

Keep Sedona Beautiful Comments and Questions on the V3 Draft of the Growth Areas Element

This document supplies Yavapai County Development Services with comments from Keep Sedona Beautiful on the V3 draft of the Growth Areas Element component of the updated County Comprehensive Plan.

The following information is included below:

- Comments that apply to the entire Comprehensive Plan.
- A set of questions and comments that apply specifically to the Growth Areas Element.
- A version of the Growth Areas Element that includes our suggested changes, deletions and additions, with specific comments and questions **highlighted in yellow and bolded**. Wording we're suggesting be added shows in red.

Comments that apply to the entire Comprehensive Plan

1. The Comprehensive Plan needs a glossary of terms.
2. We suggest that “Goals, Objectives and Recommendations” be reframed as “Goals, Policies and Action Items,” and each of these are uniquely identified, so a reference to one is unambiguous. Goal G1 can be referred to rather than Goal 1 of the Growth Areas Element. The County Team agreed to this in the Growing Water Smart Workshop.
3. Citations and footnotes are needed throughout.
4. We suggest the County add a section on the progress made over the last 10 years on meeting goals, objectives and recommendations from the 2012 Comprehensive Plan. What policies and/or programs resulted from the 2012 Comprehensive Plan’s implementation?

General Questions and Comments on the Growth Areas Element

5. The descriptions of each of the growth areas are poorly written and need to be revised completely.
6. We strongly suggest adding a section on Accounting for Change (see below). There is a direct relationship between growth and sustainability that needs to be recognized. Yavapai County Development Services has repeatedly stated that the 2012 Comprehensive Plan inappropriately emphasized growth over all other considerations and that this update would correct that error.
7. The impact of ever-growing tourism is not given enough weight.

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IX. GROWTH AREAS ELEMENT 3.0

Introduction

~~Arizona Revised Statutes (A.R.S.), 11-804.C.2 requires that counties with populations exceeding 200,000 devote a section of their comprehensive plan to growth areas. Specifically, they must identify areas that are suitable for multimodal transportation and infrastructure improvements that apply to concentrated uses. The 2020 Census reported Yavapai County to have exceeded the 200,000 population threshold, reporting a population of 236,209.~~ **This introductory paragraph is not needed**

Further, Arizona's Growing Smarter legislation, which was first adopted in 1998, requires policies for targeted land uses for mixed-use planning to increase the efficiency of circulation systems, to make infrastructure expansion more economical, and to conserve natural resources and open areas. The Growth Area Element should be used in tandem with **all other elements of the Comprehensive Plan, but particularly** the Transportation and Land Use Elements to guide sound planning and growth policies.

Purpose

Growing Smarter requires policies for mixed-use planning to increase the efficiency of circulation systems, to make infrastructure expansion more economical, and to conserve natural resources and open areas. The Growth Area Element is an essential element because it acknowledges areas that are best fitted for strategic growth while being able to provide services and infrastructure near existing infrastructure. Growth areas focus on pinpointing appropriate areas for infrastructure expansion and or improvements as well as expansion of high intensity land uses to help recognize the County's needs and smart growth possibilities.

While the Growth Areas Element defines specific targeted planning areas for growth and redevelopment, the Land Use Element provides the specific policy direction for the land use development within those defined growth areas. The Growth Area Element should be used in tandem with **all other elements, but particularly** the Transportation and Land Use Elements to guide sound planning and growth policies to **ensure that growth is planned, responsible and appropriate.**

Growth Areas are not intended to be restrictive, and development may be proposed and approved regardless of being within or ~~not within~~ **outside** a growth area designation. Additionally, a growth area designation should not be the sole determinant in land use decision making, but rather intended to inform and balance the Comprehensive Plan elements against other **environmental**, economic and infrastructure factors.

Keep Sedona Beautiful recommends that the following information be added.

Accounting for Change

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Planning should also account for changing environmental, societal and economic conditions and situations, such as home-based businesses and climate change. Planning must also factor in the enormous growth in tourism that places significant stress on County infrastructure and resources.

