

## Greer Community Plan Rev. 10. July 6, 2018

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### Detail of Plan by Topic

- 1) **Working Group Members participating in development of Draft**

Dean Wade	Greer Resident, Business Owner, Active in Community Groups
Larry Loucks	Greer Resident Active in Community Groups (GCA/GFCA etc.)
Ted Diepstraten	Greer Resident Business Owner (Lazy Trout/Cabin Rentals) and Active in Community Groups (GCA/Fire District Board)
Tina Phillips	Greer Resident Active in Community Groups (Friends of the Library)
Rob Shupak	Greer Resident, Local Physician, Chair Sewer Board, Active in Community Groups
Rye Sluiter	Co-Chief Greer Fire District and Long Time Round Valley Resident
Mark Wade	Co-Chief Greer Fire District, Past Greer Resident/Business Owner
Tom Kirk	Greer Resident, COO Camelot Homes and Active in Community Groups
	Co-President GCI
Rich Mosher	Greer Resident Active in Community Groups – Museum Board
Steve Williams	Greer Resident and Active in Community Groups (GCFA)
Charlie Gwinn	Greer Resident and Active in Community Groups (GCA)
John Freeman	Greer Resident, Active in Community Groups, Commissioner Apache County P & Z

## 2) Introduction

Greer is a community comprised of permanent and part-time residents, vacationers, small businesses, and resorts in the White Mountains of Arizona. Development had been governed by the Greer Phase I ordinances (GP1), approved by Apache County on May 15, 1989. This document defines the character of the community as a mixture of mountain forests and meadow-lands, natural rivers and streams that flow year round, homes on one-acre lots, small commercial enterprises and widely disbursed destination resorts. Conditional uses and exceptions had been permitted by individual petition to the County and after approval by the Planning and Zoning Commission and the Board of Supervisors.

A process of modernization of the zoning code began in 2006. The goal was to create a new zoning ordinance for Greer that would include specific definitions and development standards for each of several zones required to accommodate the various land uses existing in Greer. Each use would then be limited to a specific zone, which in conjunction with a Comprehensive Land Use Plan (CLUP) would help to insure compatible land uses in the future. A Greer Advisory Committee comprised of community stakeholders was assembled by Apache County to prepare this ordinance. This group worked for more than two years to develop a draft of a zoning ordinance called Article 6.

Ultimately, Apache County modified Article 6 and removed a number of important guidelines relating to character maintenance, preservation of open space, limitations on density, and prohibition of development in environmentally sensitive areas. The formulation of a Greer-specific CLUP is an important opportunity to clarify those elements lost from GP1 and to enhance neighborhood protections for the community. Property owners perceive the Greer area as a unique place that must not be sacrificed in terms of visual image, scenic quality, character, and stability of environmental resources. These attributes also promote tourism and investment, so their preservation would likely render long term economic benefits to Apache County. The Greer community also considers the upholding of property rights and values important aspects of this plan.

*The following language is exemplary of that removed from Article 6.*

*"The character of the community is a mixture of open mountain forest and meadowland, natural rivers and streams, which flow year round, homes on one-acre lots, small commercial enterprises and widely disbursed minor destination resorts. Residents and property owners perceive the Greer area as a very special place that must not be sacrificed in terms of visual image, scenic quality, character, and stability of environmental resources. These qualities attract visitors, tourists and investment, and their preservation is therefore in the long term economic best interest of Apache County.*

*All the current conditions and perceptions lead to the primary goal of CHARACTER MAINTENANCE."*

### 3) **Mission Statement** (under review)

The intent of this plan, through the creation of a Greer specific Community Plan containing the Greer-specific Comprehensive Land Use Plan (CLUP), is to preserve and pass on to coming generations a Greer experience as rich and beautiful as ours.

A key component of this plan is the General Plan Map which displays existing and proposed, future land uses.

The Greer Fire District has included a Fire/Safety/Prevention element including direction to adopt, through election by the community, the 2015 International Fire Code and establish Greer as a “Firewise Community”.

This Plan is intended to direct inevitable growth, while preserving those natural aspects of Greer that attract residents, business owners, and visitors to Greer.

