

**Greer Community Plan Draft September 2017  
General Plan Concept and Process**

**WELCOME AND THANK YOU FOR YOUR INTEREST AND INVOLVEMENT**

**“Guide us in our deliberations and shield us from our petty jealousies”**

**Greer Community Plan Draft September 2017  
General Plan Concept**

**Purpose of today's meeting is to:**

1. From the Last Meeting: Review Draft/Strawman of a land use plan for Greer What it is & Why It's being done
2. Provide a Draft of a General Plan Map Process, and an example from that process
  1. What is a General Plan Map; Some Criteria/Guidelines to Create a Map
  2. Identify Next Steps in the Mapping Process
3. Identify a process for the Community's feedback, edits and revisions to this General Plan
4. As a reminder the process will have a 9 month review period to provide opportunity for understanding, questions and comments.

## Agenda

- Some Review of Greer Comprehensive Land Use Plan
  - Process for Community Participation
  - Terminology
    - Article 6 Zones
  - Definition of a General Plan (Map)
    - What it is
    - What it isn't
  - GCR "hard zoned" area Map
  - Preliminary Thoughts of Criteria for Growth/Expansion of a Zone
  - An example of One Possible Region of GCR Expansion
    - Next Steps (Where to from here?)
  - Process for Community Participation (again)
  - Questions – maybe Answers
- 
- **Your active participation** in developing/editing this Strawman/Draft so that it echoes the Community perspective – correct balance- is essential for the development of a credible, representative view of the views of the Greer Community. Please encourage your friends, neighbors across all of the Community to participate.

## Review

What Is a Comprehensive Land Use Plan (CLUP) and How is It used? RM

- The Comprehensive plan is comprised of narrative and mapping components. Today we will deal with thoughts in the MAPPING component.
- The Comprehensive plan is direction for decisions by the Planning and Zoning Commission and the Board of Supervisors concerning growth and development, including serving as a basis for decisions regarding updates to the zoning map and in approval of subdivision plats. It provides an understanding of existing and proposed land use for decision-makers, the public, and developers.
- It also defines a basis and context by which zoning ordinances, land use objectives, and the Plan itself can be viewed and modified to ensure those critical characteristics which define the essence of Greer are preserved and enhanced.

# **Review**

## **Why are we doing this now?**

- Apache County is required by law to update it's Comprehensive Plan once every 10 years. As part of that update Citizens/Communities are needed to participate by law.
- Greer, as part of the Article 6 process, was supposed to have had a plan in 2010.
- In May 2017 the Apache County Development Department began Community meetings on the CLUP
- In Greer Community meetings Supervisor Shamley has encouraged all non-incorporated Communities to generate their own plan based on their Communities' priorities and development vision.
- Those plans would become a portion of the Apache County plan
- A team of Greer residents/property owners with members from Community Organizations, Business, Sewer District and the Fire District agreed to craft a prototype or "strawman" document for Community Review, modification and approval.

### **Process for Plan Development:**

- Generate Strawman for Greer Community review/revision
- Hold Community Meetings September 12 & 26<sup>th</sup>
- Get Inputs over Review Period ~ 9 months
  - Agree/Disagree/Change
  - It's your Plan – It will need your support
    - Think out of the box
      - i.e. Greer Improvement District/Business/Area Revitalization
- How: Electronic
  - email: [greercommunityplan@gmail.com](mailto:greercommunityplan@gmail.com)
  - Community Inputs – Team Review- Change- Post Changes on Web Page – Community Notification (email)- Community Review Changes – Community Inputs - Team Review- Change- Post Changes on Web Page – ETC.

Mailing to Property owners?

