



Dome Valley/Wellton Planning Area Citizen Advisory Group Report



Long Range Planning Section
Yuma County Department of Development Services
August 2007

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A special thanks to: Antelope Union High School & the Town of Wellton for providing meeting facilities.

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Executive Summary

The Dome Valley/Wellton Citizen Advisory Group Report represents the first of seven citizen reports that will be prepared by Long Range Planning Staff in an effort to update the Yuma County 2010 Comprehensive Plan (Plan). Since its adoption in December of 2001, the Plan has been amended numerous times, but has not been the subject of a detailed citizen review. In the summer of 2006 a new edition of the Comprehensive Plan was published, compiling amendments from 2002 through June 2006. At this time, it was determined that staff should take the plan back to the citizens in each of the Planning Areas and Sub-Regional Planning Areas to determine if the Plan needing updating to meet current and future needs. This updating of the Plan based on citizen input, will be a valuable precursor to the efforts by Yuma County to develop the Yuma County 2020 Comprehensive Plan for adoption by the end of 2010.

The update of the Yuma County 2010 Comprehensive Plan for the Dome Valley/Wellton Planning Area began with the publication of a background study in August of 2006. The background study examined demographic, housing, and economic development trends in the planning area between 2000 and 2006.

On November 16, 2006 an annual meeting for the Dome Valley/Wellton Planning Area was held at Antelope Union High School in Wellton, Arizona. Approximately 120 area residents attended the annual meeting. At this meeting, a synopsis of the background study was presented and residents identified a wide variety of issues and ideas that they felt were important to the future of the area.

A Citizen Advisory Group (CAG) composed of eleven residents of the planning area was formed to review the Comprehensive Plan and to provide information and comments to be utilized in the process of updating the Plan in the Dome Valley/Wellton Planning Area. Membership on the CAG was composed of area residents who volunteered at the annual meeting to participate in a series of meetings that would review the Plan as it affects their planning area. By using nominal group techniques to build consensus among the members, facilitated by County Long Range Planning Staff, the CAG members have provided recommended changes to improve the plan.

A Technical Advisory Committee (TAC) was also established to review the Plan in tandem with the CAG. The TAC was composed of representatives of major institutional stakeholders in the planning area such as, the Marine Corps Air Station, Yuma Proving Ground, McElheany Cattle Company, Arizona Clean Fuels, Town of Wellton, etc. The TAC members participated fully with the CAG in reviewing the plan and making recommendations for changes; however they were not included in the consensus building process regarding changes to be proposed to the Board of Supervisors.

A series of five Citizen Advisory Group meetings were held between January and May of 2007. At these meetings, the CAG and TAC members reviewed the goals, objectives and polices of the Plan and the following elements of the Yuma County 2010 Comprehensive Plan: Land Use Element-Dome Valley Wellton Planning Area: Open Spaces & Recreational Resources, Circulation, Environmental, Water Resources, and Safety. Prior to each of these meetings staff reviewed comments from the annual meeting and prepared a list of comments and potential changes to the Plan element being discussed that would address the concerns raised at the annual meeting.

Dome Valley/Wellton Citizen Advisory Group Report **Executive Summary**

The CAG then reviewed these proposed changes and a consensus was reached on whether the CAG should recommend the adoption of the proposed change as is, modify the proposed change, or not to recommend the change. The CAG then had an opportunity to make any additional recommendations that they felt were warranted. Staff then compiled the recommended changes into an amendment format that could be reviewed by county decision makers for possible action to update the plan.

The Dome Valley/Wellton CAG recommends 25 changes to Chapter 3 – Goals, Policies, and Objectives. The continued preservation of prime farm lands was a major concern of the CAG, and several changes were proposed to reinforce this goal. Another area of major concern included water resources. Numerous proposed changes relating toward ensuring the water needs of the planning area are met were proposed. With a proposal for an oil refinery and major industrial projects in the planning area, ensuring that future industrial development will be compatible with existing and future land use was a major concern of the CAG. A series of proposed changes were recommended in order to address this topic.

Based on discussion of land use compatibility, a proposal for a new land use classification, Agriculture/Rural Transition (A-RT) was developed. The new A-RT designation would be similar to current Agriculture/Rural Preservation (A-RP) in that both would have a minimum parcel size of 40 acres and support only RA-40 zoning. However, the Comprehensive Plan would recognize areas designated as A-RT as ideal for future intensive commercial or industrial uses and should be reserved for such uses as well as recognize only very limited residential development at the RA-40 density. The change in the designation of a parcel from A-RT to an industrial or commercial designation would therefore be considered a minor amendment. The major amendment triggers of eight or more acres of proposed commercial or 20 or more acres of proposed industrial would not apply to lands designated as A-RT. The CAG also identified how they would like to see the A-RT classification applied to the Land Use Designation map.

When the CAG examined the circulation element it developed a list of transportation improvements and issues they felt were most critical to the future of the planning area. The transportation issue that the CAG overwhelmingly identified as the most critical to the future of the planning area was the construction of grade separated crossings of the Union Pacific Railroad tracks in the Tacna and Wellton areas. The CAG felt that this issue was particularly urgent because of the upcoming construction of a parallel track and the fact that most new residential development has occurred south of the tracks, but emergency services are located north of the tracks.

The CAG further worked to develop a list of short and long term issues facing the planning area relating to the open spaces & recreational resources, environmental, water resources, and safety elements of the Comprehensive Plan. A list of these short and long term issues to each of these four elements was also recommended by the CAG.

Following the consensus on the CAG Report, the recommendations provided will be forwarded to the Yuma Planning and Zoning Commission for their recommendation to the Yuma County Board of Supervisors for their action to update the plan as they see necessary.

The CAG may also continue meeting as an informal group for the purpose of reviewing future changes proposed through plan amendment cases in the planning area. A further role may also be identified for the CAG as the County begins the process to develop the 2020 Comprehensive Plan.

Dome Valley/Wellton Citizen Advisory Group Report
Location of Dome Valley/Wellton Planning Area

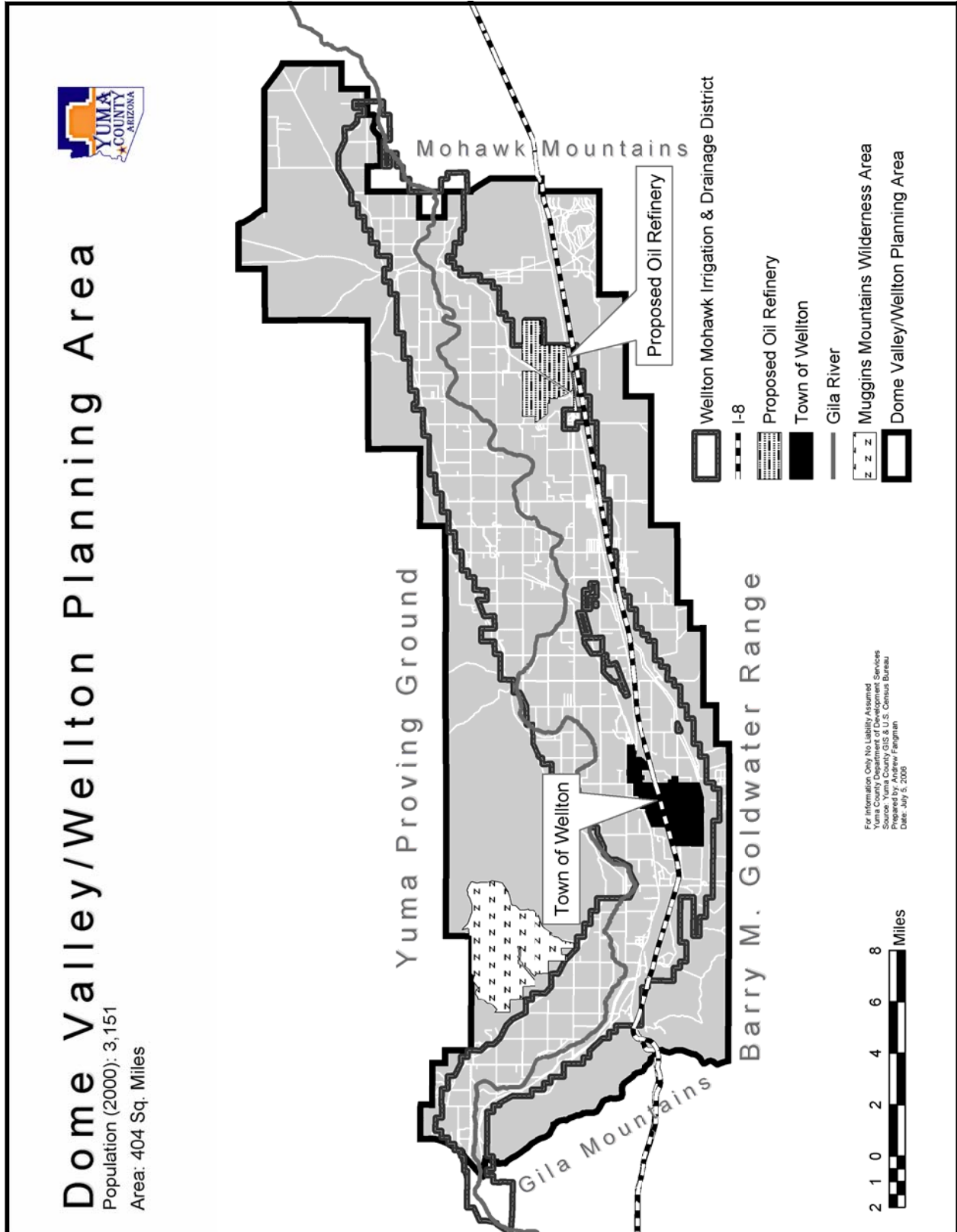


Figure 1: Dome Valley/Wellton Planning Area

Overview of Planning Area Update Process

The Yuma County 2010 Comprehensive Plan (Plan) was originally adopted on December 10, 2001. Yuma County has seen significant growth and change since 2001. For this reason it is necessary to examine and determine if the various elements of the plan are still adequately meeting the needs of the community and how any deficiencies may be addressed by updating the plan.

The County is divided into planning areas by the Plan. In order to ensure that the plan is meeting current planning needs, a citizen based process to review and update the Plan was undertaken in each planning area. Recommendations from this effort for updating the Plan will be brought forward to the decision makers. The Dome Valley/Wellton Planning Area is the first planning area in which this process will be applied. The planning area is roughly defined as the portion of the County between the Gila and Mohawk Mountains, see Figure 1 on Page 8 for a map showing the exact boundaries of the Planning area.