The Greer-specific CLUP defines a basis and context by which zoning ordinances, land use objectives, and the CLUP itself can be viewed and modified to ensure those critical characteristics which define the essence of Greer are preserved and enhanced. The appropriate application of these processes and principles is intended to promote a community with a healthy residential base, stable property values and an economically sustainable business environment.

### 4) **Community Vision for Greer**

#### **Purpose:**

This vision as delineated below is intended as the first statement in a multi-step process including the creation of a Greer-specific CLUP, a hard zoning map, and a detailed ordinance. Together, they become a legally binding set of regulations that represent the preferences of the community and directives for enforcement by Apache County. These rules establish a set of expectations for existing property owners as well as future buyers. When a property is purchased, the new owner is buying a set of property standards which have been developed by the local community, and are legally recognized and enforceable by Apache County governance including the County Attorney and law enforcement.

This vision statement is intentionally broad in nature. Its importance, however, is critical to the development of the Greer-specific CLUP, the Greer zoning ordinance, and for Apache County administration of Greer land use. In essence, it gives direction for every land use decision to be made by the County on behalf of the Greer property owners.

#### **Background:**

This vision for Greer is a product and representation of a widely diverse group of Greer residents. It includes residential and business representatives who share a vested interest in the community. This diverse group has identified the value of important past deliberations in unifying a wide range of thoughts, ideas, and interests to create this document and help determine the future of Greer.

The “Community Vision for Greer” includes as a key reference “Greer Phase I ordinance, Section 303.01, Character Maintenance and Development Ethic”. The Phase I ordinance identifies “the Greer area as a very special place that must not be sacrificed in terms of visual image, scenic quality, character, and stability of environmental resources.”

Apache County is an administrative partner in this effort, responsible for approval and enforcement of these standards. We understand it is the responsibility of the Planning and Zoning Commission and

the Board of Supervisors to give precedence to this CLUP whenever making recommendations or decisions pertaining to the region defined by the Greer area map.

### **Community Vision for Greer**

Greer is a high altitude environment consisting of four seasons and having an abundance of wildlife, fir, pine, aspen, and spruce found in conjunction with riparian areas filled with wild flowers and willows. Deer and elk are commonly seen from homes, resorts and businesses.

People have long been attracted to Greer because of the above natural attributes. Originally, homesteaders came here to ranch or farm. Later, others came for a variety of reasons including, but not limited to, to enjoy the serenity of the region, escape the pressures and conflicts of modern life, recharge their souls, hike and mingle with the natural surroundings, fish and hunt in the region, and ski in winter.

Greer is a mountain village unique in Arizona and as such, it has attracted interest statewide and beyond. People come to Greer as tourists, campers, and permanent residents.

Our business community is an integral part of the Greer Experience, supporting tourism and the residential base, and has significantly contributed to the culture and character of Greer.

Greer has also attracted development and investment interests. These sometimes have been in conflict with or eroded those same attractions described above. Greer residents, business owners, tourists, campers, and other Arizonans who care for the continued quality and the existence of these precious natural characteristics, view their role to be “stewards of the land” with the intent to preserve and pass on to coming generations a Greer experience as rich and beautiful as theirs. It is critical to note that historically, the economy of Greer is enhanced when residents, small businesses and resorts work together and respect the natural environment of Greer.

These attitudes are held by a preponderance of the population of Greer as evidenced by statistical survey data collected by Apache County, GCI, and GCA for years 2002, 2004, 2006 and 2016. The results of these surveys provide one basis for the objectives of this CLUP as presented in this vision statement. The intent is to limit and manage those activities involving development and growth which have the potential to erode the natural environment and character of Greer. In addition, such activities if left unbridled could negatively impact the property rights and values of Greer residents and an economically sustainable business environment.

Accordingly, Greer Residential (GR) densities are intended to be no more than one unit per acre, commercial enterprises using large quantities of water will be required to evaluate and document their impact on the local aquifer and immediate neighbors’ water supplies. Conversions of commercial residential uses to single-family uses will be permitted, providing that sufficient land is also converted to meet the one residence per acre minimum required by the Greer ordinance.

Large Parcels, anticipated to develop but are as yet undeveloped or zoned, are expected to develop in accordance with this CLUP and vision.

