

CWAG meeting

February 14, 2015



STEVEN MAUK
DIRECTOR, YAVAPAI COUNTY DEVELOPMENT
SERVICES

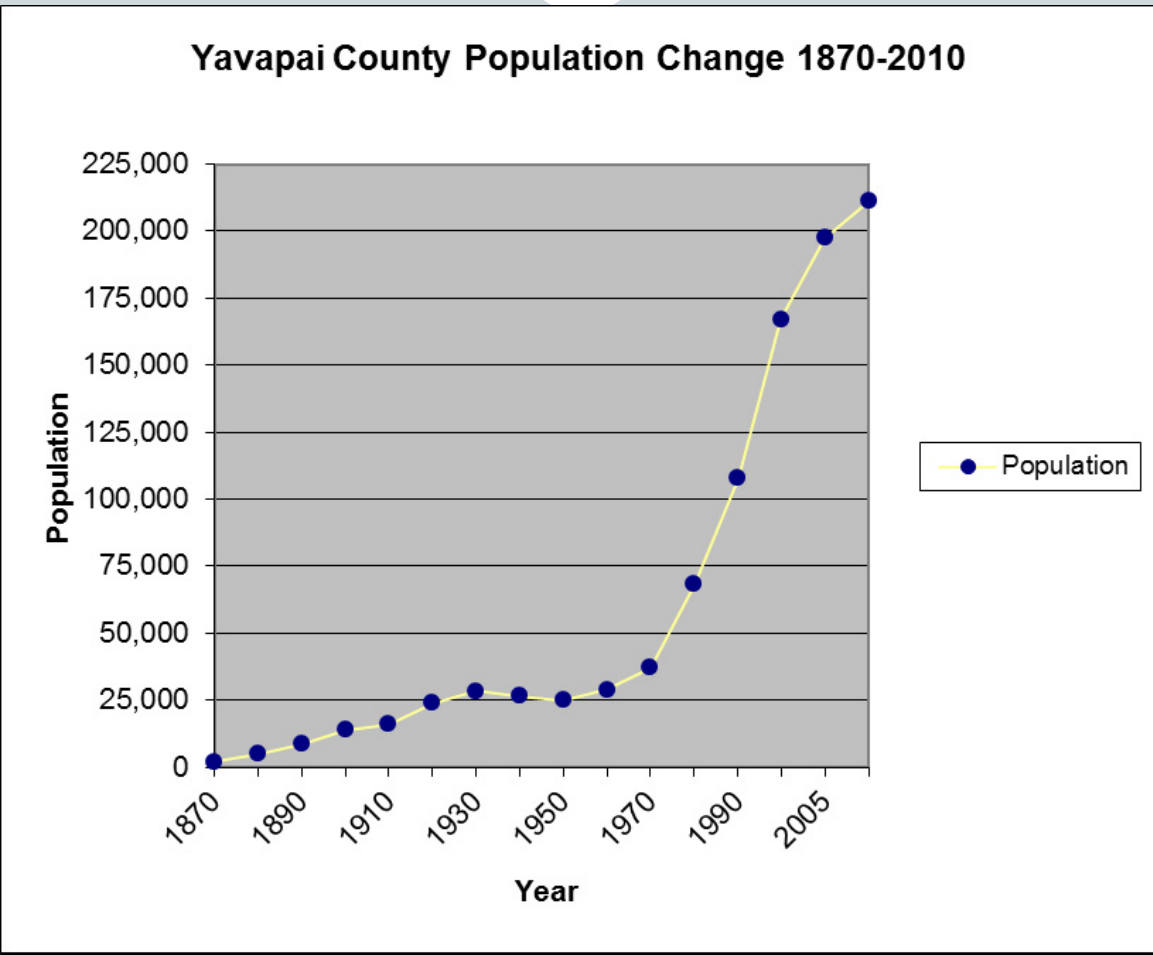