The first step in the process of reviewing and updating the Plan was the preparation of the Dome Valley/Wellton Planning Area Background Study. This study, published in August 2006, examined demographic, housing, and economic development trends in the planning area between 2000 and 2006. The purpose of the background study was to provide an understanding of the current conditions in the planning area and how it has changed since 2000. A copy of the Dome Valley/Wellton Planning Area Background Study can be obtained at http://www.co.yuma.az.us/dds/PDF/PZ_DomeValleyWelltonStudy.pdf

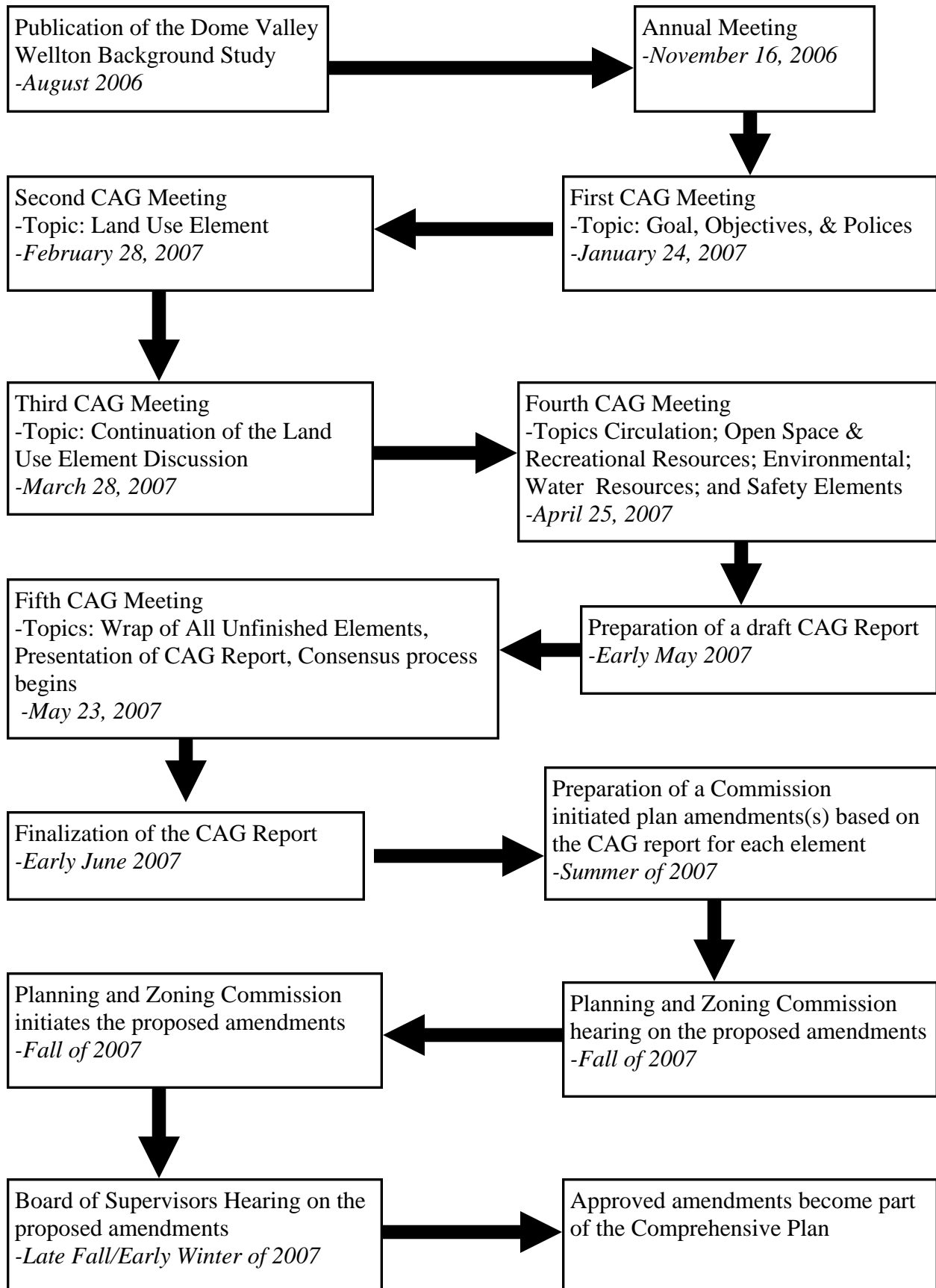
The process of a citizen based review of the Plan began with annual meeting held on November 16, 2006. At this meeting approximately 120 area residents heard a brief presentation on the background study and then participated in an exercise to identify the issues and ideas of greatest concern to area residents. At this meeting, residents were asked to volunteer to serve on a Citizen Advisory Group which would use the list of issues generated at the annual meeting to conduct an element by element review of the Comprehensive Plan to ensure the needs of the Dome Valley/Wellton Planning Area were being met.

The Citizen Advisory Group and Technical Advisory Committee conducted a series of five meetings to review the Plan. Through this series of meetings the Citizen Advisory Group reached a consensus on numerous changes to the Plan that they feel will help the Comprehensive Plan better address the current and future needs of the Dome Valley/Wellton Planning Area.

If the Planning and Zoning Commission decide to initiate these proposed changes they will then begin the standard process for amendments to the Plan. This process is composed of a hearing by the Planning and Zoning Commission and the Board of Supervisors. If approved by the Board of Supervisors these amendments will then become part of the Yuma County 2010 Comprehensive Plan.

The following page contains a flow chart detailing the plan update process from the preparation of the background study to possible adoption of any recommended changes

**Dome Valley/Wellton Citizen Advisory Group Report
Overview of Planning Area Update Process**



Annual Meeting, November 16, 2006

On November 16, 2006 an annual meeting for the Dome Valley/Wellton Planning Area was held at Antelope Union High School in Wellton, Arizona. Approximately 120 area residents attended the annual meeting. The agenda for the annual meeting can be found in Appendix A on page 51.

The purpose of the annual meeting was to gather all the issues of concern to Dome Valley/Wellton residents. The meeting was also held so that residents who would be interested in serving on the Citizen Advisory Group could be identified. The entire planning area update was explained to the public at this meeting.



Figure 2: Presentation of the Background Study

Presentation of the Background Study

The annual meeting began with a presentation on the Dome Valley/Wellton Planning Area Background Study. The background study contains information regarding demographics, land use, and economic development in the Dome Valley/Wellton Planning Area.

Since 2000, 274 housing units have been constructed in the Dome Valley/Wellton Planning Area. In the same time period, zoning changes were approved that could allow for the construction of up to 317 more housing units and amendments to the Comprehensive Plan were approved that would enable the rezoning of land that could allow up to 1,298 additional housing units. A full copy of the study can be obtained at: <http://www.co.yuma.az.us/dds/PDF/>

Breakout Groups

The annual meeting was divided into five breakout groups. The topics of these five groups were: (1) industrial development, (2) agriculture/water resources, (3) land use, (4) parks and recreation, and (5) transportation. A county staff member facilitated discussion on each of these topics, during which residents voiced their concerns on the topics. The issues raised by area residents were recorded on large sheets of paper. These were used in an exercise later in the meeting in which residents would use dot stickers to indicate which issues they felt were the most important to the area.



Figure 3: A Breakout Group

**Dome Valley/Wellton Citizen Advisory Group Report
Annual Meeting**

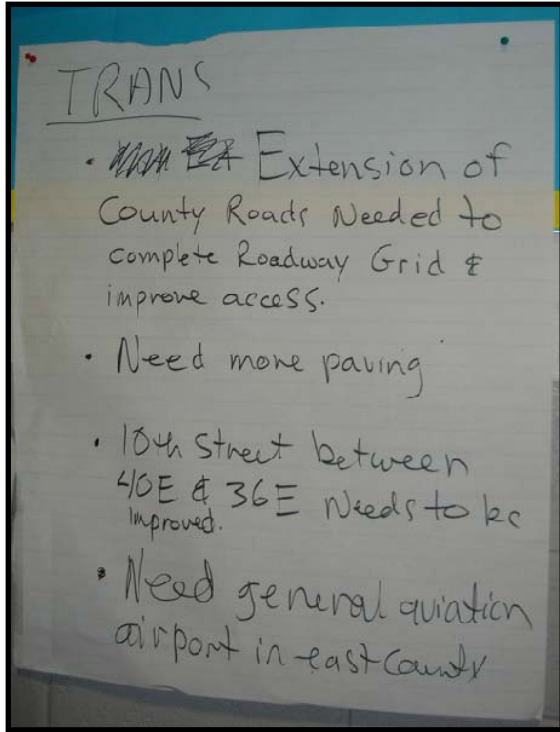


Figure 4: Citizen Generated Issues

Issue Preference

Once all meeting attendees were given time to participate in all five break out groups, everyone was given five dots. People were asked to place dots next to the issues, generated during the breakout groups, they thought were the most important. A summary of each breakout group and from the results the dot placement exercise was then presented to the entire group.

Table 1 listing all the comments received, from the break out groups is contained in the following pages. The table also lists the number of dots placed by each issue.

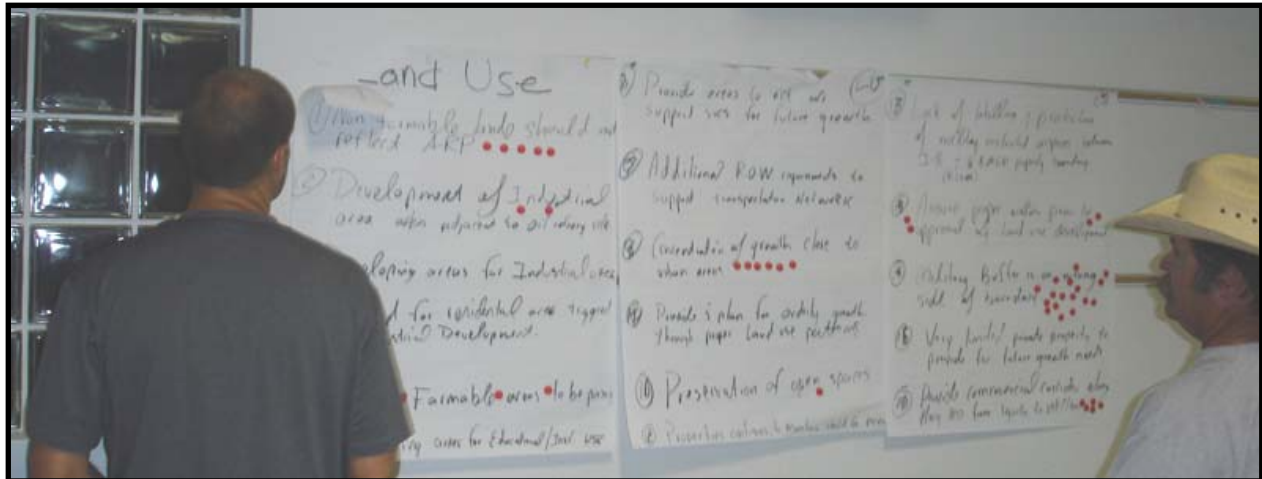


Figure 5: The Placing of Issue Preference Dots

Recruitment of a Citizen Advisory Group

The CAG was assembled from a list of interested parties generated at the annual meeting. The purpose and role of a citizen advisory group was explained at the meeting. Those interested then placed their name on a list indicating their interest. The function of the CAG was to suggest, review, and ultimately reach a consensus on recommended changes to the Plan.

