

Comments

Steve..Thanks for all the work you and the committee are doing. Looks good to me.

Yes, I like it.

This looks like a good balance for Greer to preserve the integrity of its natural setting, maintain the appeal of natural surroundings to the residents and visitors, provide security and opportunity for small business owners, and allow for stronger economic income by outside interests that are compatible with Greer's values and setting

My wife and I have been property owners in Greer since 1979, and built our cabin in 1981, lot number 102-08-0318.

We have reviewed the plan and the map, and have no objections to it. Thank you for working on this project, and for your recommendations.

My wife and I live five months in Greer, during summer time. We have been summer residents there for about 14 years.

We love Greer. We do not care for the legacy of the bad dude who, in cahoots with xxxx, really warped the process. Today we see the result on main street.

Not being a full resident it is difficult for me to understand everything unlike several owners fully vested in the process. Thus I cannot say if we have enough of this use or the other. But I fully support what I have seen and that which is presented in the few lines of your letter.

John F. and Larry W. are aware of what I can and cannot do (my memory is failing), but one thing I will do is try to raise some needed money to oil this machinery. I already helped CGI with some money. I have opened an account at National Bank of AZ in Scottsdale which also has a branch in Eagar. I funded it with the same amount of money. But it is not serious really for it is my name only and we cannot do anything until a board is established. Then and only then we will be able to solicit funds to help for the gas and paper and mailings, etc. I will continue to help more this summer.

My help will go to a future association made of people coming different Greer associations: CGA, CGI and others.

After May 15 or so I will be in Greer and try to help more.

I am OK with all proposed changes to the map with the following comments: #4 Heaven Scent - the area is well away from town, I'm fine with GCR. #8 GC north of Rendezvous, OK with GC but not sure where the parking will come from. As far as a 10 year time line, that is simply a guess. I suspect the last ten years showed little if any growth, perhaps even a negative growth. It is reasonable to expect some growth in the next 10 years, and this proposal will probably be sufficient to accommodate it. If not, the plan is amendable.

Looking at the map, I do like the fact that this proposal does not add GCR land use to downtown Greer. I think that is the most vulnerable part of Greer when it comes to preserving its character. I think residents and visitors agree that they like the small village atmosphere with views to the meadows and mountains. I think that adding some GCR land use in the suggested areas makes good sense.

My wife and I have owned a residence in Greer for many years and have an interest in ensuring the quiet enjoyment of Greer and surrounding areas, while also hoping to improve the draw of the area to support the viability of local businesses and support property values.

We have reviewed the general plan draft and map, and am fine with residential portion of the map (1 acre lots). However the plan is silent on infrastructure requirements such as sewer and water adequacy, set backs from the Little Colorado, etc. Also, silent on road adequacy to handle traffic increases, maintenance costs etc. Will the new plan add to homeowner costs for infrastructure and what are those estimates?

Also the commercial residential density of 8 residences per acre seems high and would prefer we remain between 4-6 per acre. We understand there is probably some number of minimum lots business owners need to make their real estate investment worthwhile. Some owners have overcrowded properties today, however (Greer Lodge in particular) and this has added to traffic congestion, dust and noise levels, and lowering the appeal of the town itself.

For commercial, will we have some guidance on construction quality, look feel, and nature of the commercial ventures in the future? The goal is to promote the beauty of the Greer area and to avoid commercial ventures that do not fit with the small community. We don't see this addressed and would not want us to inadvertently promote activities that detract from the community.

Also the plan is silent on the Greer Lakes. Seems any plan for Greer should consider some plan to ensure the lakes are actually maintained at water levels to be usable more consistently than they are today. Usually they are about dry by mid summer which is a negative to drawing visitors/fisherman/boaters to the area during the summer season.

Also the plan is silent on any plans that will help us draw other visitors in the future to help support commercial growth. Suggestions would be to consider planning for things such as off road mountain biking (a robust connected off-road trail system), hiking, etc. Although the Greer area has a number of trails they are not made for off road mountain biking, and connectivity is limited. Many towns and communities in Utah, Colorado, California, etc. have promoted trail riding and it has proven a strong draw in communities where this has been done. On road cycling could be good in the area also if we had bike lanes to promote separation from cars and bikes. A bike route from Greer to the Sunrise turn off would provide access to the road to Big Lake which is used by a small number of cyclists today. Only a few cyclists (on or off road) are attracted to the area as infrastructure is very limited. Properly planned and conceived, this could be a strong draw for local business during spring, summer and fall when temperatures in the deserts are extreme. Trails could also double for cross country skiing in winter, horseback riding, etc. We need some investment in infrastructure to promote local businesses, and related property values. It would not only help Greer but also benefit surrounding communities such as Springerville and Eager.