Webpage

- Community Review(s) May 2018
- P & Z Hearing Summer 2018
- Board Of Supervisor's Hearing Summer 2018

## **TABLE OF CONTENTS** (living document/change expected)

### **Topic**

- 1) Planning Committee
- 2) *Introduction (to Plan)*
- 3) *Mission Statement*
- 4) *Vision Statement*
  - a. Purpose
  - b. Background
  - c. Community Vision
  - d. Summary
- 5) Regional Setting and the Planning Area (with map defines region in AC this applies to)
- 6) Planning Area Map
- 7) Jurisdiction and Objective (Extracted From Greer Phase I)
- 8) Community Survey Summaries
- 9) Public Meetings
  - Community Review Period
  - Input to [greercommunityplan@gmail.com](mailto:greercommunityplan@gmail.com)
- 10) PLAN ELEMENTS
  - i. Fire District
- 11) ***Mapping (General Plan Map – GCR)***
  - a. Current Use/Zone maps
  - b. General Plan Map – Forward looking
- 12) Plan Summary

## **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,)
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	Chief, Greer Fire District and Round Valley Resident
Mark Wade	Chief, Greer Fire District and Greer/Round Valley Resident
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)
Linda Oddonetto	Greer Resident, Business Owner (Mountain Aire RV park) Active in Community Groups -
John Freeman	Greer Resident, Active in Community Groups, Commissioner Apache County P & Z



## Review

1) 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 *Apache County Planning and Zoning Commission* and the Board of Supervisors.

A process of modernization of the zoning code began in 2006. The *proposed* 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 *while retaining the safeguards in GPI*. 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.

## Review

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 now 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."*

## **Community Vision for Greer (Draft 1)**

## **Review**

### **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.

**Your active participation** in developing/editing this Strawman/Draft so that it echoes the Community perspective – correct balance- is essential for the development of a credible, representative view of the views of the Greer Community.

Please encourage your friends, neighbors across all of the Community to participate.

## Terminology <sup>RS</sup>

CLUP	Comprehensive Land Use Plan – Consists of Narrative & General Plan Map.
Community Plan General Plan Map	Used Interchangeably with CLUP and Comprehensive Plan A forward looking map of zones and uses for land use planning. Used interchangeably with “General Plan”
Land use map Article 6 (A-6)	Either a current “hard zoned” map or a General Plan map Land use Ordinance for Greer with hard zoning. GCR only Zone actually implemented to date.

### Zones

GCR	A-6 Greer Commercial Resort Zone
GC	A-6 Greer Commercial Zone
GR	A-6 Greer Residential Zone
GA-2	A-6 Greer Agricultural Zone

# **USE TABLE (footnote 4) (Partial)**

	<b>GA-2</b>	<b>GR-1</b>	<b>GC</b>	<b>GCR</b>
Accessory Buildings	P	P	P	P
Antique Shops	X	X	P	P
Art Galleries	X	X	P	P
Arts and Craft Shops	X	X	P	P
Bed and Breakfast Dwellings	X	X	X	P
Candy and Ice Cream Stores	X	X	P	P
Child Care Facilities	X	X	P	P
Churches, Museums, Schools, Libraries and Community Centers	C	P(1)	P	P
Communication Towers	X	X	C	C
Convenience Stores	X	X	P	P(2)

**P:** Permitted use    **A:** Administrative    **X:** Not Permitted    **C:** Conditional Use

## **Uses below are prohibited in the GA-2, GR-1, GC, and GCR zones.**

Adult Oriented Businesses	Campgrounds	Mini Storage Facilities
Auto Parts & Supplies	Dry Cleaners	Individual retail stores exceeding 5000 sf.
Auto Repair Shops	Heavy Equipment Rental & Sales	Tattoo Parlors
Auto Sales & Rentals	Feed Stores	Movie Houses
Car Washes	Funeral Homes	Warehouses
Drive-in Restaurants	Industrial Uses (see Article 4)	Manufactured Housing
RV, Mobile Home & Trailer Parks and Storage		

# Comprehensive Land Use Plan for Greer

## **General Plan Map**

What is a General Plan Map

- A general, geographic depiction of future land use
- Takes into account existing “built” land uses, and reflects the “current intent” or desired land use patterns of the community.
- Acts as a “guide” or road map for future land use decisions.
- A living document that can change over time, as assumptions about future growth and actual events impact and change the communities’ view of desirable land use patterns.

# Comprehensive Land Use Plan for Greer

## **General Plan Map**

- 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. Not a Prop. 207 guarantee.