***Dome Valley/Wellton Citizen Advisory Group Report
Annual Meeting***

<i>Issues and Ideas From the Annual Meeting</i>	# of Dots
Industrial	
Protect McElhaney from conflicting housing	13
Protect industrial designation	0
Good industrial strip between Union Pacific and Hwy 80/I-8	6
Plan for ancillary services	0
Special tax/impact fee	0
Compatible land uses near oil refinery	0
Buffer agricultural land from industrial	0
Identify industrial waste product land use	0
Protect groundwater	3
Hazardous material routing system	3
Agriculture/Water	
Possibility of the County or some other public entity running a central water system	29
Possible improvement district to supply water	0
Possible restrictions on pumping well water	1
Sources of water other than WMIDD	0
Preserve all agriculture on the valley floor	8
Possible potable water system	5
Land Use	
Lack of labeling & protection of military restricted airspaces between I-8 and BMGR boundary	0
Assure proper water prior to approval of land use development	4
Military buffer is on wrong side of boundary	19
Very limited private property to provide for future growth needs	0
Create a commercial corridor along Hwy 80 from Ligurta to Wellton	5
Provide support services to areas for future growth	0
Additional R.O.W requirements to support transportation network	1
Concentrate growth close to urban areas	6
Provide & plan for orderly growth through proper land use patterns	0
Preservation of open spaces	2
Properties contiguous to mountains should be preserved	0
Non-farmable lands should not reflect A-RP	6
Development of industrial area adjacent to oil refinery site	2
Developing area for industrial uses	0
Demand for residential area triggered by industrial development	0
Existing farmable areas to be preserved	9
Designating areas for educational/institutional uses	0

Table 1: Issues Raised at Annual Meeting

***Dome Valley/Wellton Citizen Advisory Group Report
Annual Meeting***

Parks & Recreation	Number of Dots
Cultural and historical site preservation	1
Industrial development effect air/water	0
Bird habitat protection	1
Public access to river environment	0
Bus tours to solicit public support	0
Emergency facility	0
More Schools	6
New Border Patrol substation in Wellton	1
Infrastructure issues	1
Gasoline emissions	0
Housing issues	0
Desert land uses	0
Protection of recreational areas & open spaces	0
Preservation of water rights	1
Parks/educational facilities	0
Transportation	
Extension of county roads to complete grid	1
More paving	3
County 10th St between 40E & 36E needs to be improved	11
General aviation airport in the east county	2
Try to keep housing in concentrated areas to improve emergency response	0
Traffic control device at Hwy 80 & 36E	23
Off ramp at 25E	13
Interchange at 45E	5
Why does the county only maintain certain roads	1
Loop road on mesa 25E to 40E	1
Grade separation from RR tracks at interchanges	1
More section line roads	3
Why was 50E obliterated	0
Guard rails hamper ag equipment from moving off the road	3
Commitment from Union Pacific on their future plans	0
Need for speed limit signs on 50E	0
Many roads 36E, 40E to narrow for buses. Etc	6
Need roadway improvements near 31E	1
An interchange at 31E	18
A railroad crossing at 31E	0
Finical sources for improvements	0
Impact of new rail line	0

Table 1: Issues Raised at Annual Meeting (Cont.)

Chapter 3—Goals, Objectives, and Policies

The goals, objectives, and policies contained in Chapter 3 are the foundation upon which the rest of the Yuma County 2010 Comprehensive Plan is based. Achieving these goals is the focal point of the individual elements of the Plan.

Chapter 3 defines a goal, objective, and policy as follows:

- **Goal:** An end toward which county activities are directed. A goal is abstract, not fully measurable and broadly addresses an outcome identified in the Yuma County 2010 Comprehensive Plan.
- **Objective:** A specific target which supports the stated goal.
- **Policy:** A statement prescribing a specific course of action to implement a stated objective.

January 24, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Policies was held January 24, 2007, at the Wellton Town Council chambers.

Twenty-one members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix B starting on page 53.



Figure 6: CAG Members

Meeting Conclusions

Staff reviewed all comments received from the public at the annual meeting and selected all the issues and ideas that could be addressed under Chapter 3. A suggested modification to Chapter 3 to address each issue raised at the annual meeting was then prepared by staff. These suggested modifications are shown in Table 2 on the following pages.

This table of suggested changes to the Plan was the basis of discussion for the first CAG meeting. The CAG reviewed and discussed each issue raised at the annual meeting and the suggested modification to the goals, objectives, and policies, associated with it. A consensus on whether to accept, reject, or modify the suggested change was then reached. The results of this discussion is shown in Table 2 on pages 16 to 20.

**Dome Valley/Wellton Citizen Advisory Group Report
Goals, Objectives, and Policies-CAG Recommendations**

CAG Review of Goals, Objectives, & Policies

#	Comment from Annual Meeting	How Comment Could be Implemented	CAG Recommendation
1	Minimize residential encroachment on agricultural and industrial land uses.	Page 10 - Modify the policy under the goal of “ <i>Plan for Future Residential Growth</i> ” to designate locations for future residential development that minimize conflict with present and future agricultural and industrial land uses.	No Comments. Implement as recommended.
2	Examine the options for creating a centralized water system, and identify potential sources of water.	Page 9 - Modify the policy under the goal of “ <i>Improve Quality of Potable Water</i> ” to call for Yuma County to conduct a study to examine the possible creation of a centralized water system and sources of water.	Based on comments from the CAG, language was added to expand the scope of the study to include aquifer protection
3	Preserve existing agricultural land use in the valley.	Page 8 - Modify the objective under the goal of “ <i>Preserve Farmland</i> ” to add clarity to definition of farmland. Coordinate with the WMIDD and other appropriate agencies to verify the locations of farmland in production.	Concerns about the definition of “Complementary” seems to be a consensus to remove the word complementary use. Concerns about USDA definition of prime farmland. Add “Suitable Agricultural uses.”
4	Preserve open spaces and provide more recreational areas.	Page 10 – Retain existing language. Current plan contains a goal that states “ <i>Preserve Open Space Lands,</i> ” and goal that states “ <i>Develop Additional Parks & Recreational Resources</i> ”.	No comments. Implement as recommended.
5	Plan for large scale industrial development in appropriate areas.	Page 11 - Add a new goal that calls for industrial development and include appropriate objectives and policies.	No comments. Implement as recommended.
6	Industrial development should be compatible with existing land use.	Page 11 - Add a new objective under the new goal of “ <i>Industrial Development...</i> ” that calls for development activities to occur in a manner that are compatible with current land use patterns. Add a policy(ies) that promotes industrial development in areas where it will not adversely effect surrounding land uses.	No comments. Implement as recommended.

Table 2: Discussed Changes to Goals, Objectives and Policies

**Dome Valley/Wellton Citizen Advisory Group Report
Goals, Objectives, and Policies-CAG Recommendations**

#	Comment from Annual Meeting	How Comment Could be Implemented	CAG Recommendation
7	Large scale industrial development will create demand for additional residential and commercial land uses; this needs to be planned for.	Page 11 - Add a new policy under the new goal of “ <i>Industrial Development</i> ” that will require consideration of the additional demand for residential and commercial land uses and the service needs created with industrial development.	No comments. Implement as recommended.
8	Areas around the proposed oil refinery should be used for the development of complementary industrial uses.	Page 11 - Add a new policy under the new goal of “ <i>Industrial Development</i> ” that will encourage the clustering of industrial developments or centers.	Minor changes to wording of this policy were to increase clarity.
9	Yuma County should collect impact fees to mitigate costs to the County associated with industrial Development.	Page 11 - Add a new policy under the new goal of “ <i>Industrial Development</i> ” that will instruct Yuma County to explore the possibility of establishing impact fees to mitigate the effects of large scale projects including industrial development.	Lots of questions on how they work and concerns over the details. Mixed feelings. There does not seem to be a consensus on this issue.
10	Impacts of industrial development on air and water quality must be mitigated and minimized.	Page 11 - Add a new policy under the new goal of “ <i>Industrial Development</i> ” that will instruct Yuma County to consider the impacts to air and water quality before approving a change in land use to an industrial classification. Also add a new policy(ies) related to protecting the area’s air and water quality.	This proposed new policy was removed at the request of the CAG
11	Cultural and historical sites should be preserved.	Page 22 - Retain existing language. The Yuma County 2010 Comprehensive Plan already contains a goal that states “ <i>Protect and Preserve Cultural Resources</i> ”	No comments. Implement as recommended.

Table 2: Discussed Changes to Goal, Objective and Policies (Cont.)

Dome Valley/Wellton Citizen Advisory Group Report
Goals, Objectives, and Policies-CAG Recommendations

#	Comment from Annual Meeting	How Comment Could be Implemented	CAG Recommendation
12	Land uses that produce industrial waste should be identified and cataloged.	Page 21 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains a policy that states “ <i>Yuma County will work with local, state and federal agencies to identify, map, and list hazardous material storage facilities</i> ”	No comments. Implement as recommended.
13	An adequate water supply should be ensured prior to approval of any change to a more intensive land use.	Page 25 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains a policy that states “ <i>Yuma County will promote new development where existing water resource plans can accommodate the development project.</i> ”	No comments. Implement as recommended.
14	Lands contiguous to the mountains should be preserved as open space.	Page 10 - Add a new policy under the goal of “ <i>Preserve Open Space Land</i> ” that will encourage the preservation of governmental land adjacent to the mountains as open space.	No comments. Implement as recommended.
15	Plan for orderly growth by concentrating growth as close as possible to the more urbanized areas that have support services.	Page 2 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains a policy that states “ <i>Yuma County will make recommendations for new development to be commensurate with the ability to provide public services.</i> ”	No comments. Implement as recommended.
16	Sustainable use of groundwater.	Page 24 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains an objective that states “ <i>Encourage protection and enhancement of future renewable water and groundwater supplies within the framework of state and federal laws, regulations and guidelines.</i> ”	No comments. Implement as recommended.
17	Hazardous materials should be routed in a manner that ensures public safety.	Page 21 - Add a new policy under the goal of “ <i>Provide for an environmentally sound and cost effective hazardous waste management program</i> ” that will identify and map roadways unsuitable (or indicate the approved transport routes) for transporting hazardous waste, and use this in consideration of any potential land use changes that could lead to the inappropriate transport of hazardous waste through Yuma County.	Removed all references to hazardous materials, added a reference to the definition of hazardous waste in the Arizona Revised Statutes in order to improve clarity. Language stating “consideration will be given to these locations when examining any proposed land use, zoning or special use change that would result in the transport of hazardous materials along such roadways” was removed.