This growth in tourism has two factors that need to be accounted for separately:

1. Day-trip tourists who do not overnight in the County
2. Destination tourists who stay at least one night and contribute more to the economy of the County

Through growth planning, Yavapai County can change attitudes toward development and sustainability in a decidedly positive direction. Embracing change can make a difference with building efficiency, such as adopting development fees, more efficient building codes and offering reduced tax/fee incentives.

Demonstrated environmental consciousness will draw new homeowners to the County, along with visitors who will pay extra for ecologically responsible practices. An example is the popularity of organic and health food grocery stores, community supported agriculture groups (CSAs) that offer shares, restaurants and resorts throughout the County.

Yavapai County can ensure, through building codes, that businesses provide electrical charging stations, so car purchasers will feel more comfortable buying electric vehicles. When businesses provide electrical charging stations at shopping centers, grocery stores, theaters and restaurants, more residents will be encouraged to purchase electric cars and bikes.

Current Conditions

Population Trends: While the population in Yavapai County increased by more than 400% during the past three decades, its rate of change decreased from approximately 84% from 1970-80, 58% from 1980-1990, 56% from 1990-2000, 26% from 2000-2010 and 12% from 2010-2020. This declining rate of change is common as the base population enlarges as the population of the County was only at 36,733 in 1970 and 107,714 in 1990. Other data reveal **additional** aspects of the current populations which may affect future growth trends. The 2020 Census shows that the majority of areas in Yavapai County have populations with median ages above the child-bearing years. Average household sizes correspond to this statistic.

Yavapai County grows steadily each year by approximately 3,000 new residents, which is a growth rate of 1.40 percent. Close to 80% of residents are white, with a Hispanic population of approximately 15% and a Native American population of approximately 2.2%. The median age is 52.9, which compares to a 38.4 national average. Twelve percent of the population lives in poverty, compared to a national average of 10.5%.¹

A mostly older white population continues to move into the County. In the last 10 years, the County's millions of visiting tourists changed the dynamics. Questions remain on how open land is used or preserved and the amount of business growth required to accommodate both residents and tourists.

¹(Yavapai County, AZ | Data USA); (US Census Bureau)

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Efficient planning incorporates many factors, including the economy, the environment, culture and transportation. Modern planners map current infrastructure, such as roads, public lands, open space, towns and large ranch tracts, while taking finite resources, such as water, buildable land and minerals into account. Growth planning should include efficient transportation systems, healthcare, urban/rural abutment and sustainable development. Careful planning for growth helps reduce negative impacts to an existing environment and economy and, therefore, its citizens.

Incorporated Areas: There are fourteen other jurisdictions in Yavapai County: eleven incorporated cities and towns and three Tribal Reservations. The Towns of Chino Valley, Prescott Valley and Dewey-Humboldt, the City of Prescott and the Yavapai-Prescott Indian Reservation are in the Central Yavapai Region. The Towns of Camp Verde, Clarkdale, and Jerome; the Cities of Cottonwood and Sedona; and the Yavapai-Apache Indian Reservation are in the Verde Valley Area. A portion of the City of Peoria is located in the southern-most tip of the County; a small portion of the Town of Wickenburg is located in the southwestern elbow of the County, while a portion of the Hualapai Indian Reservation is at its extreme northwest corner.

With few exceptions all of the referenced incorporated communities have and most likely will continue to annex properties within the county's jurisdiction. Once areas have been annexed, they do fall under the General Plan of the respective jurisdiction. The goal of the County is to work with these communities to properly plan and prepare for areas where growth may occur and be incorporated, and avoiding piecemeal development.

Property Ownership: The majority of Yavapai County's 8,123 square miles is owned and managed by Federal and State agencies. The United States Forest Service (USFS) maintains 38%, the Bureau of Land Management (BLM) controls 10.5% and Arizona State Trust Lands (ASTL) manages 25% of the County's land area. The remaining 27% of Yavapai County is privately owned property. Although the most likely candidates for development are privately owned properties, the possibility of development through land exchanges or sales of State Trust Land is also possible.