Recent local fire events have emphasized the need to strengthen the scrutiny of fire related safety concerns affecting all property owners. Because of this safety concern, this vision includes the addition of the approval per local Greer Fire District Codes and Regulations for the development of any structure.

### **Vision:**

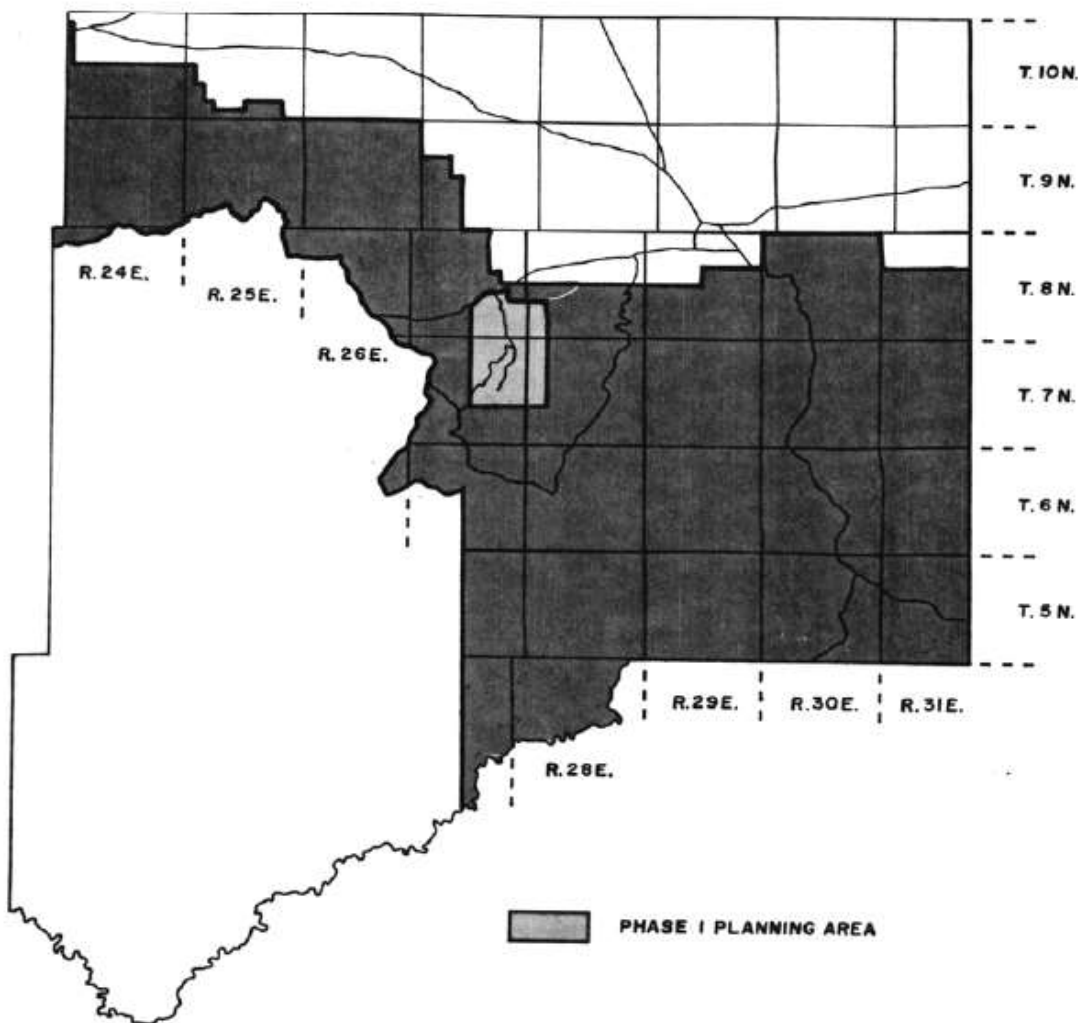
- The Vision Statement is a key element in a multi-step process including the creation of a Greer-specific CLUP, a hard zoning map, and a detailed ordinance.
- Property Owners own a set of property standards which have been developed by the local community, and are legally recognized and enforceable by Apache County governance including the County Attorney and law enforcement.
- The CLUP, including the Community Vision, gives direction for every land use decision to be made by Apache County on behalf of Greer property owners.
- Large Parcels anticipated to develop but are as yet undeveloped or zoned are expected to develop in accordance with this CLUP and vision.
- The Community Vision for Greer is a product and representation of a widely diverse group of Greer individuals. It includes residential and business representatives who share a vested interest in the community. This diverse group has identified the value of unifying a wide range of thoughts, ideas and interests in writing this Community Vision for Greer.
- This Vision has been reviewed and modified by the Greer Community and represents the view of a significant majority of the Greer Community.
- Greer is characterized by the natural beauty of the environment having an abundance of wildlife, fir, pine, aspen, and spruce found in conjunction with riparian areas filled with wild flowers and willows.
- People come to Greer because of those natural attributes.
- People come to Greer to enjoy the serenity of the region, escape the pressures and conflicts of modern life, recharge their souls, hike and mingle with the natural surroundings, fish and hunt in the region, and ski in winter.