Table 2: Discussed Changes to Goals, Objectives, and Policies (Cont.)

**Dome Valley/Wellton Citizen Advisory Group Report
Goals, Objectives, and Policies-CAG Recommendations**

#	Comment from Annual Meeting	How Comment Could be Implemented	CAG Recommendation
18	Bird habitat should be preserved as open space.	Page 10 - Add a new policy under the goal of “ <i>Preserve Open Space Land</i> ” that will encourage the preservation of governmental land (or other lands) as open space if identified as important bird habitat or if so authorized by said property owner by a prescriptive easement.	Removed.
19	There should be public access to the Gila River.	Page 10 - Add a new policy under the goal of “ <i>Preserve Open Space Land</i> ” that instructs Yuma County to evaluate and/or take actions to ensure appropriate public accesses to the Gila River.	Added language that call for cooperation with the WMIDD on this issue.
20	Park facilities should be constructed.	Page 10 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains a goal that states “ <i>Develop Additional Parks & Recreational Resources.</i> ”	No comments. Implement as recommended.
21	Preservation of water rights should be a key policy of the Comprehensive Plan.	Page 24 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains a goal that states “ <i>Manage, Conserve & Protect the Long Term Availability & Viability of Water Resources.</i> ” Consider adding an objective and/or policy(ies) to preserve water rights. Coordinate with WMIDD and/or other appropriate partnerships.	No comments. Implement as recommended.
22	Policies to reduce gasoline emissions should be implemented.	Page 21 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains an objective that states “ <i>Promote the use of renewable energy sources and conservation of fossil fuels.</i> ” Consider land development policies which encourage reduction of travel through development densities and ride-sharing programs.	No comments. Implement as recommended.
23	More section line roads should be built in order to provide a more complete roadway grid.	Page 19 - Add a new policy under the goal of “ <i>Strengthen Rural Transportation Systems</i> ” that calls for the improvement and/or construction of more section line roads to be considered with new development. New section line roads should have a public participation component and decisions of the Planning & Zoning Commission and BoS to implement this.	Because of concerns over development on parcels with no legal acces,s a goal stating “ <i>to the extent allowed under the Arizona Revised Statutes, Yuma County will prevent and discourage development on parcels that do not have demonstrable legal physical access</i> ” was added.

Table 2: Discussed Changes to Goal, Policies, and Objectives (Cont.)

**Dome Valley/Wellton Citizen Advisory Group Report
Goals, Objectives, and Policies-CAG Recommendations**

#	Comment From Annual Meeting	How Comment Could be Implemented	CAG Recommendation
24	More roads in the Dome Valley/ Wellton Area should be paved.	Page 19 - Add a new policy under the goal of “ <i>Strengthen Rural Transportation Systems</i> ” that calls for increased paving to part of any future transportation or development plans.	No comments. Implement as recommended.
25	Guard rails hamper agriculture equipment from moving off road.	Page 20 - Add a new policy under the goal of “ <i>Strengthen Rural Transportation Systems</i> ” that calls for consideration of access to adjoining land uses when considering the placement of guardrails, especially for active production agricultural lands.	No comments. Implement as recommended.
26	Identify and coordinate plans for future rail transportation with Union Pacific Railroad.	Page 20 - Add a new policy under the goal of “ <i>Strengthen Rural Transportation Systems</i> ” that calls for Yuma County to communicate and coordinate with all transportation agencies in a systematic manner, including Union Pacific Railroad, in the transportation planning processes.	No comments. Implement as recommended.
27	Locate a funding source for transportation improvements.	Page 18 - Retain existing Language. The Yuma County 2010 Comprehensive Plan already contains an objective that states “ <i>Investigate alternative funding sources and obtaining equitable fair share contributions from the development community.</i> ” Explore grant or other funding opportunities that may be available to enhance and develop transportation facilities and improvements.	No comments. Implement as recommended.
28	Enhanced emergency facilities.	Page 12 - Add a new goal that calls for enhanced emergency response services. Add a new objective under the new goal of “ <i>Enhanced Emergency Response</i> ” that calls for Yuma County to examine and improve the quality of emergency response. Add a new policy that provides an assessment of development impact on emergency service as a consideration in approving land use changes. Add a policy that calls for Yuma County to work with the responsible agencies in increasing availability and timeliness of emergency services.	Language calling for the creation of grade separated rail crossing, to improve access to areas south of the railroad tracks was added.

Table 2: Discussed Changes to Goal, Objectives, and Policies (Cont.)

Chapter 4C—Dome Valley/Wellton Planning Area-Land Use Element

Chapter 4C, including Map 4C-2 Comprehensive Plan Land Use Designations depicts the land use designations in the planning area. The Land Use Element is critical to provide guidance for future growth and development in the county over the next ten years. Specific intentions and functions of the Land Use Element include: Representing countywide interests in where land uses should be located as well as the evolution of land use patterns; setting forth the general categories, distribution, location and extent of land uses; and providing maps to illustrate the location and distribution of land use categories.



Figure 7: CAG Members

Discussion on Long & Short Term Issues

Staff reviewed all comments received from the public at the annual meeting and selected all the concerns and issues that could be addressed under Chapter 4C. A suggested modification to Chapter 4C to address each issue raised at the annual meeting was prepared by staff. These suggested modifications accepted by the CAG are shown in Table 3 on the following pages.

This table of suggested changes was the basis of discussion. The CAG reviewed and discussed each issue raised at the annual meeting and the suggested modification to Chapter 4C associated with it. A consensus on whether to accept, reject, or modify the suggested change was reached.

February 28, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to discuss Chapter 4C—Dome Valley/Wellton Planning Area-Land Use Element was held February 28, 2007, at the Wellton Town Council chambers.

Eighteen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 59.

Discussion on proposal for a new land use classification, Agriculture/Rural Transition

One of the most significant changes resulting from discussion at this meeting was a proposal for a new land use classification, Agriculture/Rural Transition (A-RT). The new A-RT designation would be similar to current Agriculture/Rural Preservation (A-RP) in that both it would have a minimum parcel size of 40 acres and support only RA-40 zoning. However, the Comprehensive Plan would recognize areas designated as A-RT as ideal for intensive commercial or industrial use and as such reserved for future industrial or commercial development. As such, the change in designation from A-RT to an industrial or commercial designation would always be considered a minor amendment. The major amendment triggers of more than 8 acres of proposed commercial or 20 acres of proposed industrial would not apply to lands designated as A-RT.

Dome Valley/Wellton Citizen Advisory Group Report
Land Use Element—Long & Short Term Issues

Land Use Element Comments

#	Comments	CAG Recommendations
1	The McElhaneey Cattle Company should be protected from residential encroachment.	Page 4.C.3. Include additional language in the first paragraph under Long Term Issues to address residential and industrial encroachment on existing agricultural areas. Map 4C-2. All lands that are directly adjacent to the feedlot are currently designated for industrial or agricultural use, no additional protection from residential encroachment can be offered by the Comprehensive Plan land use classification. There are large blocks of land designated as Suburban Density Residential, maximum density of two dwelling units per acre, directly across I-8 from the McElheaney Cattle Company. Much of this land is privately held. Redesignation to a non-residential classification might constitute a regulatory taking and require compensation under Proposition 207. However, 997 acres of this land designated Suburban Density Residential are owned by the BLM or the State of Arizona. This land, or a portion thereof, could be designated to a non-residential classification without affecting private property rights.
2	Lands between the Union Pacific Railroad and Hwy80/I-8 are ideal for industrial use.	Page 4.C.3. Include additional language in a new second paragraph under Long Term Issues to address industrial growth. Map 4C-2. Currently, 595 acres located between the Union Pacific Railroad and Hwy 80/I-8 are designated as either Heavy Industrial or Mixed Use Industrial. If the CAG feels that more lands between the railroad and I-8 need an industrial designation, suitable lands can be identified based on the criteria for industrial development proposed by the CAG at the last meeting.
3	Lands adjacent to the proposed oil refinery site should be designated for industrial use.	Page 4.C.3. Include additional language in a new second paragraph under Long Term Issues to address industrial growth. Map 4C-2. Currently, 233 acres adjacent to the proposed oil refinery designated as either Heavy Industrial or Mixed Use Industrial. If the CAG feels that more lands adjacent to the oil refinery need an industrial designation, suitable lands, based on the criteria for industrial development proposed by the CAG at the last meeting, can be identified.
4	There should be some land with a commercial designation along Highway 80 between Wellton and Ligurta.	Map 4C-2. Currently, no parcels along Highway 80 between Wellton and Ligurta are designated as commercial. The CAG desires to identify lands in this corridor that are suitable for commercial land use designation.
5	Existing farmlands should be preserved.	Page 4.C.3. Include additional language in the first paragraph under Long Term Issues to address residential and industrial encroachment on existing agricultural areas. Map 4C-2. Currently, all irrigated farmland that is currently in production is designated as Agriculture/Rural Preservation, 40 acre minimum parcel size. Changing the land use designation on active farmland greater than 10 acres to a non-agricultural land use designation requires a major amendment to the Comprehensive Plan. Protection of farmland is stated as one of the primary goals of the comprehensive plan.
6	Restricted military airspace between I-8 and the Barry M. Goldwater Range should be labeled on official land use maps.	Map 4C-2: Add a label to official land use maps that identify military restricted air space.