# Comprehensive Land Use Plan for Greer

## General Plan Map JF

- This map is being used for demonstration purposes to give you an idea of how the general plan mapping process will work.
- 
- This map currently reflects the properties that have been hard zoned GCR. Those properties shown come from a list of parcel numbers provided by the county at the time the hard zoning process was completed in 2014.
  - It's possible this may not be a complete list or that a parcel is not reflected properly on the map. Keep in mind this is being used for demonstration purposes only.
- Greer Commercial property is not shown because the county has not completed the hard zoning process yet, despite it being an obligation of the adoption of Article 6 in 2010.
  - We encourage the County to complete that process now as it's an important element for this mapping process to show where existing uses are to help determine where future uses should go. They provide some context.

# Comprehensive Land Use Plan for Greer

## General Plan Map <sub>JF</sub>

- We will walk from the N to S to get everyone oriented.
- The mapping exercise to create the general plan involves coloring every parcel and area of the Greer planning area with one of three use designations, 1) Greer residential/AG, 2) Greer Commercial, or 3) Greer Commercial Resort.
  - For mapping purposes this exercise will not include coloring or designating any forest service land.
- We expect the vast majority of the property to be designated Greer Residential.
- The main exercise therefore consists of determining where the best places are for future commercial and commercial resort uses.
- For commercial uses this task consists of trying to determine where the best place is for commercial needs based on where existing properties are today and where the need will be in the future.
  - Things like access, walkability, impact on neighboring properties are some of the factors that should be taken into consideration. (More later)

# Comprehensive Land Use Plan for Greer






## General Plan Map

- Greer Commercial Resort (GCR) may be the most sensitive use to designate as this use can include both lodging and multifamily uses. (A6 use table)
  - Impacts on neighboring properties, noise, lighting access, parking are some of the factors that should be taken into consideration when considering this use in the mapping process.
    - Also determining how much of this use and how big the sites should be are other considerations that will be part of the process.
- This process will require forward looking thinking in terms of
  - 1) the likely need for the various use types,
  - 2) where growth will likely occur and
  - 3) where the best place for it is.
- This will be an iterative process. A draft map will be generated and public input and comment will be requested, evaluated and revisions made, and the cycle repeated.
  - There is no one right answer.
- There will likely be opposing views.
- Our job is to keep this process neighborly and keep people focused on the greater good for Greer.

# GCR Hard Zone Map

(Commercial will be filled in once we have CUPs & APNs Identified.)

- Data from Apache County Planning and Zoning GCR Hearing
  - Board of Supervisors' Database being Confirmed
  - Some Inconsistencies Noted
- **Move to another app. Map is too large for Power Point**
- Some B&W copies on walls
- Traverse fro North to South
- Note Densities North to South

Legend	
<hr/>	
Existing Uses	
	GCR - Greer Commercial Resort
	GR-1 - Residential
	GC - Greer Commercial
	GCR - Greer Commercial Resort
	GC - Greer Commercial
General Plan Zones	

## **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 are:**

- 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
- Ability to adequately park the site without spill over impact on adjacent properties
- There is a demonstrated need for commercial service in the area
- “Walkability” or ability to easily walk or access the property on foot, bicycle or environmentally friendly means
- Property can be/is designed in a manner harmonious with the area's natural surroundings
- The design of the proposed use/facility adds more to the surrounding area than it degrades, from visual, functional and a property value standpoint