Issues to consider



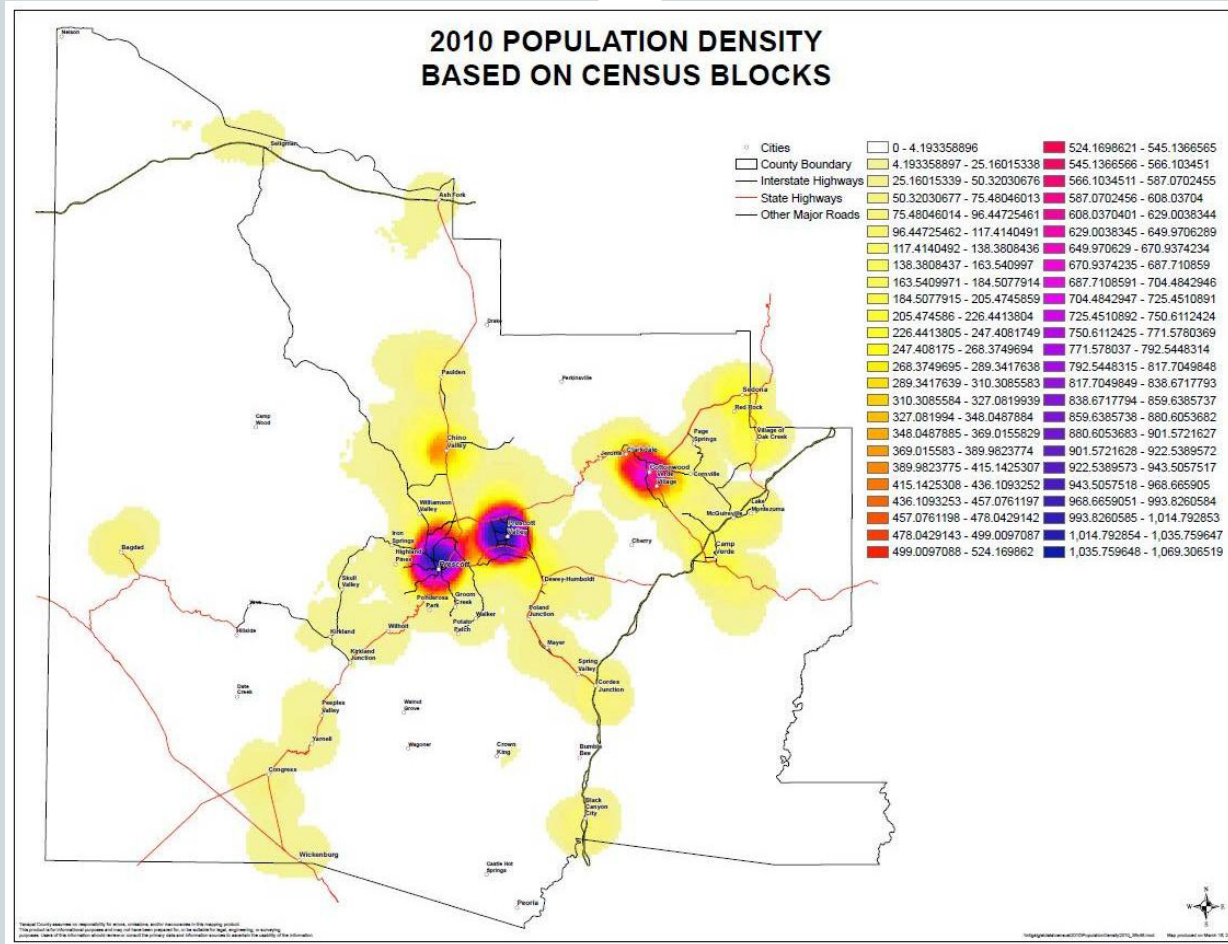
- Big Chino population projections
- County plan for area
- Challenges



