

Greer Community Plan Draft August 2017

Purpose of today's meeting is to:

- 1) Present a Draft/Strawman of a land use plan for Greer for the Community's review and consideration.
- 2) Identify a process for the Community's feedback, edits and revisions to this draft
- 3) As any land use plan is a complex document, the process will have a 9 month review period to provide opportunity for understanding, questions and comments.

Many people here remember Greer Phase 1. They also remember the development of the Greer Article 6 ordinance. A good question would be how does a Comprehensive Land Use Plan differ from these other plans and why do we need it? Hopefully this presentation will clarify this question. LL

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 narrative component. Mapping drafts(s) will be discussed Sept. 26.
- 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.

Agenda

- Handout of Draft
- Process for Community Participation
- Contents of Draft
- Excerpts from Draft Topics (read along)
- Fire District Input
- 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. **RM**

Process for Plan Development: JF

- Generate “Strawman” for Greer Community review/revision
- Hold Community Meetings September 12 & 26th
- Get Inputs over Review Period ~ 9 months
- How: Electronic email: greercommunityplan@gmail.com
 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

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

- 10) PLAN ELEMENTS
 - i. Fire District
- 11) Mapping
 - a. Current Use/Zone maps
 - b. General Plan Map – Forward looking
- 12) Plan Summary

APPENDIX A - COMMUNITY SURVEYS

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	Chief Greer Fire District and Long Time 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)
John Freeman	Greer Resident, Active in Community Groups, Commissioner Apache County P & Z – (Facilitator)
OPEN	Greer Resident, Business Owner Active in Community Groups -

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 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.

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.”

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3) **Mission Statement** RS

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, will promote a community with a healthy residential base, stable property values and an economically sustainable business environment.

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

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 individuals. 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.

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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. There is a small business community that supports local tourism and residents, and contributes significantly to the culture and character of the village.

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, residential densities greater than one per acre will be prohibited, 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 Summary:

- 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.
- There is a small business community that supports local tourism and residents, and has significantly contributed to the culture and character of the village.

