

RESOLUTION NO. 1156

A RESOLUTION OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA, ESTABLISHING COMMON BONDS AND PRINCIPLES FOR REGIONAL COOPERATION AND COORDINATION IN LAND USE PLANNING AND DEVELOPMENT DECISIONS IN THE VERDE VALLEY.

WHEREAS:

The Verde Valley is comprised of five (5) incorporated Cities and Towns and several unincorporated communities located along major highway corridors in relatively close proximity within a well defined geographic area. These circumstances create a unique opportunity and unlimited potential for Regional Planning within this part of Yavapai County; and

The Camp Verde, Clarkdale, Cottonwood and Sedona general plans and the various specific Community Plans amending the Yavapai County General Plan in the Verde Valley, and the Camp Verde, Clarkdale, Cottonwood and Sedona Focused Future efforts all cite that regional planning and regional coordination is beneficial and necessary for the Verde Valley; and

The Growing Smarter Act requires regional planning; and

The various jurisdictions of the Verde Valley desire that their respective communities maintain their unique characteristics and distinct gateways to surrounding rural and open space lands, and further desire to prevent those communities from growing together in a manner that would detract from individual community and regional identity;

THEREFORE, the Board of Supervisors declare and find that:

Preservation of geographically distinct communities can be maintained by encouraging that significant open space and rural land use be maintained along highway corridors.

Widening of the State Highways within the Verde Valley will result in more development pressure along these corridors; thus traffic circulation improvements, such as alternate routes/road connections, transit systems, bike lanes/routes and pedestrian paths and trails will require significant regional cooperation and planning to determine need, feasibility and methods of implementation.

Decisions made in one Verde Valley jurisdiction will impact other communities, other jurisdictions and the region as a whole. Moreover, land use decision made without regional perspective and outlook will tend to create unintended and undesirable consequences.

The lack of a current comprehensive general plan and adopted specific area land use plans for the unincorporated areas in the Verde Valley makes it difficult for policy makers and the general public to respond to specific rezoning or development proposals.

In order to achieve the goals of preserving distinct community identities and preventing Communities from growing together, it would help policy makers and the general public if Cities and Towns were to pursue plans that identify their community planning area boundaries or future service area boundaries and develop policies concerning annexations.

Appropriately accommodating tourism in the Verde Valley communities and on the National Forest lands is critical to preserving the quality of life in this region.

The potential disposition or future use of the approximately 16 square miles of Arizona State Trust Lands for any development will have a major impact on the Verde Valley. These sections will have a major positive impact if they are designated and obtained for Open Space

The surface waters of the Verde Valley must be preserved and enhanced in terms of both quantity and quality.

Accurate information on actual ground water supplies for the Verde Valley must be determined as it is desirable and would benefit all communities.

Preserving and enhancing air quality is an important issue for the Verde Valley communities.

A balance between jobs and housing should be given careful consideration with any large development within the Verde Valley as these issues could present major social and economic impacts to the area.

The Verde Valley is unique in its natural beauty. Scenic vistas and corridors, wildlife habitat, air and water resources and special cultural and historic places must be preserved to ensure the beauty of this area for our children.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA AS FOLLOWS:


In the interest of Regional Planning and Regional coordination in the Verde Valley, the Board of Supervisors adopt the following guiding principles for cooperation in land use planning and development decisions among the Verde Valley governments:

1. The Verde Valley communities should not grow together, regardless of corporate boundaries. Significant open space and/ or rural uses between communities should be maintained.
2. Forest Service land trades for ultimate use as a subdivision, (commercial and industrial uses) or housing would generally not be supported outside existing or future extended corporate limits or lands that the Town or City does not desire to incorporate unless supported by an adopted plan.

3. Each municipality and Yavapai County is solely responsible for land use decisions within their jurisdictions, provided, however, that each jurisdiction shall be responsible for considering the impacts of its decisions on its neighbors, the Verde Valley, and the region as a whole.
4. The USDA Forest Service, Yavapai County and the local governments and communities of the Verde Valley are strongly encouraged to consider a coordinated and comprehensive regional plan that addresses open space, regional housing, regional land use, and regional transportation issues.
5. Yavapai County should pursue re-adoption of the General Plan or specific area planning for areas of the Verde Valley to meet and conform to the planning elements of the Growing Smarter Act similar to those required for Cities and Towns.
6. Water quality and quantity of surface flows should be studied in order to preserve and enhance this vital resource. Studies to be jointly pursued by the various communities or other organizations with costs paid commensurate to benefits realized.
7. The available groundwater supplies of the Verde Valley should be studied to determine a realistic carrying capacity. Studies to be jointly pursued by the various communities or other organizations with costs paid commensurate to benefits realized.
8. Efforts should be made to preserve open space on critical Arizona State Trust Lands in the Verde Valley as identified in a future regional plan or appropriate readopted General Plan, and as part of the Arizona Preserve Initiative and Growing Smarter Act.
9. The Verde Valley communities, Yavapai County and the Verde Valley Transportation Planning Organization are strongly encouraged to investigate the creation of a regional transit system modeled on the CATS system in Cottonwood and Clarkdale or other similar systems.
10. Affordable housing opportunities should be supported within established urbanized areas throughout the Verde Valley.
11. Urban type development should be limited to within or immediately adjacent to corporate limits or where infrastructure and services (public roads, sewer and water facilities and police and fire protection) are in place or may be reasonably accommodated and extended to serve such development.
12. Development outside of corporate limits should be limited to agriculture, ranching or very low density residential use (one unit per 2 or more acres) unless otherwise supported in an adopted County or regional land use plan or what current Zoning would permit with appropriate services. This principle is not intended to prevent consideration of future land use plans that may change the Zoning as long as the type of land use is not changed and the overall density is not significantly increased.

13. Each municipality is encouraged to pursue plans that identify their community planning boundaries or future service area boundaries and develop specific policies regarding annexations. These plans and policies should include recommendations to promote and preserve open space and rural areas within the Cities and Towns to prevent communities from growing together.

PASSED AND ADOPTED by Board of Supervisors of Yavapai County, Arizona, this
16th day of November 1998



Signed: BILL FELDMEIER
Title: Chairman of the Board

ATTEST:



CLERK OF THE BOARD