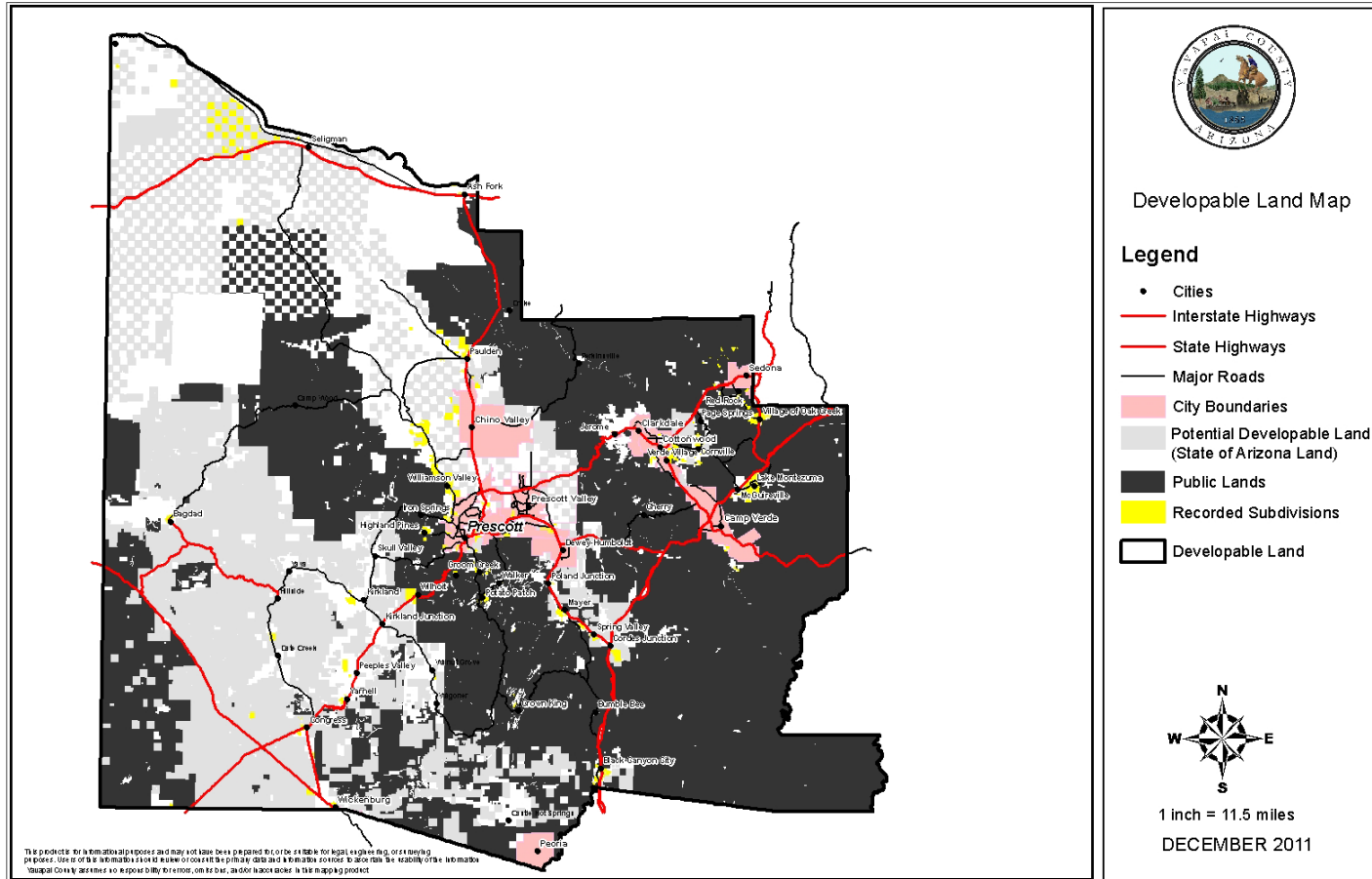
Yavapai County Population Change 1870-2010



Population.....



Growth projections.....