Table 3: Discussed Changes to the Land Use Element-Dome Valley/Wellton Planning Area

Changes to Suggested Land Use Element, February 28, 2007

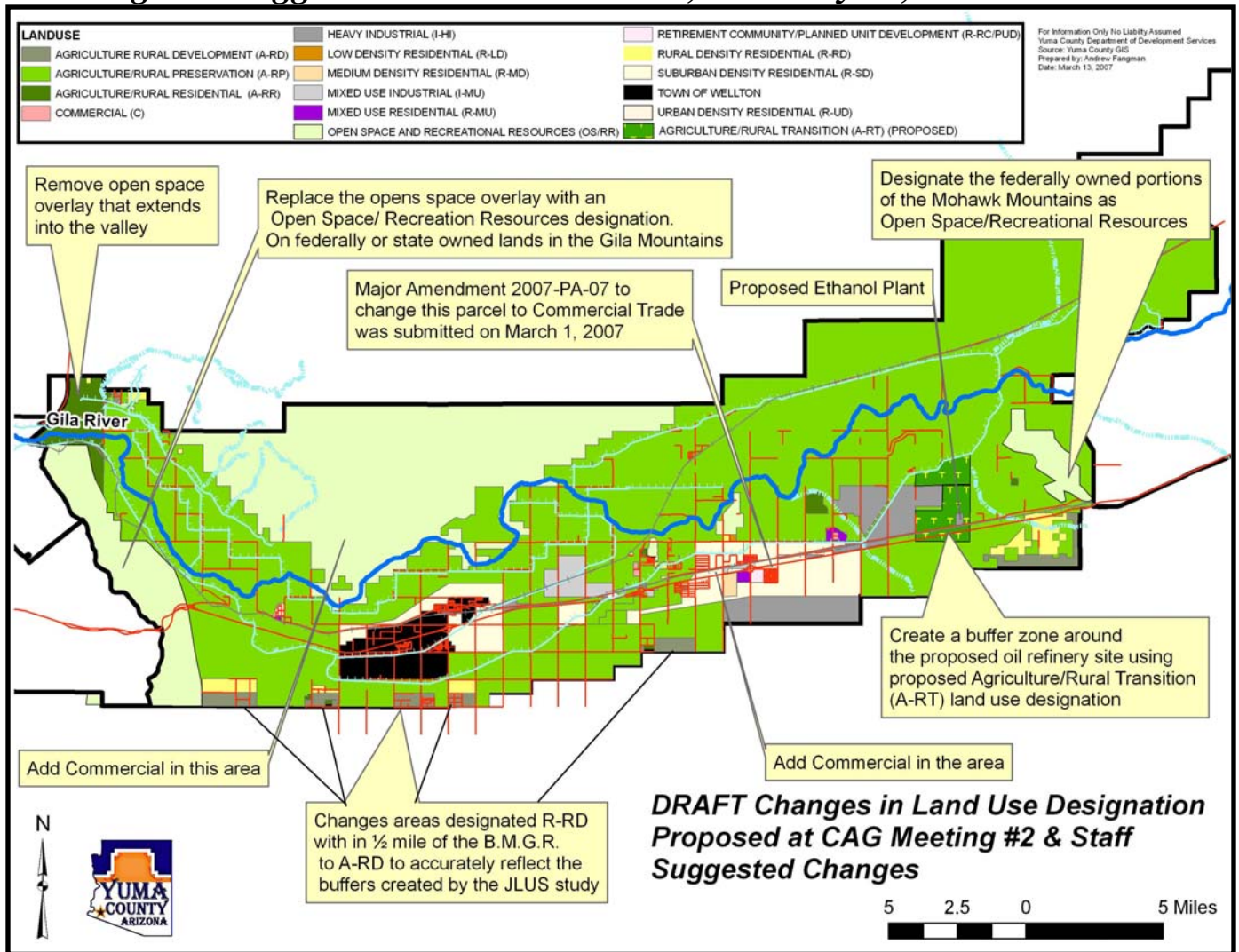


Figure 8: Discussed Changes to Map 4C-2

Discussion on Map 4C-2

Map 4C-2-Land Use Designation, was reviewed by having CAG members write down desired changes on sticky notes and attached them to a large poster sized copy of Map 4C-2. The entire group reviewed each suggested change to the map. A consensus on whether to accept, reject, or modify the suggested change was reached. Due to the large number of comments it was not possible to cover all the comments in the allotted meeting time. For this reason, an additional meeting of the CAG was scheduled and the discussion on Map 4C-2 was continued to the next scheduled meeting of the CAG. Figure 8 depicts all the changes to Map 4C-2 on which consensus was reached at this meeting.

Changes to Suggested Land Use Element, March 28, 2007

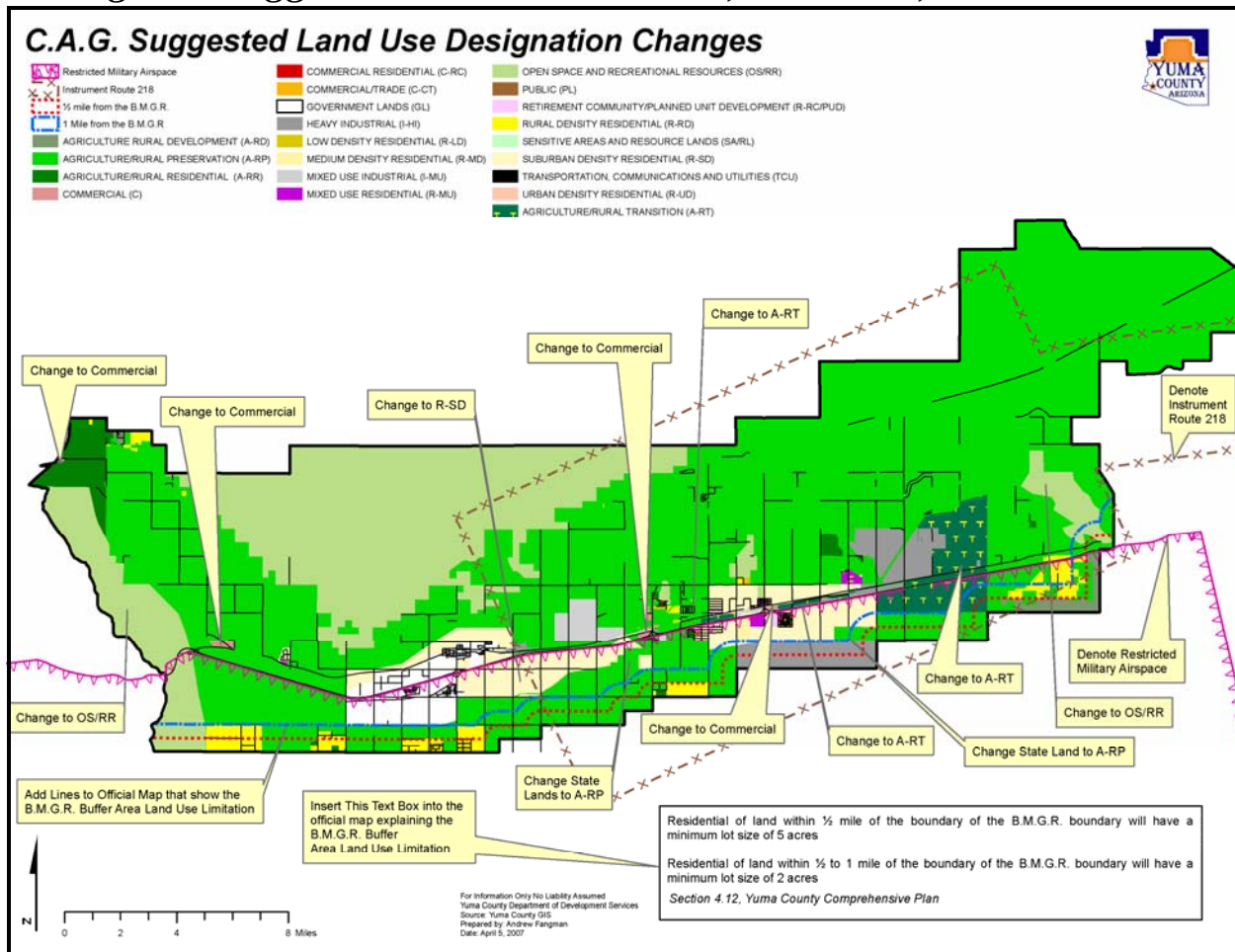


Figure 9: Discussed Changes to Map 4C-2

March 28, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to discuss Chapter 4C—Dome Valley/Wellton Planning Area-Land Use Element was held March 28, 2007, at the Wellton Town Council chambers.

Sixteen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 65.

Discussion on Map 4C-2

It was not possible to cover all the comments on Map 4C-2 at the February 27, 2007 meeting in the allotted meeting time. For this reason the discussion on Map 4C-2 was continued at this meeting of the CAG. Figure 9 depicts all the changes to Map 4C-2 on which consensus was reached at this meeting.

April 25, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to discuss , Chapter 5– Open Space and Recreational Resources, Chapter 7—Environmental Element, Chapter 7A—Water Resources, and Chapter 7B—Safety Element was held April 25, 2007, at the Wellton Town Council chambers.

Seventeen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix E starting on page 69.

Circulation Element

The Circulation Element, contained in Chapter 6 of the Comprehensive Plan, overviews existing transportation plans. Key issues and concerns stemming from public participation are then addressed. Attention is thereafter given to future transportation projects and visual corridors.

Discussion on the Circulation Element

Chapter 6—Circulation Element was reviewed by having CAG members write down their concerns regarding transportation on sticky notes and then place those sticky notes on the relevant location on a map of the planning area. The CAG then reviewed all these comments and came to a consensus on what the most important transportation issues facing the planning area were.

Based on input from the CAG on transportation issues facing the Dome Valley/Wellton Planning area, new sections 6.6 and 6.6.1 are being proposed for addition to the circulation element of the Yuma County 2010 Comprehensive Plan. The verbatim comments from the CAG members regarding transportation issues can be found in Appendix E on Page 76.



Figure 10: Map Which CAG Members Used Mark Transportation Priorities

Proposed Section 6.6 Citizen Advisory Groups Recommended Transportation Improvements

In 2007 and 2008 Citizen Advisory Groups, composed of area residents, reviewed the Comprehensive Plan and made recommendations on updating it to reflect the concerns of area residents. The Citizen Advisory Groups were set up as part of a mid-decade review of the Plan. This process began with a town hall style annual meeting. Each Citizens Advisory Group also made recommendations on transportation improvement projects for their planning area. These recommendations should be considered when Yuma County offers input on the development of the Regional Transportation Plan, and other transportation improvement plans. Full details of the Citizens Advisory Groups recommendations can be found in the Citizens Advisory Group report for each planning area.

Proposed Section 6.6.1 Dome Valley/Wellton Planning Area

- ◆ The consensus among CAG members is that the most urgently needed transportation improvement is a grade separated railroad crossing. Ideally there would be two, one in the Tacna vicinity and one in the Wellton vicinity. Suggested possible alignments for such a crossings at:
 - Avenue 25E
 - Avenue 27E
 - Avenue 29E
 - Avenue 36E
 - Avenue 40E
 - Avenue 44E
- ◆ Construction of interchanges at Interstate 8 and:
 - Avenue 25E
 - Avenue 27E
 - Avenue 44E
 - Avenue 48E
- ◆ Improvements desired on certain segments of road
 - Widen Avenue 40E
 - Widen Highway 80 from Wellton to the Mohawk Mountains
- ◆ Specific locations identified as needing enhanced traffic control devices
 - Intersection of Old Highway 80 and Avenue 36E
 - Highway 95 and Dome Valley Road, after Highway 95 is widened to 4 lanes
- ◆ Important transportation related issues identified by the CAG
 - Consideration of access to Yuma Proving Ground from the northeastern part of the planning area
 - Impact fees to pay for necessary transportation infrastructure improvements
 - Roads should be developed with access management guidelines
 - Road construction should accommodate transit where feasible

April 25, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to discuss , Chapter 5– Open Space and Recreational Resources, Chapter 7—Environmental Element, Chapter 7A—Water Resources, and Chapter 7B—Safety Element was held April 25, 2007, at the Wellton Town Council chambers.

Seventeen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix E starting on page 69.