- Greer is not a retirement community nor a high energy destination resort.
- Our business community is an integral part of the Greer Experience and history, supporting tourism and the residential base, and has significantly contributed to the culture and character of the Greer.
- Greer residents, business owners, tourists, campers, and other Arizonans who care about the continued quality and the existence of these precious natural characteristics, view their role to be “stewards of the land”.
- A key intent of this Community Vision is to preserve and pass on to coming generations a Greer experience as rich and beautiful as ours.
- Accordingly this Vision supports growth in “homes on one-acre lots, small commercial enterprises and widely disbursed destination resorts” and is intended to limit development and growth which has the potential to erode the natural environment and character of Greer.
- This Vision Statement supports those actions and projects which enhance the visual image, scenic quality, character, and stability of environmental resources. Those attributes which promote tourism and investment are advantageous to long term economic benefits to Apache County. It opposes those actions and projects which would harm those same attributes.
- This Vision is held by a preponderance of the population of Greer as evidenced by survey data for the years 2002, 2004, 2006 and 2016.
- Accordingly, Greer Residential (GR) densities are intended to be no more than one unit per acre. For clarity, the use of maximum densities in GCR and GC are not entitlements and need careful review.
- Commercial enterprises using large quantities of water are required to evaluate and document their impact on the local aquifer and immediate neighbors’ water supplies.
- Conversions of commercial residential uses to single-family uses are permitted when maintaining the one residence per acre minimum required by the Greer ordinance.