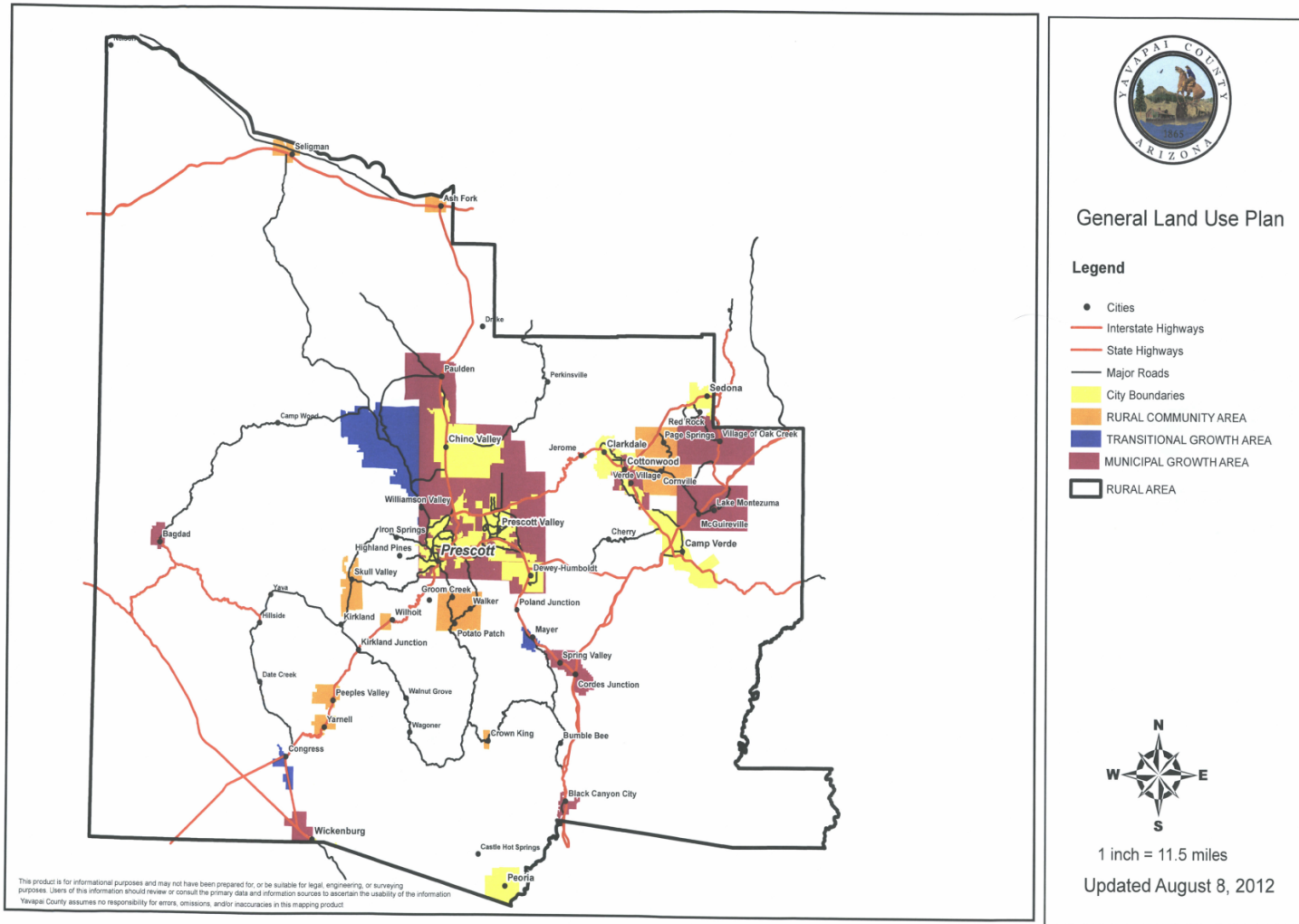
Total Big Chino area



- 1990-6,791
- 2000-15,347
- 2010-20,719
- 2015-23,157
- 2020-25,882
- 2025-28,928
- 2030-32,332

The population estimates in the chart above are at an assumed rate of 2.25% percent growth per year, the Central Yavapai Highlands Water Resources Management Study (CYHWRMS) uses this rate to project demands for water. This growth rate is below the Department of Economic Security (DES) rate of 2.87% growth due to market conditions in Yavapai County as well as consideration of water resources.

Land Use plan





Municipal Growth Area (MGA) – This category includes those areas adjacent to or surrounded by incorporated cities/towns, and having the necessary facilities and services to support it. These areas are largely built-out or established but may have pockets of vacant land.