****Insert Map****

Environmental and Wildlife Factors: Yavapai County features multiple wildlife habitat areas as well as wildlife corridors. Federally designated critical habitats are important components of our landscape and ecosystems because they protect Threatened and Endangered Species (TES). Locations of these habitats and corridors can be a significant factor in considering future growth area and the character of same. These areas should be looked on an individual basis, and Yavapai County designated growth areas shall not supersede TES locations.

Yavapai County is impacted by approximately 212 square miles of regulated watercourses or floodplains. Currently large areas of the County remain unstudied by FEMA, and development

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in those areas ~~may~~ **will** require additional studies be performed, **potentially** adding to the regulated floodplain area. Location of floodplains can have a significant impact on the costs of physical development. Although location within a regulated area does not preclude development, it may be a factor on how the area is developed or what densities may be allowed.

Riparian areas also require special consideration and treatment. Please refer to the Environmental Element of this Comprehensive Plan for more detailed discussion of how Yavapai County will protect riparian areas.

Water Availability: Water is **the most critical** ~~an important~~ aspect of growth **management** in Yavapai County, and while this element focuses on ~~that~~ directed growth into specific areas to capitalize on existing infrastructure, it does not guarantee water for these areas. While this Comprehensive Plan looks at the high-level aspect of the future growth of the County, each **new development** project must demonstrate on its own ~~its own~~ **the** ability to provide water to the site.

The Water Element of this Comprehensive Plan details more existing conditions and future goals and policies to ensure Yavapai County is able to ensure water to its residents and business for many years to come. **Please refer to the Water Element for a full discussion of the issues related to water availability and quality.**

Long-Range Population Projections

Throughout most of Arizona, **and** especially **in** Yavapai County, population growth has been continually rapid for many decades. Yavapai County experienced 12% population **growth** from 2010 to 2020, on par with the state rate of 11.9%.

The following charts review the population projections in the major growth regions of Yavapai County. The same 2.25% growth rates have been applied to each region, although it is important to acknowledge that some areas have grown more quickly than others and some have more potential for growth than others.

*****Insert charts*****

Growth Areas

As Yavapai County continues to grow, the need to plan and focus on the development of growth areas is crucial. Within Yavapai County, with the exception of incorporated cities, there are ~~eleven (11)~~ **sixteen (16)** recognized Growth Areas to assist in directing the County's growth in a thoughtful, comprehensive and fiscally responsible manner. These areas are defined below and identified in the Growth Areas maps included in this element.

Keep Sedona Beautiful notes that the text in the following numbered items is particularly confusing. It contains multiple run on sentences and imprecise wording. We recommend that each of the items be entirely rewritten.