- Our vision is that Apache County will adopt the Greer Fire District codes and regulations as an integral part of this Community Plan in the growth and development of Greer.
- Widespread Community support and encouragement for those individuals, businesses and organizations supporting this plan is anticipated to ensure its success.

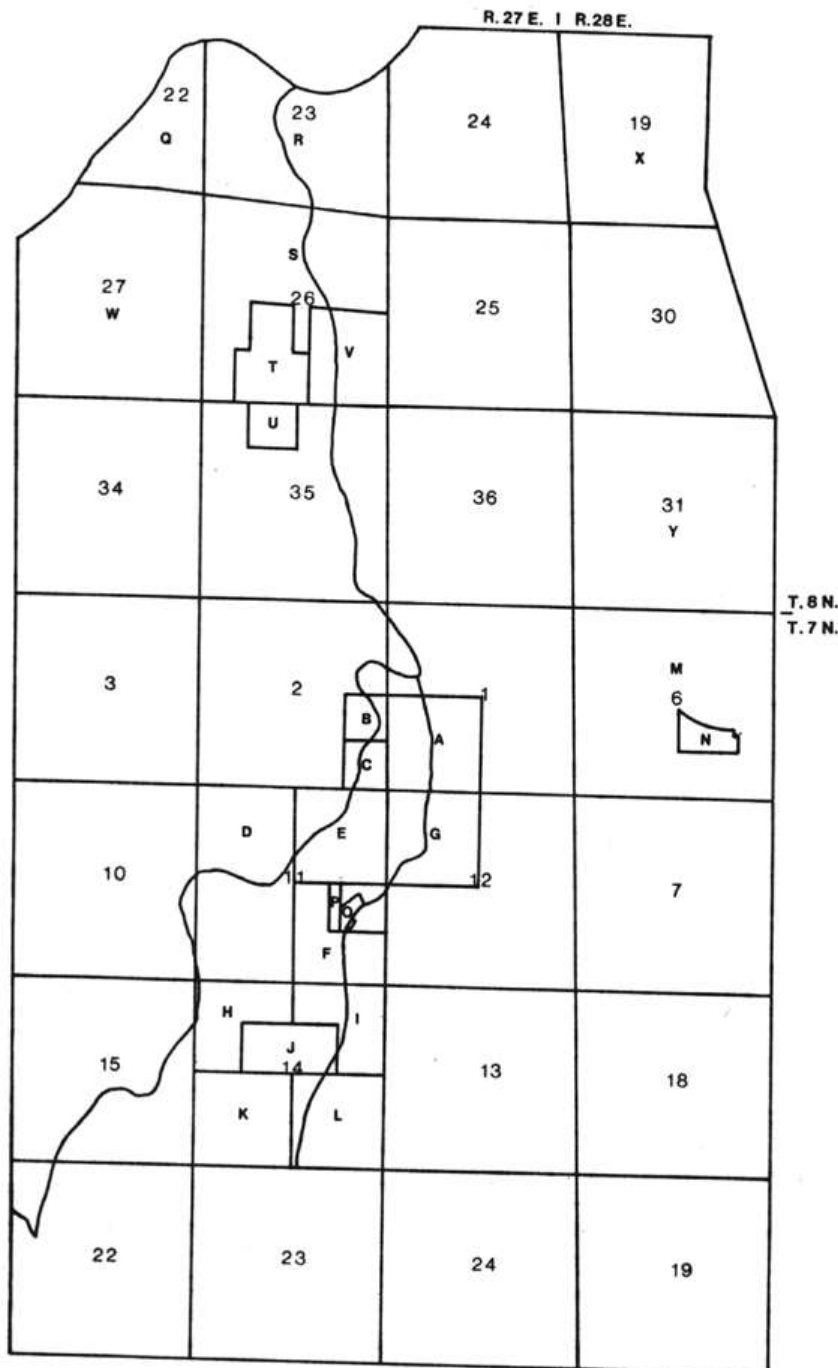
## 5) REGIONAL SETTING & THE PLANNING AREA

**Greer Area Description** Herein referred to as the Greer Conservation, Development and Management Program, This area is located within the southern portion of Apache County. By general description it is located south of State Highway 260 within Township 7 and 8 North, Range 27 and 28 East (see Greer Planning Area Map). Included is the Assessor's Plat Index Greer Phase I and, by reference the associated plats covering this area. (Extracted From Greer Phase I and Apache County Article 6, Section 603)

## 6) GREER Planning Area Map



# ASSESSOR'S PLAT INDEX GREER PHASE 1



- A - 102-02
- B - 102-05 1OF2
- C - 102-05 2OF2
- D - 102-06
- E - 102-07
- F - 102-08
- G - 102-09
- H - 102-10
- I - 102-11
- J - 102-12
- K - 102-13
- L - 102-14
- M - 102-16
- N - 102-18
- O - 102-53
- P - 102-54
- Q - 103-05
- R - 103-06
- S - 103-07
- T - 103-08 1OF3
- U - 103-08 2OF3
- V - 103-08 3OF3
- W - 103-09
- X - 103-15
- Y - 103-17

7) **Jurisdiction and Objective**

(Extracted From Greer Phase I)

Within the Planning Area covered by this Section exist the limits to which this Plan shall apply (see Greer Planning Area map).

The objectives within this area are:

1. To encourage adequate open space and separation between buildings;
2. To carefully evaluate and control proposed high density uses in the immediate proximity of the meadow land;
3. To enhance visual aesthetics by providing proper scenic easements, architectural controls, advertising, lighting, lot development standards and maintain natural vegetative cover;
4. To encourage single-family residences, resort uses and convenience personal service and retail uses to serve residents and visitors;
5. To maintain the rural village quality and image of Greer; and,
6. To protect the public safety by prohibiting development in areas of flood plain, saturated soils or steep slopes.

