

Greer Community Plan Draft June 30, 2018

WELCOME AND THANK YOU FOR YOUR INTEREST AND INVOLVEMENT

Why are we here today?

- In Community Meetings in 2017 the Greer Community decided to be the author of a Community Plan setting a Future Vision for Greer, rather than have Apache County or Others set that Vision.
- The focus of that plan was a Comprehensive Land Use Plan (CLUP) for Greer
- We now have a mostly finished product:
 - A Greer Community Plan containing
 - Narrative (Rev 9 – Redline)
 - Fire Safety/Prevention/Response element
 - Comprehensive Land Use Plan element
 - General Plan Map (Rev 4.0)
- The WT needs to close on any dangling topics.

Purpose of today's meeting is to:

- Ensure Community Ownership
 - Not the Working Team Plan – the Greer Community Plan
- Review Final Draft of Current Map and Narrative
- FIND COMMON GROUND/RESOLVE DIFFERENCES
- County Meetings - Attend and Support Plan through:
 - Planning and Zoning Meeting Aug. 2
 - Board of Supervisors Meeting Aug. 7
- Set a Meeting Preparation Date & Time

AGENDA JUNE 30, 2018

- Review General Plan Map Rev. 4.0 (contains Option “C”) (exhibit on wall)
 - Allowed uses in Zones
 - Poll Audience
- Brief review of redline narrative (handout)
- Share summary of comments received to date
 - Comments relative plan and map
 - Other comments outside scope of current effort
- Further comments and questions today
- Explain proposed schedule forward
 - Discuss Community Participation Plan
- Adjourn

Greer Community Plan TABLE OF CONTENTS (living document/change expected)

Topic

1. Planning Committee
2. Introduction
3. Mission Statement
4. Vision Statement
 1. Purpose
 2. Background
 3. Community Vision
 4. Summary
5. Regional Setting and the Planning Area
6. Greer Planning Area Map and Assessor's Plat Index Greer Phase I
7. Jurisdiction and Objective (Extracted From Greer Phase I)
8. Community Survey Summaries
9. Public Meetings
10. Plan Elements
 1. Fire Safety/Prevention/Response
 - 2. Comprehensive Land Use Plan for Greer**
 - i. Current Use/Zone maps**
 - ii. General Plan Map – Forward looking**
 3. Potential Future Elements To Be Determined as Needed
 1. Greer Re-vitalization
 2. Trails Management w/ USFS
 3. Watershed Management
 4. Fisheries Improvement
 5. other
11. Closing Statement

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

*Participation from any folks wishing to, encouraged at September 2017 Community Meeting

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

- Note that a CLUP is element or section of a Community Plan – Sometimes Community Plan and Comprehensive Plan are used interchangeably – with consequent confusion.
- The Comprehensive plan is comprised of narrative and mapping components.
- 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.

Why are we doing this now?

- Apache County is required by law to update its 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.

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 community’s 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.

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:

- 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 Comprehensive Plan land use change to Greer Commercial Resort (GCR) 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.

Current GP Map Proposal Rev. 4.0

- Shift to Adobe Map. Hyperlink
- [..\..\..\MAps\Greer Draft GP Map Rev 4 06.21.18.pdf](#)

10) PLAN ELEMENTS

a) Fire Safety/Prevention/Response Chief Mark Wade

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.

“Redline” Change Review

- The Narrative portion has evolved from on going review and comments received from the community. We will briefly cover those changes highlighted in your handout for any suggestions for further revision.
- [Hyperlink to Redline](#)

Summary of email Comments

- There were 45 comments to the email site
 - 32 were supportive comments of the plan
 - 1 comment was negative to GCR at 373 and NW Rd
 - 1 comment was ambiguous
 - 2 comments requested GCR in Village Center
 - 9 spoke to topics outside the plan
- 23- comments supported the proposed map with GC/GCR distributed on 373
 - 3 Comments supported additional GC in Village Center
 - 3 Comments opposed additional GCR in Village Center.
 - 3 Comments supported additional GCR in Village Center
- 13 included comments that dealt with topics outside the scope of the current team focus
 - Nightly Cabin rentals, architectural guidelines, lakes, trails, community/business revitalization, economic viability, tree removal, extended paths, biking, fisheries, Article 6 items, Greer Phase I
- Further Comments Today??

What do we want Audience to do??

- Participate –
 - Make your views known in these meetings and at greercommunityplan@gmail.com
 - If you have a concern or think we should be doing something different please let us know so we can address the topic.

If we believe this plan reflects our vision of what we want Greer to be.

If we think this work is needed to preserve and pass on to coming generations a Greer experience as rich and beautiful as ours

We need to show our support at the Apache County Planning and Zoning and the Board of Supervisors Meetings

- P&Z Meeting August 2. 12:30 PM St. Johns –
- Board of Supervisor's Meeting August 7th -
- Should you want to, small donations for printing/mailings can be made to: Gerald Lorch.
Note "For Community Planning Expenses"
- Address: Gerald Lorch, PO Box 2, Greer, AZ 85927

Greer Community Plan Draft June 30, 2018

WELCOME AND THANK YOU FOR YOUR INTEREST AND INVOLVEMENT