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- 1. Ashfork**– This growth area focuses along Highway 89 and Interstate 40 in the northern portion of Yavapai County. There are several commercial areas focused around the northside of Interstate 40 and the area is prime for commercial and industrial growth with the nearby railroad. The area however is underserved in water and needs utility and infrastructure improvements to sustain the future growth ~~as well~~. Future Commercial and Industrial development is encouraged along the existing Interstate 40, Highway 89 and Railroad line.
- 2. Beaver Creek**– This smaller growth area located in northeastern Yavapai County is focused along Interstate 17. ~~and~~ **Acceptable and responsible future growth will require** improving the utilities and infrastructure to the area to maintain and improve the quality of **life** ~~living in this growth area~~. This area is primarily single-family residential, ~~in nature~~ with local commercial to serve the residents of Rim Rock and Beaver Creek. This growth area **should** encourages development **similar to of the existing** community with detached housing and local commercial and employment opportunities. ~~with an~~ **Emphasis** should be placed on ~~in~~ upgrading the existing infrastructure for the area as new developments occur. This community wants to improve ~~the access and overall~~ transportation ~~to give the proper~~ access within the residential neighborhoods. Beaver Creek will continue to follow the neighborhood changes that are based **on** of their needs now and in the future.
- 3. Big Chino**– This area is located along Interstate 40 in northwestern Yavapai County. The area is located west of HWY 89a N and **borders** I-40 near Seligman. Growth in this area is focused on commerce and retail along the Interstate.
- 4. Camp Verde**– This larger growth area is situated along the Verde River and at the end of **Wet** Beaver Creek. Interstate 17 and AZ **SR** 260 make this a prime growth area with high-capacity transportation connections and prime ~~landscaped~~ open space and recreation areas. ~~Tourism and commercial growth will be demanded in this area as well as residential to support those uses.~~ **The area will see all types of expansion, with residential development supporting both commercial and tourism-related growth.**
- 5. Chino Valley**– This smaller growth area focuses on the unincorporated areas on the southwest side of Chino Valley between Highway 89 and Williamson Valley Road. This area is prime for residential development particularly master planned communities. This community values subdivision neighborhoods that offer options of walking, biking or short-distance driving that will create a sense of “Community Care”.
- 6. Clarkdale**– This ~~growth area~~ is the smallest growth area and is located in northeastern Yavapai County. This area has ~~a lot of~~ **ample** growth opportunities with ~~the located nearby~~ ~~and~~ **its** proximity to Yavapai College, the Cottonwood Airport **and** the tourism attractions in Cottonwood and surrounding areas, such as the Verde Canyon Railroad. Mixed-use development is encouraged, ~~to incorporate~~ to create a balance of quality residential neighborhoods and commercial development as the area continues to grow. This area is similar to the Cornville Road and Page Springs growth area with **the increasing number of** wineries, vineyards and tasting rooms. Agricultural **H**ospitality is encouraged in this area as well as residential and supporting uses for the nearby college which may include office and medium density residential.

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7. **Congress**– This growth area along **Highways** 71 and 89 is slowing growing in commercial and more intense uses while the residential community is growing with a small town rural residential and local appeal. The proximity to Yarnell and Wickenburg make this an appealing growth area along the highways.
8. **Cordes Junction**– This small growth area in the southeastern part of Yavapai County is **located** ~~focused~~ around the Interstate 17 and Highway 69 interchange. Currently this area is growing in travel centers and commercial activities for those traveling along Interstate 17 and those on their way to Prescott and Prescott Valley. Additionally, there are several single-family homes just south and east of the junction. ~~which also have still~~ **There are** several vacant parcels within the community ~~that, which~~ will likely **be developed** ~~fill in the near future as home stock becomes decreased.~~ This ~~growth area~~ is a heavily traveled area of the County and increased commercial and light industrial activity is expected to develop ~~in this area~~ **here**.
9. **Cornville Rd – Page Springs**– This central growth area is located in northeastern Yavapai County focused around the intersection of Cornville Road and Page Springs Road. This area of the County is prime for Agricultural Hospitality ~~and is encouraged for a variety of agricultural type tourism~~ such as vineyards, wineries, breweries, tap houses and similar **businesses**. Lower density single family residential uses are also encouraged in this growth area. There is also a focus to establish a multi-use community center that will contain the community development within their core area.
10. **Fain** –~~This central area~~ growth area is located south of Highway 89A and east of Fain Road on the way to Jerome and Prescott Valley. This growth area has **significant** ~~large amounts of~~ untapped land potential and state trust land availability for master **planned** and large-scale development. **This area should encourage a mix of a variety of all uses for a more comprehensive development including high density residential employment, office and commercial uses which will also served by the nearby community of Prescott Valley.** **Keep Sedona Beautiful does not understand what this is intended to mean.** Additionally, this area will require utilities to be extended and additional roadway infrastructure including extension of Lakeshore Drive and improved connections for Old Fain Road.
11. **Paulden** – This growth area is located north of Chino Valley in northern Yavapai County. It is focused along Highway 89 including a mile out on either side of the Highway and then following east along Big Chino Road. This area is scattered with state trust land which is prime for development ~~as well~~. This area includes the outlying rural areas between Chino Valley and Big Chino characterized by unimproved roads, low density and large tracts of undeveloped private and public lands. **These sparsely populated rural and state trust lands also have the potential for future master-planned communities that will provide the infrastructure to support any proposed increases in residential density or commercial or employment uses. Residential, commercial and Employment areas are encouraged in this growth area. Keep Sedona Beautiful does not understand what this is intended to mean.**