Is Leeds NW on Map?

I've been coming to Greer for nearly 40 years, and have been a property owner for half that time. I completely agree with the idea of maintaining the character of Greer, and am perplexed as to why the language supporting this basic tenet of Greer was removed from Article 6. In particular, in more recent years, the omission of the 'widely disbursed minor destination resorts' seems a real concern, as there appears to have been a monopoly of sorts in taking over various properties by one organization. Since Greer Lodge burned down, Greer Lodge Resorts seem to have sprung up with their omnipresent signs deflecting away from the unobtrusiveness of other resorts. They have changed the character of Greer, and leave a very different feeling in my psyche than any I previously encountered.

Unfortunately we will not be able to attend the March 12th Greer Planning meeting. However, I would like to offer a few comments/suggestions as we move forward with the Greer Plan.

- I am concerned with the drop in permanent residents. In 1980 there were over 150 full-time residents and today less than 50.

What happened to cause this?

- Today the Amberian, Greer Cafe, Cattle Kates (373), Greer Mountain Resort Café and Snowy Mountain no longer offer food services.

What happened to cause this? Has tourism dropped off in Greer? Why?

- Property values have dropped considerably in the last few years. However, the Real Estate market remains flat.

- Perhaps a new survey should be conducted now which would include all property owners. There are currently over 500 parcel owners in Greer.

In my opinion, Greer needs to revitalize itself to stimulate reasonable growth, boost tourism and promote small business growth.

Thank you,

I believe it is important to protect and keep separate areas that are currently residential from commingling with commercial. Specifically, I'd like to make sure that the area on Butler Avenue West of Antler Ridge remain residential.

Dear Committee Members,

While we are summer visitors, having been land and cabin owners in Greer since 1975, we are most interested that Greer retain the image of a welcoming mountain village rather than a resort town.

1. First of our concerns is that water availability and usage and sewer facilities be a first consideration in business and concentrated living/resort areas. While they are beautiful to the eye, large grass areas that are irrigated in summer could lower well levels for other properties.
2. Commercial(GC) operations and resort(GCR) should be kept along Highway 373, and not further inserted into residential (GR) zones.
3. Lighting in all areas should be kept to a minimum and directed earthward to save the night sky.
4. Noise in GC and GCR areas not be at extreme levels, and concluded by 10 pm unless conducted indoors.

Thanks so much for the input opportunity

Thank you for sharing the general plan map. I think it looks good.

Greer Comprehensive/Community Plan Committee Members,

A few of you have tried to get us involved in the land use plan discussions. We cannot participate as we have too much negative experience with the county. Everything we have protested has been approved.

We do not believe that Greer should have hard zoning. Greer Phase 1 was never properly enforced by the county. It was a good plan as plans go. It was put together by a group of dedicated people and with a little tinkering and better enforcement could serve our village very well for many years to come.

So called modern cities in fact are trying to get back to what Greer has always offered: Mixed use.

They have discovered that neighborhoods with a mix of residences and commercial buildings have a host of benefits, a departure in thinking from the years of planning when cities and towns sought to segregate uses of land with houses in one place and commercial districts in another.

We have always thought the best thing about our cabin (98 Main Street) is that we can walk out the front door not only to other cabins but also to restaurants, the Post Office, a cabin resort, a couple of businesses...or walk out the back door to the river to drown a few worms.

Greer Phase I offered cabin owners, not wanting a commercial expansion or intrusion, a protection - in theory. The problem was that the county never considered the neighbors' opinions and never saw a Conditional Use Permit it didn't love. As we said: A little tinkering could help protect our special place and not leave us with a commercial strip such as those that greet visitors driving into, say, Prescott Valley. Ugh. That's the world of hard zoning.

Since a community must have a population of 1,500 to incorporate...including men, women and children, it is unlikely that Greer will ever comply. If it should ever reach that goal, as some would want, it would be appropriate to discuss zoning at that time.

Our post office has 600+ boxes with 150 +/- rented at any one time. That is an example of government waste. The old post office served us well.

We are in charge of our sanitary district, our fire department, our individual water resources, our trash collection...with only limited government mandates. We have clean air. We have an abundance of water. Our night skies are our crowning glory.

Some observations about the map:

There are no special use designations for a town hall, church/chapel, cemetery, museum or visitor's center. These are desired village amenities. Nor are there any designations for historic properties that are more than 50 years old. That is a valuable project by itself.