## **Criteria for Land Use Change**

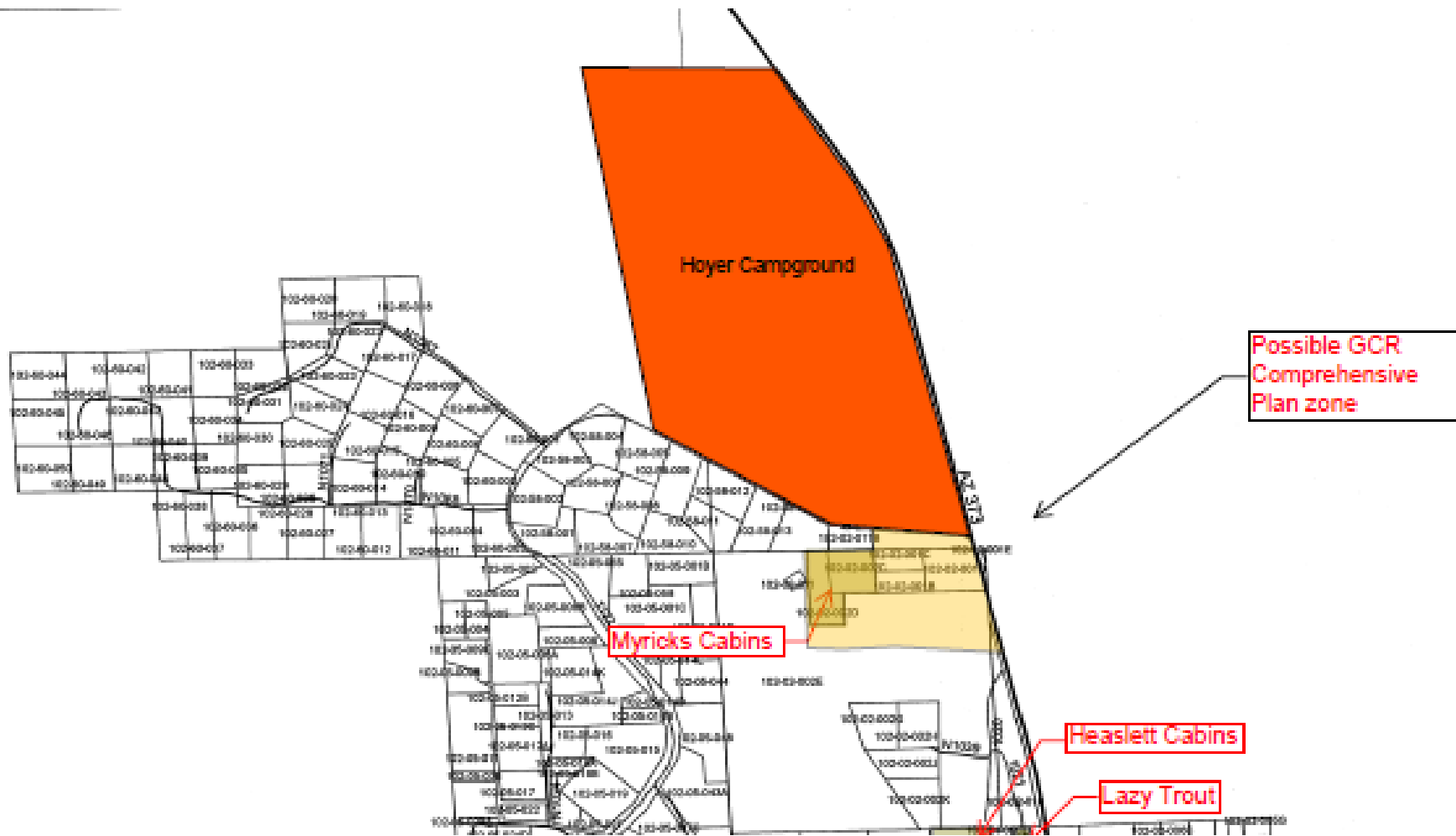
**Conditions appropriate for a Comprehensive Plan land use change to Greer Commercial Resort are:**

- Complies with goal of widely dispersed minor resort properties
- There is a demonstrated need for commercial resort service in the area
- 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
- No negative impact to property values on adjacent properties
- 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
- Won't add or increase congestion and traffic to the local area
- The design of the proposed use/facility adds more to the surrounding area than it degrades from visual, functional and a property value standpoint.

When looking at these we need to be able somewhere along the way to include some specific definitions of words/terms like: “nominal impact” “manner harmonious”. Etc.

## GCR General Plan Map Example

9



## **General Plan Map**

**So we've covered basic terminology and definitions of a General Plan Map.**

**Also defined some possible Criteria for Land Use Change to guide thinking in creating a General Plan Map for GCR and GC.**

**Shown a possible example/scenario for a GCR site using these criteria**

**Where to from here?**

**Options:**

**Continue to develop Map Scenarios for GCR and GC (as data available)**

**Present Work to date (as of October 14<sup>th</sup>) in another Community Meeting**

**Post those scenarios on the “Greer Land Use Plan Web Site”**

**Both?**

**In either event please make comments and inputs to email:**

**[greercommunityplan@gmail.com](mailto:greercommunityplan@gmail.com)**



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