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- 12. Prescott Valley/ Prescott**– This smaller growth area is focused on the unincorporated areas around Prescott and Prescott Valley just south of Chino Valley. The vision for this area is to promote new and re-development growth that will be complementary to the surrounding areas. **This area follows around the potential employment and industrial opportunities around the Prescott Regional Airport and the possible associated commercial and employment uses and future necessary housing to support such growth. Keep Sedona Beautiful does not understand what this is intended to mean.**
- 13. Spring Valley-Mayer**– This ~~more~~ **somewhat** linear growth area is located in the southwest portion of Yavapai County along Highway 69 just north of Cordes Junction. This growth area has ample highway frontage and is primarily residential in nature ~~with the nearby larger jurisdictions.~~ This growth area is focused for residential growth with scatterings of higher density residential.
- 14. Village of Oak Creek**– This growth area focuses on supporting the growth of low-density, low-rise residential. This growth area will also focus on making the community ~~to~~ be more walkable. **These focuses will help enhance the development to be compatible with the rural and natural open spaces and views. Keep Sedona Beautiful does not understand what this is intended to mean.**
- 15. Wickenburg**– This growth area along HWY 60 and 93 is prime for tourism and commercial ~~and commere~~ expansion near its central core, while the perimeter area **should keep its'** ~~is known for its~~ rural and equestrian lifestyle. Low density and open spaces and trails are encouraged outside the town core, while commercial and tourism is encouraged in the denser core area.
- 16. Yarnell**– This growth area focuses along Highway 89 commercial opportunities, as well as low density residential just east and west of the highway. Improved connections and infrastructure should be sought after in order to provide more facilities to residents and visitors.

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Keep Sedona Beautiful recommends that County add a section on the progress made over the last 10 years on meeting goals, objectives and recommendations from the 2012 Comprehensive Plan.

Meeting the Goals, Objectives and Recommendations from the 2012 Comprehensive Plan

2012 Goals and Objectives	Progress/Status
<p>Goal 1: Identify potential growth areas for appropriate land uses that are compatible to surrounding communities.</p> <p>Objective a: Review existing zoning, land use, topography and transportation studies to ensure potential growth areas are consistent with the goals of the Growth Area Element.</p> <p>Objective b: Encourage community vision statements that provide a more detailed study and analysis of the community including recommendations on potential land uses, open space and infrastructure needs.</p>	
<p>Goal 2: Promote efficiency of automobile, transit and other multi-modal circulation.</p> <p>Objective a: Ensure future development is consistent with the goals and objectives of the Transportation and Land Use Elements.</p> <p>Objective b: Promote development in areas that are conducive to mixed use and multi-modal transportation opportunities.</p>	
<p>Goal 3: Conserve significant natural resources and open areas in the growth areas.</p> <p>Objective a: Ensure future development is consistent with the goals and objectives of the Open Space Element.</p> <p>Objective b: Encourage dialogue and review with and by</p>	

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Open Space stakeholders.	
<p>Goal 4: Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.</p> <p>Objective a: Ensure future development is consistent with the goals and objectives of the Cost of Development Element.</p>	
2012 Recommendations	Progress/Status
Proactively identify those areas where the greatest potential for growth appears.	
Encourage unincorporated communities to create vision statements for their community.	
Review transportation plans every 3 years for any upgrades required due to changes in development patterns throughout the County.	
Review market conditions indicative of development trends in undeveloped areas	
Review recommendations in the other elements to ensure development patterns are in compliance with the Comprehensive Plan.	
Coordinate with wildlife agencies to evaluate regions to preserve wildlife linkages and mitigate habitat fragmentation.	

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As an alternative to the Goals, Objectives and Recommendations drafted by Development Services, Keep Sedona Beautiful offers the following alternative set of Goals, Policies and Action Items.