Aspen Cabins on Wiltbank received a Residential Designation...not GCR.

East Fork Cabins and RV Park is not recognized at all.

Cattle Kate's on your map has been the so-called Greer Lodge "Resort" for several years. Calling properties such as this "resort" is a stretch. The Peaks probably qualifies. At least they are trying to meet the definition of "resort."

The Wildflower was built to be a bed and breakfast where owners could live and work. It is a residential building being used as commercial. It has a rented apartment on the bottom level and a real estate office, construction office and retail shop in the rest. This was also protested as it is a three-story building constructed on un-engineered fill many feet above grade. It received the Apache County stamp of approval! It is an eyesore as one enters the village...and we still hear about it from visitors to our town who ask, "How did they get away with that?"

It seems arbitrary to tax all the residences on Main Street at 18% because they have been designated commercial. They should be taxed for the current use. Greer Phase 1 allowed "home businesses" anywhere. Were there problems with this?

This plan is proposed to accommodate future expansion in 10-20 years. Wouldn't it make more sense to get those who see a need in 10-20 years talk about the need for zoning then? It is not

needed now.

Those who want it now are xxxxxxxx and xxxxxx. It is common knowledge that they are working on expanding their high density developments on the Greer Lodge Estates and Greer Lodge Resort properties. Straight from the county's mouth..."it's in the works". Can't they be handled as isolated cases? Haven't they learned from their previous attempts to have fractional interest, HOAs, and high density cabin clusters?

Why isn't someone from the Owens family on the committee? They own approximately 800 acres of the 1,800 +/- acres of deeded, private property in the Greer area. Could they possibly have a consciousness to protect their land from zoning and development...keeping the true spirit of Greer and preserving its tranquil beauty? If that is their motivation, they need to be congratulated, not condemned.

The competition in the nightly rental market is enormous. It's difficult to calculate exactly, but a figure of 705+ guests is possible at one time in Greer. The private cabin rentals take business away from the businesses who do only that..for example, Antler Ridge, Little Colorado Cabins, Greer Lodge Resort, The Greer Peaks Resort, and Lazy Trout Cabin Rentals.

Most of you on the committee have been coming to Greer much longer than we've been here (30+years). How many of you have been impacted by a need for zoning...ever?

In conclusion, as Greer is now...and has been for a century at least...for business to survive in Greer, the businesses must be operated by the owners. One restaurant can be supported in the winter...possibly three in the summer season, which now goes until October 31. We don't need more businesses until we have more customers. We do need for our seasonal visitors and residents to have peaceful enjoyment of their properties and not be constantly in turmoil over "what's next" from Apache County.

Here are some of my thoughts about the statements or questions presented in the 2/27 emailing. I agree with the first one re: amount, size and locations, etc.

I think that we have enough of the uses for the 10-20 year future. But who I am to know?

"What we should have" ...This can encompass a number of concepts. One comes to my mind: if possible, the Greer Community Plan could at all times update on a time line where things are where they are going, what are the challenges encountered, etc. A simplified—for better understanding—of what is going on. A sort of common language mini report, where the interested people can go to get a quick update. A vertical line with date and a few lines. A name could be found by your august colleagues. It would show at a glance what's going on. Another idea, if possible again—and if it makes sense—would be to "invite" people like Mark Wade, to share of interest, or update an ongoing problem or progress.

The "significant disagreement" portion is easy in a sense but is a bit more complex to handle. As an example, some people consider the small wood sheds at former Cattle Kates as terrible. They would want to do something and can't; but they would be prime "customers" to participate in the problem of space between homes, businesses, etc.

The last statement is clear.

This effort to draft a general plan has undoubtedly required significant time by those involved. My guess is that this is going to be a thankless job. It is easier for people to complain than it is to get involved and be part of the process. To be honest, as a Greer business owner and a part-time resident, I

am more concerned about the economic viability of Greer's businesses today, particularly those businesses that rely heavily on foot traffic (e.g., Molly's, Grey Goose, etc.). I don't see a general plan as

a pressing issue right now.

With regard to the general plan, I don't have any issues with what is being proposed – probably because

it is general in nature. I am skeptical that the end result will have any tangible benefits for Greer. I have

heard repeatedly that the county does not really care what Greer residents want. They see Greer property valuations as a cash cow. With that in mind, I am skeptical that the county will put much weight on the plan.