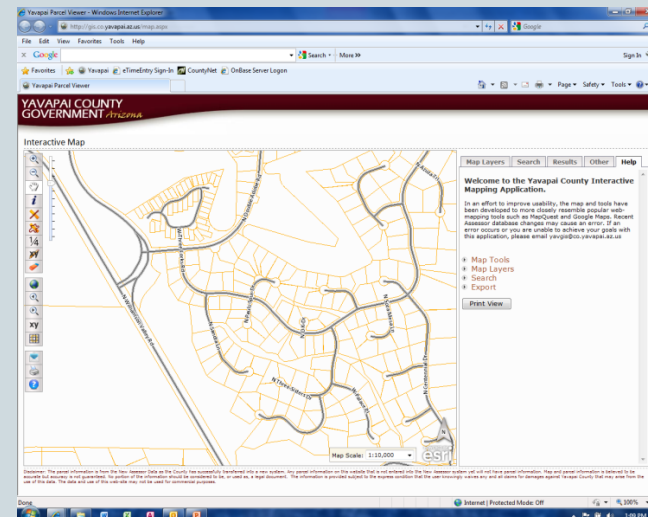
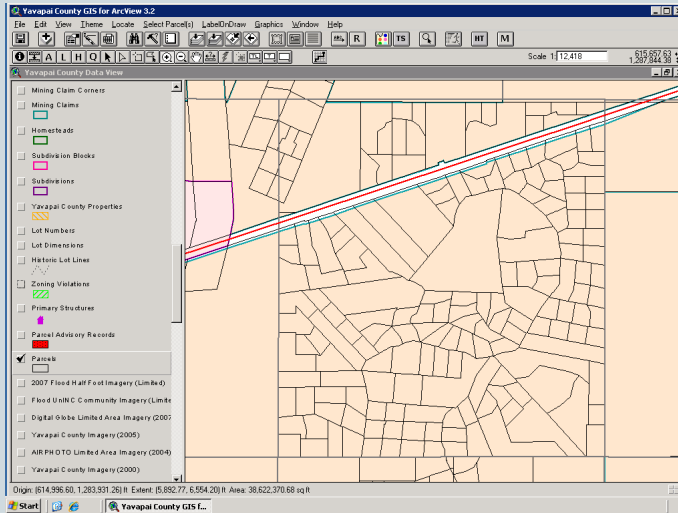
1. The area has established or planned residential and/or non-residential development and has the potential to be annexed by an abutting incorporated city/town or become incorporated.
2. The area could be adequately served by a community sewer system, water system and fire district.
3. Average residential lot sizes are less than one acre in size.
4. The area provides regional commercial and other non-residential services.
5. The area has the potential for or is currently served by adequate drainage, transportation and K-12 school systems, as well as organized recreational facilities that can serve high-density development.

Challenges



- Unregulated development
- Challenges posed by water assurance requirements
- Exempt wells and onsite waste water vs. recharge and public delivery systems
- Lack of adequate enforcement
- Proposition 207 issues

