42/Documents/Approved%202012%20Comprehensive%20Plan.pdf>*

Plan Project Team

The stakeholders and “Plan Project Team” members are listed on Page 2 and 3 of the Plan. This includes the Yavapai County Board of Supervisors, Planning and Zoning Commission, Public Review Committee members representing County districts, and a long list of County staff members, external agencies, and consultants working on the project. The consulting firm Upfront Planning and Entitlement LLC from Mesa, AZ is lead consultant on the project. Jessica Sarkissian is owner and lead consultant for Upfront Planning.

Date of Plan Adoption

The original target date for final BoS approval of the Comprehensive Plan was February 1, 2023 given the statement on the second page of the Plan document (dated September 2022) under *Acknowledgements* indicates the Plan “was officially adopted on February 1, 2023.” It is expected the date of final adoption will be sometime around January 18, 2023 after final hearings by the Board of Supervisors.

From the Document:

“Comprehensive Plan Framework”

“The Comprehensive Plan is comprised of the vision statement, goals, policies, and recommendations and is the foundation that will guide and support the County’s decision-making in all aspects related to growth and development. The Comprehensive Plan sets the foundation from which all other studies, policies, guides and documents should orient from and revert back to for support.”

The Comprehensive Plan consists of 10 “elements” which are:

1. Introduction
2. Land Use
3. Transportation
4. Open Space and Preservation
5. Water Resources
6. Growth Areas
7. Environmental Planning
8. Energy
9. Cost of Development
10. Administration and Implementation

A representative sampling of proposed Goals and summary Recommendations across these elements is provided in **Appendix 1** of this document for reference. This is provided to aid with the understanding of the direction of the County with these Plan elements in case the reader doesn’t wish to make their way through the full 100 or so pages of the complete report.

County Development Services began work on the Plan update in 2021. Plan Project Team members began holding meetings on the Plan in April 2021. Agendas and meeting minutes for these meetings are available at URL: <https://planningyavapai2032.org/CPAC-Meetings>

County Development Services released the latest draft update of the Plan and opened a 60 day formal comment period for the Plan on September 16, 2022. In addition to sending the draft plan to surrounding counties and numerous agencies for review and comment, the public was asked to provide comments to the plan.

The final Planning and Zoning public hearing for the Plan was held on December 22, 2022. The proposed Plan will now be heard at two Hearings conducted by the Yavapai County Board of Supervisors. The first will be on January 4, 2023 and the final one on January 18, 2023 where it is anticipated it will be approved. County residents are able to submit comments or requests to speak at these hearings.

## APPENDIX 1

Representative Elements of the 2032 Comprehensive Plan (all taken from the most current Plan version)

### **2.0 Land Use**

Goal 1: Increase planned development.

Goal 3: Direct intensive development toward identified Growth Areas.

Goal 5: Integrate new development with long-range Transportation plans.

Goal 6: Encourage public participation in land use decisions.

Goal 7: Ensure that developments are compatible with the surrounding area.

#### **Sample Recommendations:**

- Encourage compatible land uses along major transportation corridors designated in Regional Transportation Plans.
- Encourage communities to create Vision statements.

### **3.0 Transportation**

Goal 1: Ensure good coordination between Transportation Planning and Land Use Planning.

Goal 4: Increase the use of mass transit to reduce traffic congestion.

Goal 8: Plan for and seek opportunities to expand the regional transportation network.

#### **Sample Recommendations:**

- Review and evaluate the suitability of current zoning on land that is in close proximity to major transportation corridors and intersections.
- Advocate with the state for better regulation of lot splitting , to ensure adequate easements between the resulting parcels and established transportation corridors.
- Provide a code amendment allowing for reduced parking requirements for facilities that provide electric vehicle charging stations on-site, for public use.

### **4.0 Open Space and Preservation**

Goal 1c: Employ Transfer of Development Rights to preserve open space, ranching and agricultural resources in underdeveloped rural “sending” areas, in exchange for development rights within “receiving” Growth Areas, which are more suitable for dense development when available.