May 23, 2007 Meeting

A meeting of the Dome Valley/Wellton Citizen Advisory Group to continue the discussion of , Chapter 5– Open Space and Recreational Resources, Chapter 7—Environmental Element, Chapter 7A—Water Resources, and Chapter 7B—Safety Element was held May 23, 2007, at the Wellton Town Council chambers.

Eleven members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix F starting on page 79.

Discussion on Chapters 5, 7, 7A, & 7B

Chapter 5– Open Space and Recreational Resources, Chapter 7—Environmental Element, Chapter 7A—Water Resources, and Chapter 7B—Safety Element were reviewed by having CAG members write down long and short term issues regarding each chapter on sticky notes. These sticky notes were then placed on large pieces of paper containing a section for long and short term issues for each of the four chapters. In order to insert these short and long term issues into the Plan, standard language which will be added has been developed .

Language to Insert Short & Long Term Issues

In 2007 and 2008 Citizen Advisory Groups, composed of area residents, reviewed the Comprehensive Plan and made recommendations on updating it to reflect the concerns of area residents. The Citizen Advisory Groups were set up as part of a mid-decade review of the Plan. This process began with a town hall style annual meeting. Each Citizens Advisory Group identified a list of short and long term issues regarding [Name of Element] they considered critical to their planning area. The county shall work towards addressing the short and long term issues when ever possible. Full details of the Citizens Advisory Groups recommendations can be found in the Citizens Advisory Group report for each planning area.

Open Space & Recreational Resources Element

The Open Space & Recreational Resources Element, Chapter 5 of the Plan, was prepared to address the following:

- Provide references to define open space.
- Review and inventory existing lands designated open space and recreational resources.
- Address strategies to acquire and conserve open space and recreational resources.
- Outline plan criteria so the Yuma County Parks and Recreation Department can operate more effectively.

Discussion on the Open Space & Recreational Resources Element

New section 5.10, 5.10.1 & 5.10.2, which detail long and short term issues identified by the CAG is being proposed for addition to the open space and recreational element of the Yuma County 2010 Comprehensive Plan. The verbatim comments from the CAG members regarding open space and recreational resources issues can be found in Appendix E on page 76.

Short Term Issues

- Partner with local schools, including Arizona Western College in developing recreational resources at school site that could be used by the entire community.
- Work with the Marine Corps Air Station to keep the authorized recreational trails on the Barry M. Goldwater Range open to the general public in such a way as to protect the natural environment.

Long Term Issues

- Keep the northern Mohawk Mountains Open.
- Construction of trails for walking, biking, and hiking.
- Impact fees on larger developments to pay for the development of recreational resources and the preservations of open space.
- Work with local Native American Nations to better identify culturally sensitive lands.
- Keep the Barry M. Goldwater Range open to the general public.
- A map showing historical sites and trails should be included in the 2020 Comprehensive Plan.
- Protect culturally sensitive historical sites.
- Enhance stewardship of historical artifacts & provide incentives (tax breaks) for preservation.



Figure 11: CAG Member

Environmental Element



Figure 12: TAC Member

The environmental element of the Comprehensive Plan is contained in Chapter 7. The stated purpose of the Environmental element as it is currently written, is to:

- Ensure compliance with existing State and Federal Environmental Laws, Regulations, and Executive Orders.
- Recognize the value and condition of existing natural resources in the county and their ecological value.
- Determine the extent to which development activities are required to comply with the goals, objectives, and policies contained within the Plan.
- Promote the use of natural resources in the county in a manner that provides for continued economic viability.
- Foster a sense of environmental stewardship between governmental agencies and private entities.

Discussion on the Environmental Element

New sections 7.6 and 7.6.1 & 7.6.2, which details the long & short term environmental issues identified by the CAG is being proposed for addition to the Yuma County 2010 Comprehensive Plan. The verbatim comments from the CAG members regarding environmental issues can be found in Appendix E on Page 76.

Short Term Issues

- Improvement of wildlife habitat
- Enforcement and enhanced penalties for littering & illegal dumping
- Disposal in the area of waste originating from out of state

Long Term Issues

- Need for a dark sky ordinance, which is developed with input from and meets the needs of area residents
- Assure that landfills are meeting federal, state, & local environmental laws
- Environmental issues surrounding the construction & operation of the proposed oil refinery

Water Resources Element

The Water Resources Element in Chapter 7A Plan was prepared to address the following:

- Authority to address water resource issues
- Existing water plans
- Existing conditions and trends
- Wastewater management

Discussion on the Water Resources Element

New sections 7A.10 and & 7A.10.1 & 7A.10.2, which details long and short term water resource issues, identified by the CAG is being proposed for addition to the Yuma County 2010 Comprehensive Plan. The verbatim comments from the CAG members regarding opens space and recreational resources issues can be found in Appendix E on Page 78.

Short Term Issues

- A letter of water supply adequacy from the Arizona Department of Water Resources should be necessary prior to approval of a subdivision plat
- Promotion of water conserving style of development



Figure 13: CAG Members

Long Term Issues

- Creation of a regional water and sewer utility
- Mandating the use of low water consumption landscaping
- Monitoring of water quality and adequacy of supply

Safety Element

The Safety Element, contained in Chapter 7B of the Comprehensive Plan, overviews existing safety plans, assesses the nature of hazards and lists projects and actions to minimize their impact. The Element does not address in-depth responder capabilities, specific procedures used in emergencies or detailed emergency operational strategies.



Figure 14: TAC Member

Discussion on the Safety Element

New section 7B.6 and &.1. & 2, which detail long and short term safety issues identified by the CAG is being proposed for addition to the Yuma County 2010 Comprehensive Plan. The verbatim comments from the CAG members regarding opens space and recreational resources issues can be found in Appendix E on Page 77.

Short Term Issues

- Identify and map routes that hazardous waste travels through the County
- Development should occur in manner that reduces the potential for incursion into Yuma Proving Ground
- Enhanced traffic law enforcement

Long Term Issues

- Creation of additional grade separated rail crossings to provide better emergency access to the part of the planning area that is south of the railroad tracks
- Improvement of emergency services
- Mandate that developers improve roads to improve access for emergency services and school buses

CAG Proposed Text Changes

The following pages detail how the text of the Yuma County 2010 Comprehensive Plan needs to be modified in order to implement all the CAG recommended changes. These proposed changes are in strike-bold format. Text to be added is shown in all bold and all uppercase, like **THIS**. Text to be removed is shown with a line through it, like ~~this~~.

4C Dome Valley/Wellton Planning Area

The resulting goals, objectives and policies were drawn from three sources: The Dome Valley/Wellton Citizen Advisory Group (CAG), open houses and the Yuma County Department of Development Services Long Range Planning Staff.

Goal: Preserve Farmland

Objective: Maintain Existing **AGRICULTURAL USES ON PRIME FARM LAND, UNIQUE FARMLANDS, AND FARMLANDS OF STATE-WIDE IMPORTANCE, AS DEFINED BY THE USDA**, and Limit Development to Preferred and **SUITABLE** Agricultural uses.

Policy: Yuma County will promote the retention of existing agricultural lands through the use of land use designations and zoning ordinance.

Policy: Yuma County will identify suitable areas for agriculturally oriented commercial and industrial sites, preferably near transportation corridors.

Objective: Establish a Rural Planning Area in conjunction with the Wellton-Mohawk Irrigation and Drainage District and/or other interested parties.

Policy: Yuma County will coordinate with the interested parties to develop Rural Planning Area boundaries and establish development review procedures.

Goal: Improve Quality of Potable Water

Objective: Establish rural potable water systems that will accommodate present and future needs.

Policy: Yuma County will work with existing water suppliers in developing rural water systems.

Policy: Yuma County will **EVALUATE WHAT OPTIONS EXIST FOR THE CREATION OF A CENTRALIZED POTABLE WATER SYSTEM IN THE DOME VALLEY/WELLTON PLANNING AREA AND POTENTIAL SOURCES OF WATER, INCLUDING AQUIFER CAPACITY. THESE OPTIONS WILL BE COMPILED INTO A REPORT THAT WILL BE PRESENTED TO THE COMMUNITY AND BOARD OF SUPERVISORS FOR POSSIBLE ACTION.**

Policy: Yuma County will pursue funding to design and construct potable water systems.

Dome Valley/Wellton Citizen Advisory Group Report
CAG Proposed Text Changes - Page 3-9

Goal: Improve Management of Solid Waste Disposal

Objective: Reduce illegal dumping of solid waste.

Policy: Yuma County will explore policies, procedures, incentives and facilities to reduce illegal dumping activities and increase the use of solid waste transfer stations.

Policy: Yuma County will work with residents to develop community clean-up programs.

Policy: Yuma County will institute community recycling programs and incentives.

Policy: Yuma County will develop plans to accommodate future solid waste disposal demands.

Goal: Plan for Future Residential Growth

Objective: Designate and provide for residential growth in harmony with the rural character.

Policy: Yuma County will designate locations for future residential development that present minimal conflict with present agricultural land use **AND PRESENT AND FUTURE INDUSTRIAL LAND USE** patterns.

Policy: Yuma County will encourage clustering, performance based zoning, and mixed use in new residential development.

Goal: Develop Additional Parks & Recreational Resources

Objective: Establish initiatives and allocate resources toward creating and maintaining parks and recreational facilities.

Policy: Yuma County will promote the placement of additional parks in new residential developments.

Policy: Yuma County will collaborate with local community organizations to maintain and/or enhance existing recreational resources.

Goal: Preserve Open Space Lands

Objective: Develop and implement initiatives to preserve open space characteristics.

Policy: Yuma County will designate and map open space and special management areas.