Unregulated Development



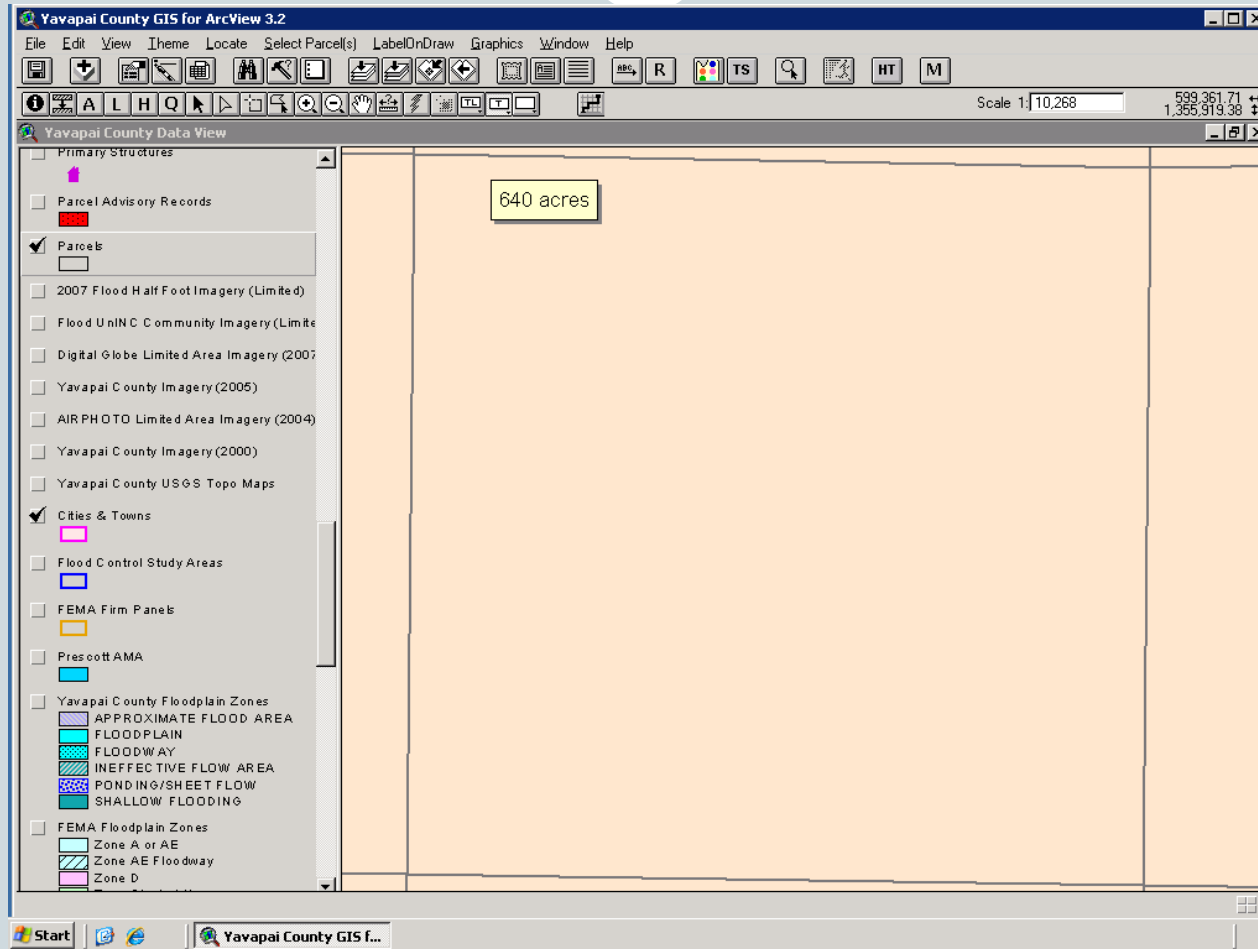
How does it happen?



- **Typical scenario**

- ✦ Most unincorporated land in the county is zoned RCU-2A
- ✦ Developer splits 640 acre parcel into 16- 40 acre parcels, obtains Un-subdivided Land public report
- ✦ Developer sells parcels to 16 individual buyers
- ✦ Buyers break lots down into 4-10 acre parcels and sells them
- ✦ New buyer breaks 10 acre parcels into 5-2acre parcels and sells them
- ✦ Net result is 320- 2 acre parcels without regulatory review