Following are a few specific comments, some of which relate directly to the general plan and some of which relate the Greer business climate:

- I note the general plan includes additional areas designated as "Greer Commercial". However, I am doubtful that Greer can sustain additional businesses given that existing business continue to struggle. The seasonality of Greer and the low full-time population are significant challenges.
- We need to find a way to make it economically feasible and affordable for people to work and live in Greer. This would likely require some affordable higher density housing, but as we all know that is a major issue with many people in Greer. Higher density and mixed-use designation can be a positive if done right. Unfortunately, it is often done poorly.
- From what I understand there is a lack of participation in this process by a number of existing Greer business owners. If true, that is a shame because these are the businesses that are ultimately affected by the lack of full time residents and the lack of sufficient visitors. These are the individuals that generally have the most invested (and I use this term loosely) in Greer and are most affected by zoning decisions.
- How about designating an area for a nicely developed RV resort or deeded RV lots (people can own a small lot with a small structure that has a driveway for their RV)? This might be an alternative to or in addition to townhomes/condos.
- It would be nice to find a way to protect certain open areas of Greer. One way that Greer is blessed is that in the grand scheme of things, the Forest Service is the largest land owner. There are a few privately held parcels that would be nice to save (i.e., prevent development). However, this must be done in an economic way to incent the property owner. And we all know that money talks, so maybe we should organize groups to raise funds to buy parcels that are worth preserving. Or instead of buying parcels, how about raising funds to pay for a conservation easement? The "I've got mine, you can't have yours" mentality has not worked in Greer.

As stated earlier, I am more concerned about the economic viability of Greer businesses. I don't believe

most part-time residents appreciate the time and money that it takes to own and operate a business in

Greer. And I seriously doubt that any business in Greer is generating sufficient financial returns to justify

investment by people who do not have some sort of life-style or emotional attachment to Greer.

Generally people come to live and/or visit Greer because of its charm. They also come to visit family

Hello -

Thank you for all your hard work on this! Having a general plan map for Greer is an excellent idea. We realize communication is a challenge for our community, so we were truly grateful to have received a postcard today informing us that a general plan was underway and our feedback is important to the process.

We have accessed the sight and have read through the information. We understand the purpose and feel that all the components of the plan have been well defined. We see the map that shows various lots, but we cannot find the actual proposed plan map. A map that shows the different property designations(ie. residential, commercial, etc). Have we missed it or has that yet to be posted?

We are interested to know more and understand there is a meeting coming up in May. Would it be possible to attend that meeting(really just to listen)?

Sincerely,

To whom it may concern:

As a long time residents and home owners in Greer, AZ, we hereby acknowledge having read the latest CLUP for Greer as posted on www.greerarizonacommunityplanning.org hyperlink and essentially agree with the plan as currently drafted especially as it relates to Article 6 GR-1 zoning.

We also would like to see more emphasis placed on development of paved access roads to residential areas and improvements to hiking and biking trails. And , in terms of the Greer lakes, these lakes are poorly stocked with adequate quantities of fish and are perceived by many as one of the worst places to fish in the White Mountains. What can be done to improve the fishing in these lakes?? Doing so would certainly improve the local economy!!

I think it would be good to somehow regulate nightly cabin rentals in residential areas.

These cabins are not submitted to the same constraints as hotels or condos, and as a result can create much more inconvenience for the neighborhood.

It is not rare to see 4 to 5 trucks / cars and large parties flocking to cabins in residential areas. The corresponding screaming, loud music playing late in the night and back and forth driving is hard to take.

I bought a cabin in Greer to benefit from the calm and beauty of the area and not to face this type of situation...

Regards,

We need the maps in some different form. They are too small to make out on a computer monitor, and the labeling of roads needs improvement. In most cases it is almost impossible to determine what area the maps represent.

REPLY Well, after a little more study I was able to figure out the areas. Oddly, on the first draft GP map, the zoom icon does show up briefly, then disappears until I reload the page. Must be something in my system. Thanks for the reply.

To all working members participating in the development of this draft,

Currently some homeowners use their 1 -2 acre properties as seasonal RV park's for up to 4-6 months at a time. This needs to be addressed in the final Greer Community Plan documents.

It appears that the Greer community plan will formally exclude RV parks from the Greer as a new business enterprise.

It appears that most of the long term RV stay may be made up of friends and relatives during the summer months. It's difficult to determine if some of the RV's are paying to stay at these properties.

What are the current stipulations if any for mobile homes to be placed on a property?

I own the property / Cabin at:

Hi Rye,

Thanks to you and your team for giving the community some opportunity to comment.

I generally agree with the stated plan goals and would support some limited business development in Greer especially around services and restauration.