- Policy:** Yuma County will emphasize and work toward preserving the open space character of the area when considering project proposals and rezonings.
- POLICY:** **LANDS CONTIGUOUS TO THE GILA, MOHAWK, OR MUGGINS MOUNTAINS SHALL BE CONSIDERED FOR PRESERVATION OF OPEN SPACE IF THE LAND IN QUESTION IS OWNED BY A GOVERNMENTAL AGENCY OR THE PRIVATE LAND OWNER CONSENTS TO SUCH A DESIGNATION.**
- POLICY:** **YUMA COUNTY WILL WORK WITH THE WELLTON-MOHAWK IRRIGATION AND DRAINAGE DISTRICT TO ENSURE PUBLIC ACCESS TO THE GILA RIVER.**
- GOAL:** **INDUSTRIAL DEVELOPMENT**
- OBJECTIVE:** **PROMOTE AND REGULATE INDUSTRIAL DEVELOPMENT SO THAT IT OCCURS IN A MANNER WHICH IS COMPATIBLE WITH CURRENT LAND USE PATTERNS AND ENHANCES THE QUALITY OF LIFE OF AREA RESIDENTS.**
- POLICY:** **ADDITIONAL DEMAND FOR RESIDENTIAL AND COMMERCIAL LAND USES RESULTING FROM INDUSTRIAL DEVELOPMENT WILL BE CONSIDERED.**
- POLICY:** **CLUSTERING OF INDUSTRIAL DEVELOPMENT WILL BE ENCOURAGED IN ORDER TO TAKE ADVANTAGE OF ECONOMY OF SCALE AND REDUCE THE DEMAND FOR NEW INFRASTRUCTURE IMPROVEMENTS.**
- POLICY:** **YUMA COUNTY WILL EXPLORE ESTABLISHING IMPACT FEES TO OFFSET THE COST OF INFRASTRUCTURE AND OTHER IMPROVEMENTS THAT INDUSTRIAL DEVELOPMENT MIGHT NECESSITATE.**
- POLICY:** **INDUSTRIAL DEVELOPMENT SHOULD ONLY BE ALLOWED IN AREAS WHERE IT WILL NOT ADVERSELY IMPACT THE EXISTING LAND USES ON SURROUNDING PROPERTIES.**

- GOAL:** ENHANCED EMERGENCY RESPONSE
- OBJECTIVE:** YUMA COUNTY WILL WORK TO IMPROVE THE QUALITY OF LAW ENFORCEMENT, FIRE, MEDICAL AND OTHER EMERGENCY RESPONSE IN THE AREA.
- POLICY:** IMPACT ON EMERGENCY SERVICES WILL BE EVALUATED WHEN CONSIDERING ANY FUTURE CHANGE IN LAND USE.
- POLICY:** YUMA COUNTY WILL WORK WITH ALL RELEVANT AGENCIES AND ENTITIES TO INCREASE THE AVAILABILITY AND DELIVERY OF EMERGENCY SERVICES.
- POLICY:** YUMA COUNTY WILL MAKE A GRADE SEPARATED CROSSING OF THE UNION PACIFIC RAILROAD TRACKS A MAJOR PRIORITY, TO ENSURE ADEQUATE EMERGENCY ACCESS TO AREAS SOUTH OF THE TRACKS.

4D Yuma, Foothills & South County Planning Area

- Goal:** Support Economic Development Through Land Use Planning
- Objective:* Coordinate with regional and local economic development agencies.
- Policy:* Yuma County will coordinate with the Greater Yuma Economic Development Corporation strategies and plans.
- Objective:* Develop land use regulations, internal processes and incentives to expedite land development plans economically and efficiently.
- Policy:* Yuma County will identify land areas suitable for potential industrial and commercial sites such as office parks.
- Policy:* Yuma County will conduct periodic review of subdivision and zoning codes to identify inefficiencies.
- Policy:* Yuma County will enhance and develop economic development incentives for recruitment and retention of business to the area.

Dome Valley/Wellton Citizen Advisory Group Report
CAG Proposed Text Changes - Page 3-18

- Policy:* Yuma County will promote Best Management Practices that reduce PM¹⁰ and ozone emissions.
- Policy:* Yuma County will advance the use of all modes of travel that contribute to clean air and energy efficiency.
- Goal: Strengthen Rural Transportation Systems**
- Objective:* Assist communities east of the Gila Mountains in improving their transportation systems.
- Policy:* Yuma County will conduct an in-depth assessment of the rural transportation deficiencies east of the Gila Mountains.
- Policy YUMA COUNTY WILL CONSIDER THE CREATION OF A MORE COMPLETE ROADWAY GRID SYSTEM WHEN EVALUATING FUTURE ROADWAY EXTENSION PROJECTS. INCREASING THE AMOUNT OF PAVED ROADS IN THE COUNTY IS AN IMPORTANT PRIORITY IN FUTURE TRANSPORTATION IMPROVEMENT PROJECTS.**
- Policy THE PLACEMENT OF GUARDRAILS ALONG COUNTY ROADWAYS ADJACENT TO PRODUCING AGRICULTURAL LANDS SHALL INCLUDE APPROPRIATE EQUIPMENT ACCESS POINTS WHICH DO NOT HINDER OR CAUSE DETRIMENTAL ROADWAY SAFETY CONCERNS.**
- Policy YUMA COUNTY WILL WORK TO INCLUDE AND INTEGRATE UNION PACIFIC IMPROVEMENT PROJECT COORDINATION INTO TRANSPORTATION PLANNING IMPROVEMENT PROJECTS FOR THE AREA.**
- Policy TO THE EXTENT ALLOWED UNDER THE ARIZONA REVISED STATUTES, YUMA COUNTY WILL PREVENT AND DISCOURAGE DEVELOPMENT ON PARCELS THAT DO NOT HAVE DEMONSTRABLE LEGAL PHYSICAL ACCESS.**
- Policy Utilize Improved Road Design Standards**
- Objective:* Develop design standards which provide for visual corridors, multi-modal, environmentally sustainable and improved rural transportation systems.
- Policy:* Yuma County will encourage developments to be designed and positioned to provide for pedestrian and bicycle use.

Dome Valley/Wellton Citizen Advisory Group Report
CAG Proposed Text Changes - Page 3-20

Objective: Plan and implement a hazardous waste management program.

Policy: Yuma County will implement a program to collect and recycle hazardous household materials.

Policy: Yuma County will work with local, state and federal agencies to identify, map, and list hazardous material storage facilities.

Policy: Yuma County will provide a listing of hazardous material locations to appropriate public safety agencies.

Policy: Yuma County will provide for additional staff positions to enforce existing ordinances dealing with illegal hazardous materials

POLICY: YUMA COUNTY WILL IDENTIFY AND MAP LOCAL ROADWAYS UNSUITABLE FOR THE TRANSPORTATION OF HAZARDOUS WASTE AS DEFINED BY A.R.S §28-5201(5).

Objective: Cooperate and partner with local, state, federal and tribal agencies and private property owners to identify and preserve cultural resources.

Policy: Yuma County will promote a Site Steward Program and practices to manage cultural resources throughout the county.

Policy: Yuma County will work with non-profit organizations and communities to implement preservation education programs for cultural resource sites.

Goal: Minimize Adverse Effects of Noise Pollution

Objective: Develop and adopt noise standards, policies and measures to reduce noise levels.

Policy: Yuma County shall prepare and adopt noise standards and policies to segregate high noise zones from sensitive residential and public areas (sensitive receptors such as hospitals, schools and care facilities).

Policy: Yuma County will review development projects and require design criteria which establish acceptable indoor and outdoor noise levels.

Policy: Yuma County will require noise impact analysis for development projects that affect sensitive receptors.

Policy: Yuma County will adopt noise barrier standards.

Goal: Promote Renewable & Sustainable Energy Resources

3-20

Dome Valley/Wellton Citizen Advisory Group Report
CAG Proposed Text Changes - Page 4-10

A State Land Planning section has been included in each individual Planning Area Land Use Element. This section is intended to keep the State Land Department apprized of the county's land use plans and open space needs relative to Trust land parcels.

4.7 Land Use Categories

The *Yuma County Zoning Ordinance* that evolved from the Yuma County General Plan 1986-1996 provided for 32 zoning districts. Listed in Table 4.6 and detailed in Appendix B- 3 and B- 4, the designations have countywide applicability. Amendments to specific Land Use Element Maps and The Plan will be made in a manner that is consistent and in harmony with the incorporated new land use categories.

Table 4.6 Land Use Categories & Abbreviation

Category	Abbreviation
Agricultural / Rural Preservation	A-RP
AGRICULTURE/RURAL TRANSITION	A-RT
Agricultural / Rural Residential	A-RR
Agricultural / Rural Development	A-RD
Rural Density Residential	R-RD
Suburban Density Residential	R-SD
Low Density Residential	R-LD
Medium Density Residential	R-MD
Urban Density Residential	R-UD
Mixed Use Residential	R-MU
Retirement Community / Planned Unit Development	R-RC/PUD
Commercial / Residential	C-RC
Commercial	C
Commercial / Trade	C-CT
Mixed Use Industrial	I-MU
Heavy Industrial	I-HI
Open Space & Recreational Resources	OS/RR
Sensitive Areas & Resource Lands	SA/RD
Public Lands	PL
Transportation, Communications & Utilities	TCU
Government Lands	GL

Appendix B-5, Land Use Conformity Matrix, compares land use designations in the Plan to corresponding zoning categories within the *Yuma County Zoning Ordinance* (adopted ~~October 27, 1997~~ **AUGUST 21, 2006**), for use as a guideline in determining conformance with the Plan. In determining conformance with the Plan, residential land shall not be developed at a higher density than defined in Appendix B-3. However, land may be developed at a lower density if determined to be in the character

Short Term Issues:

Code Enforcement - There is a need for enhanced code enforcement by the county to abate debris and illegal dumping activities.

Public Services - There is a need for improved public service support. Police, fire and paramedic assistance are not available on a routine or immediate basis.

Long Term Issues:

Agriculture - Limited, planned **RESIDENTIAL** growth and development in the area is supported. However, the preservation of the traditional local agricultural industry **AND FEED LOTS** as well as the enhancement of its productivity is critical. **NEW RESIDENTIAL AND INDUSTRIAL GROWTH SHOULD NOT ENCROACH ON EXISTING AGRICULTURAL ACTIVITIES IN A MANNER TO CREATE A DETRIMENTAL IMPACT TO EITHER USE.** In addition to the CAG, the Wellton Town Council has also expressed support for the preservation of agriculture throughout the Planning Area.

INDUSTRY – INDUSTRIAL GROWTH SHOULD BE ENCOURAGED TO TAKE PLACE IN A MANNER THAT IS COMPLEMENTARY WITH SURROUNDING LAND USE AND INFRASTRUCTURE.

Public Infrastructure - Public infrastructure needs such as transportation, flood control, electrical utilities and communication utilities must be addressed. Residents cite the need for developing a planning document that outlines infrastructure shortfalls and recommended solutions.

Collaborative Planning/Town of Wellton - More effective coordination is needed between the Town of Wellton and the county regarding land use planning procedures, responsibilities and annexation.

Improved Road Maintenance - Several unimproved roads require enhancement.

4C.4 Community Vision

Local citizen representatives and CAG members envision the area remaining a productive rural and agricultural region during the planning period. These aspects, in combination with providing for limited planned development, would serve as a foundation for a Planning Area vision. Developing a formal vision statement for the Planning Area is challenging because several factors make it difficult to reach consensus. These factors include the size of the Planning Area, the dispersed communities and the number of seasonal residents and/or workers.