#### **Sample Recommendations:**

Encourage large residential projects to use cluster development of the conservation subdivision alternative to preserve open space.

### **5.0 Water Resources**

Goal 1a: Require all new major developments to provide wastewater treatment systems to prevent the pollution of groundwater resources.

Goal 3a: Evaluate the potentially adverse impact of any proposed water-intensive development on the underlying aquifer.

Goal 4g: Provide free testing of residential drinking water from wells, to detect unhealthy levels of arsenic and other unhealthy contaminants.

Goal 4h: Require all new developments to capture stormwater on site.

Goal 4m: Develop data sets and groundwater models to provide realistic projections of the impacts on future groundwater pumping on surface water ecosystems, such as creeks, streams, and springs, as well as recreation areas, and use those projections to support informed decision making.

Goal 6a: Require new developments with golf courses or community parks to use only reclaimed wastewater for irrigation.

Goal 13a: Support the creation of Rural Management Areas to better manage water resources in rural areas.

**Sample Recommendations:**

- Request the county Board of Supervisors to require that all major new developments across the county obtain an Assured and Adequate Water Supply (AAWS) determination from ADWR, including those outside Active Management Areas. (Note: This requires a unanimous vote of the Board of Supervisors).
- Institute a County Water Advisory Committee that is broadly representative of the regional jurisdictions and land managers as well as professional hydrologists and water managers.

**6.0 Growth Areas**

Goal 2b: Approve major new developments only in Growth Areas where there is adequate infrastructure, including roads, water, wastewater management, fire protection and utilities.

Goal 3f: Encourage the location of public facilities and civic facilities within Growth Areas.

Goal 6f: Coordinate Growth Area designations with Economic Development for Improvement and Opportunity areas, for which Federal or State funding might be available to encourage further development.

**Sample Recommendations:**

- Ensure that Community Vision Statements and Community Plans are available to applicants and developers, and considered during the entitlement hearing process.

**7.0 Environmental Planning**

Goal 4g: Consider the impact on scenic vistas and wildlife corridors when evaluating the development of utility-scale photovoltaic and wind turbine systems.

Goal 10a: Ensure that outdoor lighting complies with the county's Dark Sky ordinance.

Goal 11c: Require new developments within forested areas to implement necessary Firewise measures.

**Sample Recommendations:**

- Partner with public land agencies to create standards to protect Wildland/Urban Interfaces.
- Apply air quality control measures, such as restrictions on fires and wood burning stoves when adverse air quality measures indicate a need.
- Create and enforce a county noise ordinance with upper limits set for all vehicles, including off-highway vehicles.

**8.0 Energy**

Goal 1c: Require that utility-scale renewable energy generation systems and short term power storage systems be located near existing substations and transmission lines, to minimize the amount of infrastructure and land disturbance required for energy distribution.

**Sample Recommendations:**

- Create a zoning ordinance process that allows acceptable utility-scale renewable energy production facilities to move through the approval process within 12 months.
- Update building codes to promote energy conservation in new construction and remodel/retrofits.

**9.0 Cost of Development**

Goal 1a: Development projects should pay their fair share of the costs of necessary off-site improvements in infrastructure and public facilities, such as the roads and utilities needed to support the development.

Goal 2a: Require that major new developments (in cooperation with existing utility providers) provide for the construction or upgrade of public utilities, to ensure that there will be no reduction in the level of service to existing residents and subdivisions.

**Sample Recommendations:**

- Support multiple secure mechanisms to fund and finance public services necessary to serve the development.
- Support efforts to form special districts.

**10. Administration and Implementation**

No specific Goals or recommendations are included in this section. Its subsections define:

- Plan Amendments – Major, Minor, and Administrative Technical Revisions
- Adoption (of the Plan)
- Public Distribution
- Review and Submission of Comments
- Collaboration and Facilitation
- Existing Plans and Studies
- Community Vision Statements and Community Plans
- Monitoring of the Plan and Its Implementation