8) **COMMUNITY SURVEYS**

**Excerpts:**

**2002 Apache County Survey**

Single most important Greer issue—

Stopping uncontrolled growth - 63%

Stronger Zoning to restrict developments – 67%

Limiting density – 85%

Unchanged or carefully guided growth -98%

**GCI 2004**

97% property owners chose Greer because of natural beauty and surroundings, small town atmosphere

Which direction would you prefer the future growth to follow

4% feel they prefer the conveniences of a Pinetop,

73% are in favor of controlled growth and

23 % believe there should be no growth.

**GCA 2006**

Do you believe the Ordinance should retain one residence per acre?

95.9% agree or strongly agree

Do you believe the ordinance should be changed to two residences per acre?

92.9% disagree or strongly disagree

Do you want to allow condominium type developments

84% disagree or strongly disagree

Do you want to allow duplex type developments

88.9% Disagree or strongly disagree



## **GCI 2016**

Why did you choose to own property in Greer? (mark all that apply)

- |    |                                     |      |
|----|-------------------------------------|------|
| A. | Natural beauty and surroundings     | 100% |
| B. | Small town atmosphere               | 80%  |
| C. | Remoteness                          | 68%  |
| D. | Outdoor/recreational opportunities  | 98%  |
| E. | Weather                             | 66%  |
| F. | Friendly atmosphere                 | 50%  |
| G. | Business opportunities              | 2%   |
| H. | Convenience of essential facilities | 11%  |
| I. | Good investment                     | 23%  |

Do you think that Apache County land use policy and zoning decisions should reflect the character and vision of the Greer Community and its property owners?

Strongly agree – 77%

Agree – 5%

Disagree – 7%

No Response – 11%

## **9) PUBLIC MEETINGS**

September 12 (Attendance 65) and September 26 (Attendance 50ish) October 14<sup>th</sup> (Attendance 35), June 2<sup>nd</sup> (Attendance 43), June 16<sup>th</sup> (Attendance 43) June 30<sup>th</sup> (Attendance 32)

Response/Comment Period 6-9 months Input to [greercommunityplan@gmail.com](mailto:greercommunityplan@gmail.com)

## **10) PLAN ELEMENTS**

### **a. Greer Fire District**

#### **Fire Safety/Prevention/Response**

- i. Establish Greer as a “Designated Firewise Community”
- ii. Greer Fire District would propose to adopt the 2015 International Fire Code, (IFC) which is the most current.
- iii. Establish a building separation for new construction that shall be one and a half times the building height of the taller of the two structures, or as outlined within the IFC / IBC.
- iv. The District currently employs two (2) state certified fire inspectors. The Fire District would propose to use these inspectors to perform annual fire inspections on all commercial buildings. This does not include cabins used for private nightly rentals. Inspections would also be performed on any building that has a change of occupancy, i.e from multi use commercial to restaurant / lodging. The District currently has enforcement authority up to the 2012 IFC until it adopts the 2015 standard.
- v. Construction plan review by the Fire District of all new construction or any construction that requires a building permit within the District.
- vi. Inspection of temporary buildings / structures of transient vendors that pose a risk of fire or life safety.
- vii. All outside burning will continue to be permitted through the Fire District only

b. **Comprehensive Land Use Plan for Greer  
General Plan Map**

A General Plan Map is a general, geographic depiction of **future** land use Which takes into account existing “built” land uses, and reflects the “current intent” or desired land use patterns of the community.

It acts as a “guide” or road map for future land use decisions and is a living document that can change over time, as assumptions about future growth and actual events impact and change the community’s view of desirable land use patterns.

**The General Plan Map land use designations are not Zoning.**

Land use designations for some specific undeveloped properties may not necessarily be the same as current zoning designations. If the current community intent reflected by the General Plan Map and current parcel zoning conflict, existing zoning prevails with respect to development rights.

A General Plan Map land use designation does not guarantee re-zoning in the future. The landowner would need to re-zone using the County process.

**Criteria for Land Use Change**

If, over the next 10 – 20 year period, an expansion in GC or GCR Services requiring additional GC or GCR Zoned area is needed the following criteria are suggested to the Community to locate that growth.

The following factors and conditions should be used when evaluating a Comprehensive Plan Map land use change from one permitted land use category to another.