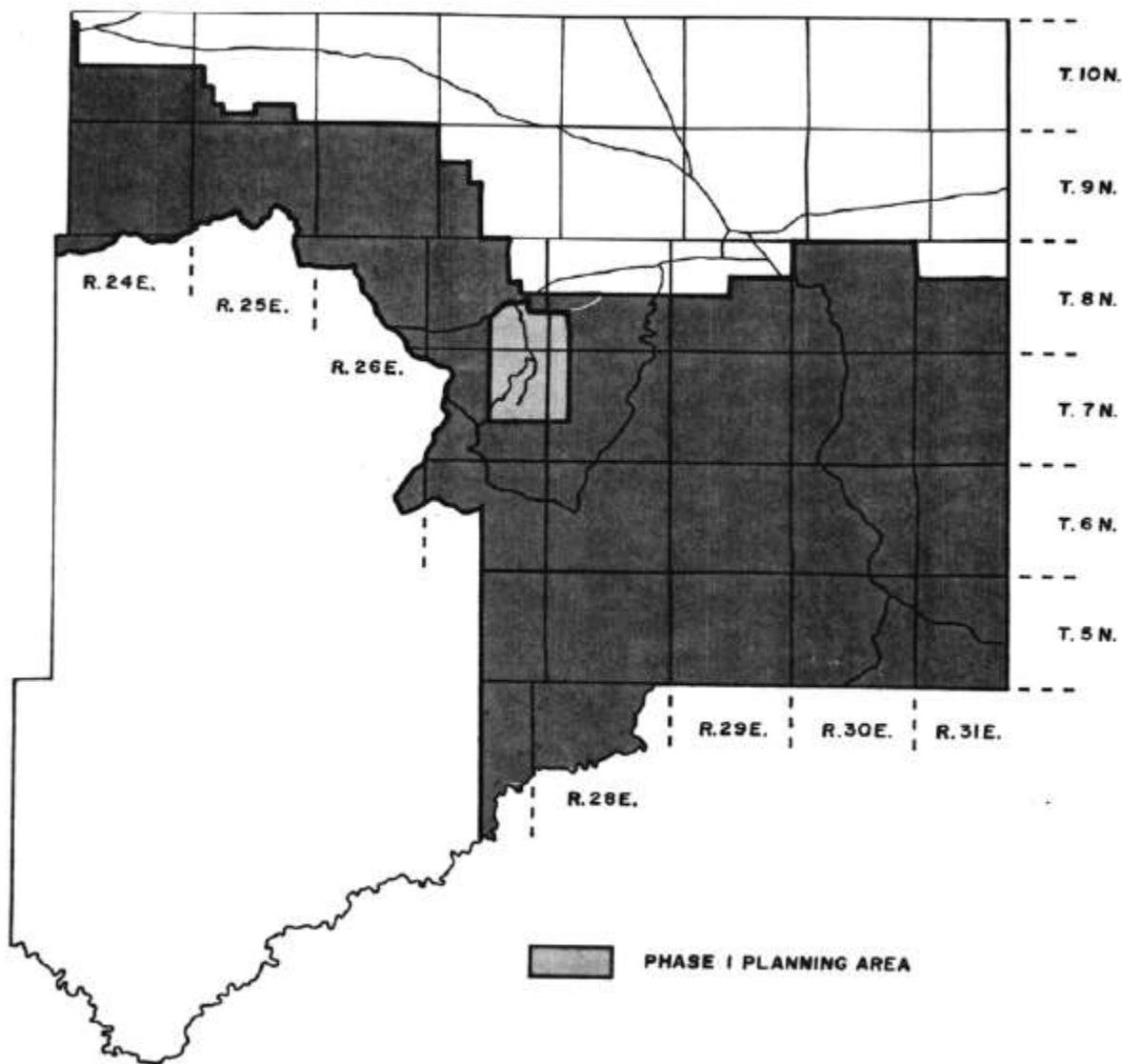
- Greer residents, business owners, tourists, campers, and other Arizonans who care about the continued quality and the existence of these precious natural characteristics, view their role to be “stewards of the land”.
- A key attribute of this Community Vision then is framed with the intent to preserve and pass on to coming generations a Greer experience as rich and beautiful as theirs.
- 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 statistical survey data for the years 2002, 2004, 2006 and 2016.
- Accordingly, residential densities greater than one per acre are prohibited.
- 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.
- This vision also includes a requirement for approval by the Greer Fire District per local Greer Fire District Codes and Regulations for the development of any structure.
- Widespread Community support and encouragement for those individuals, businesses and organizations supporting this plan is anticipated to ensure its success.
 - **Your active participation** in developing/editing this Strawman/Draft so that it echoes the Community perspective – correct balance- is essential