Please note that the Goals, Objectives and Recommendations from the County's V3 Draft are accounted for below.

Goals, Policies and Action Items

Goal G1: Identify potential growth areas for appropriate land uses in collaboration with compatible to surrounding communities.

Policy G1.1: Develop and approve specific plans for each of the Growth Areas that identifies the desired future and provides a more detailed study and analysis of the area. This includes specific recommendations on land use, circulation, open space, design guidelines and infrastructure.

Policy G1.2: If Growth Areas are located near municipal planning areas, develop these plans with the municipalities whenever possible.

Policy G1.3: Evaluate within Growth Areas the cost and benefits of all major projects to assist in decision-making.

Policy G1.4: Support economic vitality throughout Growth Areas by monitoring economic vitality indicators, such as the balance of jobs, job compensation and housing mix.

Policy G1.5: As an integral component of planning within Growth Areas, consider the natural environment, including wildlife habitat, washes, surface and groundwater quality and quantity, and air quality.

Policy G1.6: Preserve existing stable and distinct neighborhoods by buffering and transitioning land uses.

Policy G1.7: Encourage and incent the creation of a balanced multimodal transportation system, less dependent on the private automobile, supported by both the use of emerging technology and smart growth planning principles that encourage the location of jobs, housing and commercial activity in close proximity.

Policy G1.8: Discourage land uses which are incompatible to the surrounding infrastructure and put too much demand on existing public services.

Policy G1.9: Advocate growth along transportation multi modal corridors to encourage employment and employee connections.

Policy G1.10: Offer opportunities for new and redevelopment projects within

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Growth Areas.

Policy G1.11: Advocate the development of a high intensity employment along major highway corridors.

Policy G1.12: Provide a blend of land uses appropriate to each growth area which involve diverse housing types and densities, employment opportunities and access to retail and the commercial centers.

Policy G1.13: Encourage public facilities and civic uses within Grown Areas.

Policy G1.14: Factor the impact of tourism into all decisions regarding growth in the county.

Action Item G1.1: Direct development into identified growth areas.

Action Item G1.2: Review existing zoning, land use, topography, and transportation studies to ensure potential growth areas are consistent with the goals of the Growth Area element.

Action Item G1.3: Ensure the Comprehensive Plan is engaged throughout the review processes within the County's Public Works, Planning and Zoning and other similar departments.

Action Item G1.4: Continually proactively identify those areas where the greatest potential for growth.

Action Item G1.5: Review market conditions indicative of development trends to determine best growth practices and economic development.

Action Item G1.6: Review recommendations in the other elements to ensure development patterns comply with the Comprehensive Plan and coordinated to ensure infrastructure and improvement plans are coordinated.

Action Item G1.7: Coordinate efforts with Economic Development for Improvement and Opportunity areas for which federal or state funding may be applied for to help direct development.

Goal G2: Provide affordable housing near hotels, subdivisions, PADs and commercial developments to locate workers near their place of work and reduce vehicle carbon emissions.

Policy G2.1: The expansion of affordable housing is a fundamental goal of Yavapai County.

Action Item G2.1: Establish and offer a range of incentives to developers for creating affordable housing, such as reduced development fees or reduced taxes for a specified duration.

Goal G3: Protect residents in areas where the State of Arizona's short-term rental law has changed neighborhoods, adversely affecting neighbor-to-neighbor connections.

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Policy G3.1: Oppose the unlimited expansion of short-term rentals.

Action Item G3.1: Study how short-term rentals are changing neighborhood character.

Action Item G3.2: Lobby the State of Arizona to allow local jurisdictions to enact stricter rules and higher fees on short-term rentals.

Goal G4: Understand the ramifications of unstudied flood plains of large areas of the County.

Policy G4.1: Evaluate the potential impact of developments located on unstudied floodplains.

Action Item G4.1: Communicate and coordinate with FEMA to conduct additional flood plain studies.

Goal G5: Ensure that poorly planned growth does not reduce both quality of life and eventual County revenues if the area degrades tax value.