**Conditions appropriate for a Comprehensive Plan land use change to Greer Commercial (GC) are:**

1. Nominal impacts on adjacent property, especially if it is existing built residential, from noise, lighting, traffic and interruption or impact on quiet enjoyment of neighboring or nearby residential property
2. Ability to adequately park the site without spill over impact on adjacent properties
3. There is a demonstrated need for commercial service in the area
4. “Walkability” or ability to easily walk or access the property on foot, bicycle or environmentally friendly means
5. Property can be/is designed in a manner harmonious with the area's natural surroundings
6. The design of the proposed use/facility adds more to the surrounding area than it degrades, from visual, functional and a property value standpoint

**Conditions appropriate for Comprehensive Plan land use change to Greer Commercial Resort (GCR) are:**

1. Complies with goal of widely dispersed minor resort properties
2. There is a demonstrated need for commercial resort service in the area
3. The impact of multifamily use on adjacent property in terms of property values, congestion, safety, or impact on quiet enjoyment of neighboring or nearby residential property must be carefully considered and stipulations safeguarding existing uses from such impacts are required.
4. Nominal impact on adjacent property, especially if it is existing built residential, from noise, lighting, traffic and interruption or impact on quiet enjoyment of neighboring or nearby residential property
5. No negative impact to property values on adjacent properties
6. Ability to provide adequate parking or ability to share parking with an existing adjacent commercial or commercial resort use to leverage off-peak vs peak parking demands
7. Won't add or increase congestion and traffic to the local area
8. The design of the proposed use/facility adds more to the surrounding area than it degrades from visual, functional and a property value standpoint.

**General Plan Map – Forward looking (appended Rev 4b, July 6, 2018)**

11) Plan Summary and Statutory Compliance

The purpose of this plan is to provide:

- a) Direction for future land use decisions for the community of Greer.
- b) Recognition of the need for a Fire Safety/Prevention/Response plan
- c) This Plan fulfills the requirements of state law and shall be administered and controlled in accordance with ARS 11-802, 11-804, 11-805, 11-811 and ARS 11-814 to direct the future land use decisions for the Community of Greer.
- d) As noted in *Apache County Comprehensive Plan dated 02/03/04 (and any subsequent revisions) Section 1.5 Applicability*, said Apache County Comprehensive plan applies only to unincorporated areas of Apache County. The Plan does not apply to incorporated areas, land that is currently part of a Native American Reservation or within the boundaries of a reservation, unincorporated property that is addressed in an adopted area or community plan, and unincorporated property that is in an area for which the County is currently completing an area or community plan. Given these exceptions, the Plan focuses primarily on the southern portion of the County, with the majority of the covered area lying south of Interstate 40.

The following area or community plans are being readopted and incorporated into the Comprehensive Plan. This Comprehensive Plan does not further address the land covered in the area plans; those plans are the controlling planning documents for their areas. The Comprehensive Plan Land Use Map, discussed in Section 4.4, assigns no character areas to these areas but references the area plans.

“Greer Community Plan and Greer General Plan Map Rev. 4b, dated July 6, 2018”

- e) The included map includes a carefully considered vision for the placement of additional commercial (GC) zoning and for additional commercial resort (GCR) zoning.
- f) The comprehensive land use plan is intended to direct that inevitable growth, while preserving those aspects of Greer that bring residents, business and visitors to Greer to enjoy its natural environment, resulting in the need for this Comprehensive Land Use Plan
- g) While Apache County Comprehensive plan does not apply to Community plans (*d above*), that plan does provide concepts supportive of Community Planning by suggesting the *“Implementation of community land use plans through zoning ordinances. Along with creating community plans, each community can also create its own zoning scheme to implement the plan. So far, only Greer has created its own zoning ordinance, which is tailored to the needs and desires of Greer. This has been advantageous for Greer because any changes to its zoning ordinance only affects Greer, instead of the entire county, making it more flexible to the current needs of Greer. Therefore, each community with a community plan is encouraged to implement its plan through specific zones.”*

#### **A. Appended Greer General Plan Map Rev 4b, July 6, 2018**

General Plan Zones  
Legend

Greener GP Map Rev. 4B  
July 5, 2015

GCN - Green Commercial Resort



GCN - Green Commercial