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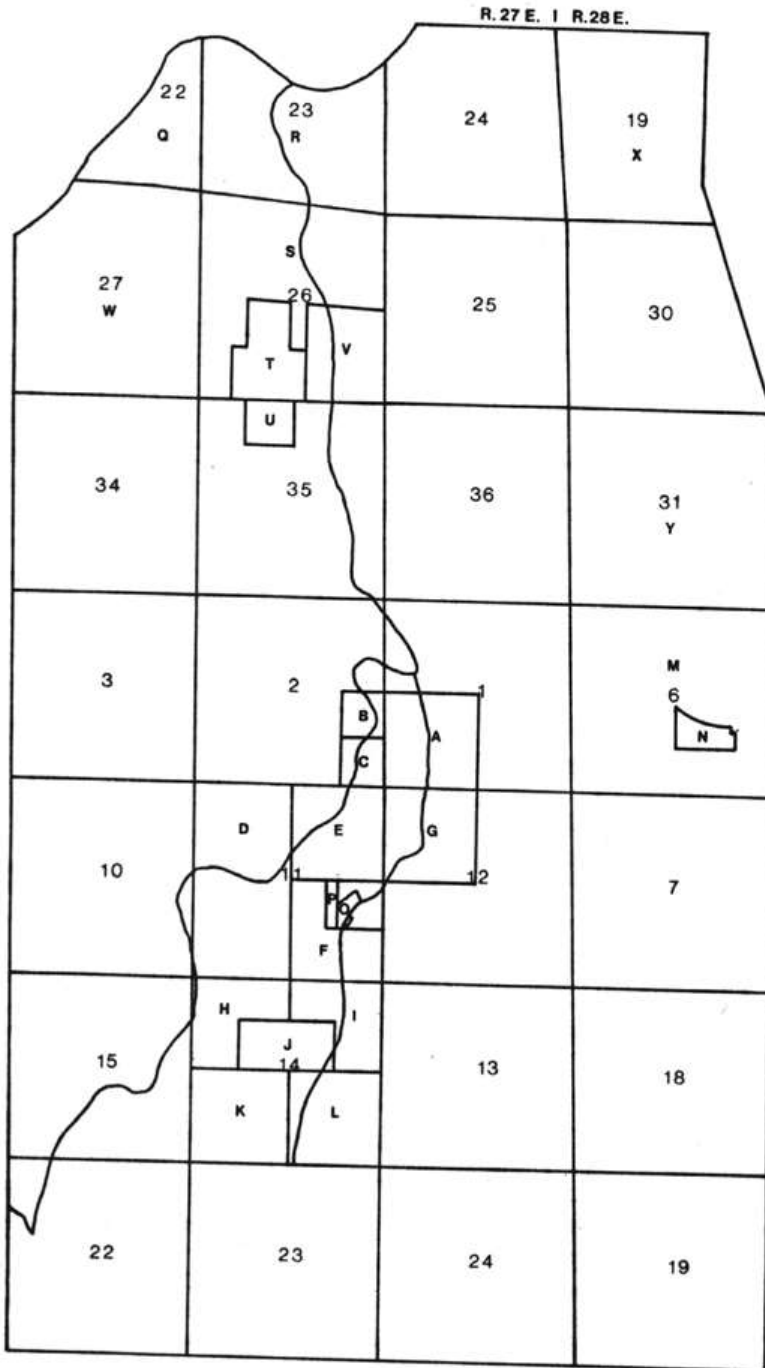
5) REGIONAL SETTING & THE PLANNING AREA JF

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.

6) GREER Planning Area Map



ASSESSOR'S PLAT INDEX GREER PHASE I



- A - 102-02
- B - 102-05 10F2
- C - 102-05 20F2
- 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 10F3
- U - 103-08 20F3
- V - 103-08 30F3
- 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**

Summary:

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 and September 26 currently

With a Comment period of ~ 9 months Input to
greercommunityplan@gmail.com

10) **PLAN ELEMENTS RYE**

a. 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.

LL

11) **Mapping** – In Process Drafts/Concepts @ **September 26**
Community Meeting

a. Current Use/Zone maps

b. General Plan Map – Forward looking

Steps for Plan Development:

- Generate “Strawman” for Greer Community review/revision
- Hold Community Meetings
- Get Inputs over Review Period ~ 9 months
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Discussion/Questions

APPENDIX A - COMMUNITY SURVEYS

How to insert these results?

What is the Comprehensive Plan? Apache County Level

It is the general plan for southern Apache County created:

- To conserve and promote the public health, safety, convenience and general welfare
- To plan for future growth and improvement of the area
- To guide and accomplish a coordinated, adjusted, and harmonious development of the area
- To be an aid to the county government in the performance of its duties
- To be the official guide for the development of the area

The Plan must be developed so as:

- to conserve the natural resources of the county
- to ensure efficient expenditure of public monies
- to promote the health, safety, convenience and general welfare of the public

- to have regional applicability

Why create it?

1. If you fail to plan, you plan to fail. We want to succeed, right?
2. And, it happens to be required by Arizona law.