But I am not in favor of rezoning the area near Snowy Mnt RV (plot #4) into a GCR zone, I think all GCR rezoning / augmentation should be focused around main street and possibly around Greer reservoirs

I read somewhere in the documentation about the need for walking / biking accesses to GCR zones areas. The creation of walking/bike lines from Crosby Acres to Greer main land would limit traffic density within Greer and improve safety in the area. (I did try to ride from Crosby Acres to Greer : not fun at all).

My conclusion is that Increasing GCR zoning around Crosby Acres would just lead to major traffic increase and nuisances to the area, and most likely would only benefit a very limited number of stakeholders.

Dear Greer CLUP Team,

Thank you for your work on developing a land use plan for Greer. We have been examining the materials you have posted online and are in general agreement with the direction you are going. We are especially pleased that you are recommending adoption of the latest FireWise standards. One question arises: how will adoption of FireWise alter the current tree removal process?

We look forward to being kept apprised of developments.

Thank you,

Greer working committee, I would like to propose that the properties from Wildflower Resort to the Utah Arrowhead Trail Resort be designated as possible resort status. The majority of the properties in this section are already Resort status and this would keep the resort status in a confined and similar use area. Thank you for your consideration.

I have reviewed the revised draft of the map with more commercial property added. This makes sense to put commercial property in the village of Greer. Certainly don't want any in the "neighborhoods". I think there has been a lot of time and thought put into this planning and for the most part I believe this is a good plan. We look forward to the next meeting to see what the community feels about this.

Thank you for all your work.

Planners:

Thank you for your hard work and dedication to Greer. It 8s not easy trying to please as many people as you do in this process so cudos to all involved.

I would not want to see more manufactured homes or modular homes or trailers than may currently exist.

I support plan B on the map but can agree to plan C if that happens.

We have been cabin-owners in the Greer Acres subdivision for the past 10 years and before that campers in the Hoyer Campground for over 20 years. We are opposed to the commercial (GC) and commercial resort (GCR) use of the area at the intersection of the North Woods Road and Highway 373. It would have a negative impact on the forest experience and the getting-away-from-it-all feeling currently available to those in the campground and the surrounding predominately one-acre residential sites. We believe the commercial (GC) and resort (GCR) designations surrounding the Lazy Trout more than meet the current and future commercial and resort needs for this portion of Greer.

Well it looks like after attending the meeting today I have changed my mind. I left some notes for the committee regarding my thoughts on the map. I don't know if you got them so I am just going to email those thoughts.

After reviewing the "plan B" map we have decided that is not a direction we would support. Greer does not need to look like other resort towns with lots of businesses one right after another. We don't think Greer needs much more congestion downtown. We would like to see some new businesses but feel the town would have a hard time supporting anything full time except perhaps food establishments. It is hard to keep a business running during the winter. It would be hard to see businesses start up and then leave and have vacant property such as Greer Cafe is right now.

Our thoughts regarding the plans:

Starting in North Greer the original plan of adding GCR between the RV park and White Mtn Lodge is a good idea but would also add the property across the street to be possible GC or GCR property. There used to be a sports bar and restaurant there. There has also been horse rental there and currently Kristi is running her food cart there. It is also away from the hustle and bustle of town and gives people a place to stop on their way out or in.

We believe the Heaven Sent area should be GCR because of its location it would have a more remote attraction for people who want to get away.

Moving into the village of Greer we would support the original plan A with a few extra areas for possibilities for commercial property. North of Rendezvous is a no brainer. It should most definitely be GC. The area over by Pegnam Realty would be a good GC area. However there is some concern about the water that runs through the Antler Ridge area. We like the openness of the area across from the community center. It seems better suited to put GC area around the Greer Cafe area. Between Mountain Air and Greer Cafe would be acceptable. Those are larger properties and more suited for business parking. As it is now people park along the street and walk in the street even though we have put up walkways. I guess they like the small town feeling and if lots of businesses pop up along main we will lose that part of Greer that everyone loves.

We appreciate all the hard work the committee has done. In future I would suggest spending less time on the Mission and Vision statements and get right down to the map. It is important for people to know the difference between this plan and the county zoning. I think the back and forth conversations in the meeting were really great and helped people get a little better grip on what we want to see happen to Greer in the future. We have been to 3 meetings and honestly I think our eyes glass over when I hear the mission and vision. We all know why we love Greer and would like it to stay that way. I realize there are usually a couple of new people who need to be brought up to speed but it would help if this was done more briefly so we could get down to business which appears to be the mapping. It was very helpful to have the maps on the screen and liked the way John pointed out the areas under discussion.

Thanks again for the committee's hard work and time.