Policy G5.1: Support multi-year phasing for expansion of public utility facilities.

Policy G5.2: Locate new cellular communications towers so as to minimize adverse impacts on the value of existing homes and businesses.

Policy G5.3: Use a permit ranking system that reduces undesirable and non-sustainable developments.

Action Item G5.1: Work with sewer, water, telephone, electrical and gas companies, as well as the Arizona Corporation Commission, to help create and adopt phasing plans.

Action Item G5.2: Lobby the State of Arizona to ensure 5G cell towers are placed in locations where home values are not adversely impacted and viewsheds are not substantially degraded.

Action Item G5.3: Develop a land-use map and permit ranking system to limit growth to only sustainable developments.

Goal G6: Reduce usage of water and electricity.

Action Item G6.1: Lobby the Arizona Corporation Commissioners to institute water rates that encourage reduction in water use.

Action Item G6.2: Lobby the Arizona Corporation Commissioners to incent installation of rooftop solar more aggressively and encourage less consumption of electricity.

Action Item G6.3: Conserve water and electricity in all County facilities.

Goal G7: Develop new County revenue sources and lower expenditures in order to help fund incentives.

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Policy G7.1: Use grants as a funding mechanism to support County Comprehensive Plan visions.

Action Item G7.1: Implement a bed tax on hotels, motels and short-term rentals.

Action Item G7.2: Stop employment discrimination against the past incarcerated and help by offering government work and paying a living wage. This will help reduce recidivism and reduce prison costs.

Action Item G7.3: Use the USFS's partnership with the Sedona Red Rock Trail Fund as a model to collaborate with non-profits in the County.

Action Item G7.4: Explore means and methods of creating a group akin to a "Civilian Conservation Corps" to execute County-designated projects and to provide job training.

Action Item G7.5: Develop a County grant position(s) to search for governmental grants to help fund applicable projects and work together. Each position could fund itself through grant proposals. For example, securing grant funding to replace high energy appliances.

Action Item G7.6: Encourage county nonprofits to use their grant writing resources to secure funding to assist in completing Comprehensive Plan actions. Work together with the nonprofit and private sector to gain momentum in acquiring grant funds.

Goal G8: Manage growth with coordinated infrastructure to achieve efficient and orderly growth.

Policy G8.1: Future development will be consistent with the goals and objectives of the Transportation and Land Use Elements.

Policy G8.2: Advocate development in areas that are conducive to mixed use and multi-modal transportation opportunities.

Policy G8.3: Encourage improvements to properties where infrastructure and circulation is close by and will further optimize existing facilities.

Policy G8.4: Require public right-of-way dedication for every new development to the maximum proposed right-of-way.

Action Item G8.1: Advocate development in areas that are conducive to mixed use and multi-modal transportation opportunities.

Action Item G8.2: Determine long term potential circulation patterns which encourage new growth and ensure transportation routes are able to serve new and developing areas of Yavapai County.

Goal G9: Conserve significant natural resources and open areas in the growth areas.

Policy G9.1: Ensure future development is consistent with the goals and

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objectives of the Open Space Element.

Policy G9.2: Encourage dialogue and review with and by Open Space stakeholders.

Action Item G9.1: Adopt new ordinances which promote open space and community facilities (ex. trails, open space) to provide a destination for new growth areas.

Action Item G9.2: Incorporate buffers where able to ensure open space and wildlife areas are preserved.

Goal G10: Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Policy G10.1: Ensure future development is consistent with the goals and objectives of the Cost of Development Element

Policy G10.1: Recommend development within Growth Areas where resources and infrastructure are already in place or can be reasonably extended.

Policy G10.1: Require developers to either fully improve the sites infrastructure or deposit cash-in-lieu to the Town's infrastructure Capital Improvement Program (CIP) fund.

Action Item G10.1 Update the development fee schedule to provide fee incentives for growth and infill areas.

Action Item G10.2 Coordinate public and private investments within growth areas through the establishment of public/private partnerships and/or development agreements.