Case study





Yavapai County GIS for ArcView 3.2

File Edit View Theme Locate Select Parcel(s) LabelOnDraw Graphics Window Help

Scale 1:10,268 593,122.00
1,352,133.90

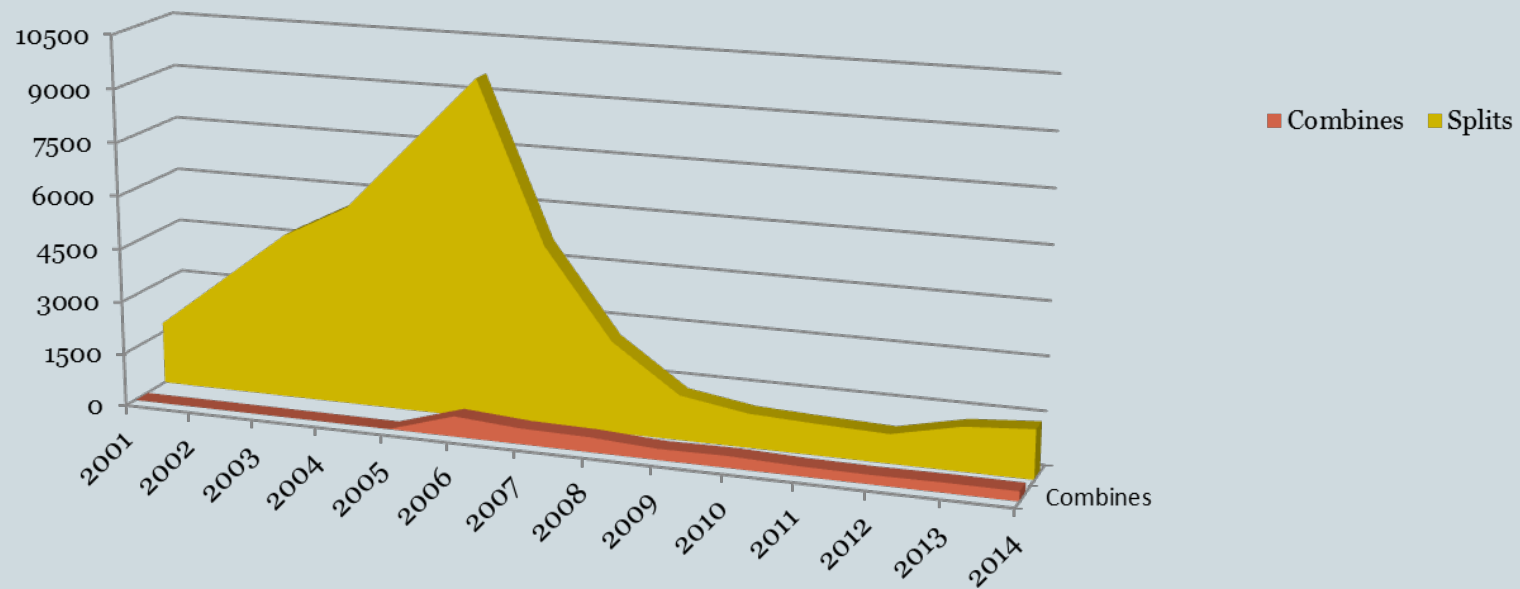
Yavapai County Data View

- Primary Structures
- Parcel Advisory Records
- Parcel
- 2007 Flood Half Foot Imagery (Limited)
- Flood U N I N C Community Imagery (Limited)
- Digital Globe Limited Area Imagery (2007)
- Yavapai County Imagery (2005)
- AIR PHOTO Limited Area Imagery (2004)
- Yavapai County Imagery (2000)
- Yavapai County USGS Topo Maps
- Cities & Towns
- Flood Control Study Areas
- FEMA Firm Panels
- Prescott AMA
- Yavapai County Floodplain Zones
 - APPROXIMATE FLOOD AREA
 - FLOODPLAIN
 - FLOODWAY
 - INEFFECTIVE FLOW AREA
 - PONDING/SHEET FLOW
 - SHALLOW FLOODING
- FEMA Floodplain Zones
 - Zone A or AE
 - Zone AE Floodway
 - Zone D

Origin: [587,839.61, 1,346,755.92] Extent: [5,466.04, 5,419.64] Area: 29,623,935.01 sq ft

Start | Yavapai County GIS f...

Unregulated development



Issues



- Buyers impression that land is in subdivision, creates assumption that required development standards were addressed
- Private access roads and easements are typically substandard
- Lack of physical access for emergency vehicles
- Lack of engineering to control drainage issues
- Lack of adequate infrastructure
- Financing issues
- **Water adequacy issues**

Water assurance issues



- Precludes controlled development inside AMA
- Will exacerbate problem if required statewide, if not balanced with adequate enforcement
- Excuses developer to pursue unregulated route

Results.....



- Exempt wells
- Onsite waste water systems
- Lack of recharge opportunities
- Lack of general delivery systems
- Inability to promote conservation efforts
- Inability to promote sound planning practices

Enforcement issues.....



- Lack of balance between adequacy requirements and enforcement of illegal activity
- Ambiguities in law
- Lack of appreciation for relationship between deficient enforcement and water issues

Why not zone our way out?



- Proposition 207
- Requires compensation if value is taken away

Solutions.....



- Promote appreciation for relationship of water and sound planning
- Codify tangible limitations on unregulated development
- Promote adequate enforcement of current laws

Questions.....