5.10 CITIZEN ADVISORY GROUPS IDENTIFIED SHORT AND LONG TERM ISSUES

IN 2007 AND 2008 CITIZEN ADVISORY GROUPS, COMPOSED OF AREA RESIDENTS, FOR EACH PLANNING AREA REVIEWED THE COMPREHENSIVE PLAN AND MADE RECOMMENDATIONS ON UPDATING IT TO REFLECT THE CONCERNS OF AREA RESIDENTS. THE CITIZEN ADVISORY GROUPS WERE SET UP AS PART OF A MID-DECADE REVIEW OF THE PLAN, THIS PROCESS BEGAN WITH A TOWN HALL STYLE MEETING. EACH CITIZENS ADVISORY GROUP THEN IDENTIFIED A LIST OF SHORT AND LONG TERM ISSUES REGARDING OPEN SPACE AND RECREATIONAL RESOURCES THEY CONSIDERED CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THE SHORT AND LONG TERM ISSUES WHEN EVER POSSIBLE. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

5.10.1.1 DOME VALLEY/WELLTON PLANNING AREA SHORT TERM ISSUES

- PARTNER WITH LOCAL SCHOOLS, INCLUDING ARIZONA WESTERN**
- COLLEGE IN DEVELOPING RECREATIONAL RESOURCES AT SCHOOL SITES THAT COULD BE USED BY THE ENTIRE COMMUNITY.**
- WORK WITH THE MARINE CORPS AIR STATION TO KEEP THE AUTHORIZED RECREATIONAL TRAILS ON THE BARRY M. GOLDWATER RANGE OPEN TO THE GENERAL PUBLIC, IN SUCH A WAY AS TO PROTECT THE NATURAL ENVIRONMENT.**

5.10.1.2 DOME VALLEY/WELLTON PLANNING AREA LONG TERM ISSUES

- KEEP THE NORTHERN MOHAWK MOUNTAINS OPEN**
- CONSTRUCTION OF TRAILS FOR WALKING, BIKING, AND HIKING.**
- IMPACT FEE ON LARGER DEVELOPMENTS TO PAY THE DEVELOPMENT OF RECREATIONAL RESOURCES AND THE PRESERVATIONS OF OPEN SPACE.**
- WORK WITH LOCAL TRIBES TO BETTER IDENTIFY CULTURALLY SENSITIVE LANDS.**
- KEEP THE BARRY M. GOLDWATER RANGE OPEN TO THE GENERAL PUBLIC.**
- A MAP SHOWING HISTORICAL SITES AND TRAILS SHOULD BE INCLUDED IN THE 2020 COMPREHENSIVE PLAN.**
- PROTECT CULTURALLY SENSITIVE HISTORICAL SITES.**
- ENHANCE STEWARDSHIP OF HISTORICAL ARTIFACTS & PROVIDE INCENTIVES (TAX BREAKS) FOR PRESERVATION.**

6.6 CITIZEN ADVISORY GROUPS RECOMMENDED TRANSPORTATION IMPROVEMENTS

IN 2007 AND 2008 CITIZEN ADVISORY GROUPS, COMPOSED OF AREA RESIDENTS, FOR EACH PLANNING AREA REVIEWED THE COMPREHENSIVE PLAN AND MADE RECOMMENDATIONS ON UPDATING IT TO REFLECT THE CONCERNS OF AREA RESIDENTS. THE CITIZEN ADVISORY GROUPS WERE SET UP AS PART OF A MID-DECADE REVIEW OF THE PLAN, THIS PROCESS BEGAN WITH A TOWN HALL STYLE MEETING. EACH CITIZENS ADVISORY GROUP ALSO MADE RECOMMENDATIONS ON TRANSPORTATION IMPROVEMENT PROJECTS FOR THEIR PLANNING AREA. THESE RECOMMENDATIONS SHOULD BE CONSIDERED WHEN YUMA COUNTY OFFERS INPUT ON THE DEVELOPMENT OF THE REGIONAL TRANSPORTATION PLAN, AND OTHER TRANSPORTATION IMPROVEMENT PLANS. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

6.6.1 DOME VALLEY/WELLTON PLANNING AREA

- ◆ **THE CONSENSUS AMONG CAG MEMBERS IS THAT THE MOST URGENTLY NEEDED TRANSPORTATION IMPROVEMENT IS A GRADE SEPARATED**
- ◆ **RAILROAD CROSSING, IDEALLY THER WOULD BE TWO, ONE IN THE TACNA VICINITY AND ONE IN THE WELLTON VICINITY. SUGGESTED POSSIBLE ALIGNMENT FOR SUCH A CROSSING ARE AT:**
 - **AVENUE 25E**
 - **AVENUE 27E**
 - **AVENUE 29E**
 - **AVENUE 36E**
 - **AVENUE 40E**
 - **AVENUE 44E**
- ◆ **CONSTRUCTION OF INTERCHANGES AT INTERSTATE 8 AND:**
 - **AVENUE 25E**
 - **AVENUE 27E**
 - **AVENUE 44E**
 - **AVENUE 48E**
- ◆ **IMPROVEMENTS DESIRED ON CERTAIN SEGMENTS OF ROAD**
 - **WIDEN AVENUE 40E**
 - **WIDEN HIGHWAY 80 FROM WELLTON TO THE MOHAWK**
- ◆ **SPECIFIC LOCATIONS IDENTIFIED AS NEED ENHANCED TRAFFIC CONTROL DEVICES**
 - **INTERSECTION OF OLD HIGHWAY 80 AND AVENUE 36E**
 - **HIGHWAY 95 AND DOME VALLEY ROAD, AFTER HIGHWAY 95 IS WIDENED TO 4 LANES**
- ◆ **IMPORTANT TRANSPORTATION RELATED ISSUES IDENTIFIED BY THE CAG**
 - **CONSIDERATION OF ACCESS TO YUMA PROVING GROUND FROM THE NORTHEASTERN PART OF THE PLANNING AREA**
 - **IMPACT FEES TO PAY FOR NECESSARY TRANSPORTATION**
 - **INFRASTRUCTURE IMPROVEMENTS**
 - **ROADS SHOULD BE DEVELOPED WITH ACCESS MANAGEMENT GUIDELINES**
 - **ROAD CONSTRUCT SHOULD ACCOMMODATE TRANSIT WHERE**
 - **FEASIBLE**

7.6 CITIZEN ADVISORY GROUPS IDENTIFIED SHORT AND LONG TERM ENVIRONMENTAL ISSUES

IN 2007 AND 2008 CITIZEN ADVISORY GROUPS, COMPOSED OF AREA RESIDENTS, FOR EACH PLANNING AREA REVIEWED THE COMPREHENSIVE PLAN AND MADE RECOMMENDATIONS ON UPDATING IT TO REFLECT THE CONCERNS OF AREA RESIDENTS. THE CITIZEN ADVISORY GROUPS WERE SET UP AS PART OF A MID-DECADE REVIEW OF THE PLAN. THIS PROCESS BEGAN WITH A TOWN HALL STYLE MEETING. EACH CITIZENS ADVISORY GROUP IDENTIFIED A LIST OF SHORT AND LONG TERM ISSUES REGARDING ENVIRONMENTAL THEY CONSIDER CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THE SHORT AND LONG TERM ISSUES WHEN EVER POSSIBLE. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7.6.1.1 DOME VALLEY/WELLTON PLANNING AREA SHORT TERM ISSUES

- **IMPROVEMENT OF WILDLIFE HABITAT**
- **ENFORCEMENT AND ENHANCED PENALTIES FOR LITTERING & ILLEGAL DUMPING**
- **DISPOSAL IN THE AREA OF WASTE ORIGINATING FROM OUT OF STATE**

7.6.1.2 DOME VALLEY/WELLTON PLANNING AREA LONG TERM ISSUES

- **NEED FOR A DARK SKY ORDINANCE, WHICH IS DEVELOPED WITH INPUT FROM AND MEETS THE NEEDS OF AREA RESIDENTS**
- **ASSURE THAT LANDFILLS ARE MEETING FEDERAL, STATE, & LOCAL ENVIRONMENTAL LAWS**
- **ENVIRONMENTAL ISSUES SURROUNDING THE CONSTRUCTION & OPERATION OF THE PROPOSED OIL REFINERY**

7A.10 CITIZEN ADVISORY GROUPS IDENTIFIED SHORT AND LONG TERM WATER RESOURCES ISSUES

IN 2007 AND 2008 CITIZEN ADVISORY GROUPS, COMPOSED OF AREA RESIDENTS, FOR EACH PLANNING AREA REVIEWED THE COMPREHENSIVE PLAN AND MADE RECOMMENDATIONS ON UPDATING IT TO REFLECT THE CONCERNS OF AREA RESIDENTS. THE CITIZEN ADVISORY GROUPS WERE SET UP AS PART OF A MID-DECADE REVIEW OF THE PLAN. THIS PROCESS BEGAN WITH A TOWN HALL STYLE MEETING. EACH CITIZENS ADVISORY GROUP IDENTIFIED A LIST OF SHORT AND LONG TERM ISSUES REGARDING WATER RESOURCES THAT THEY CONSIDER CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THE SHORT AND LONG TERM ISSUES WHEN EVER POSSIBLE. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7A.10.1 DOME VALLEY/WELLTON PLANNING AREA SHORT TERM ISSUES

- **A LETTER OF WATER SUPPLY ADEQUACY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES SHOULD BE NECESSARY PRIOR TO APPROVAL OF A SUBDIVISION PLAT**
- **PROMOTION OF WATER CONSERVING STYLE OF DEVELOPMENT**

7A.10.2 DOME VALLEY/WELLTON PLANNING AREA LONG TERM ISSUES

- **CREATION OF A REGIONAL WATER AND SEWER UTILITY**
- **MANDATING THE USE OF LOW WATER CONSUMPTION LANDSCAPING.**
- **MONITORING OF WATER QUALITY AND ADEQUACY OF SUPPLY**

7B.6 CITIZEN ADVISORY GROUPS IDENTIFIED SHORT AND LONG TERM SAFETY ISSUES

IN 2007 AND 2008 CITIZEN ADVISORY GROUPS, COMPOSED OF AREA RESIDENTS, FOR EACH PLANNING AREA REVIEWED THE COMPREHENSIVE PLAN AND MADE RECOMMENDATIONS ON UPDATING IT TO REFLECT THE CONCERNS OF AREA RESIDENTS. THE CITIZEN ADVISORY GROUPS WERE SET UP AS PART OF A MID-DECADE REVIEW OF THE PLAN, THIS PROCESS BEGAN WITH A TOWN HALL STYLE MEETING. EACH CITIZENS ADVISORY GROUP THAN IDENTIFIED A LIST OF SHORT AND LONG TERM ISSUES REGARDING SAFETY THAT THEY CONSIDER CRITICAL TO THERE PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THE SHORT AND LONG TERM ISSUES WHEN EVER POSSIBLE. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7B.6.1 DOME VALLEY/WELLTON PLANNING AREA SHORT TERM ISSUES

- **IDENTIFY AND MAP ROUTES THAT HAZARDOUS WASTE TAKES THROUGH THE COUNTY**
- **DEVELOPMENT SHOULD OCCUR IN A MANNER THAT REDUCES THE POTENTIAL FOR INCURSION INTO YUMA PROVING GROUND**
- **ENHANCED TRAFFIC LAW ENFORCEMENT**









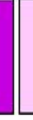












7B.6.2 DOME VALLEY/WELLTON PLANNING AREA LONG TERM ISSUES

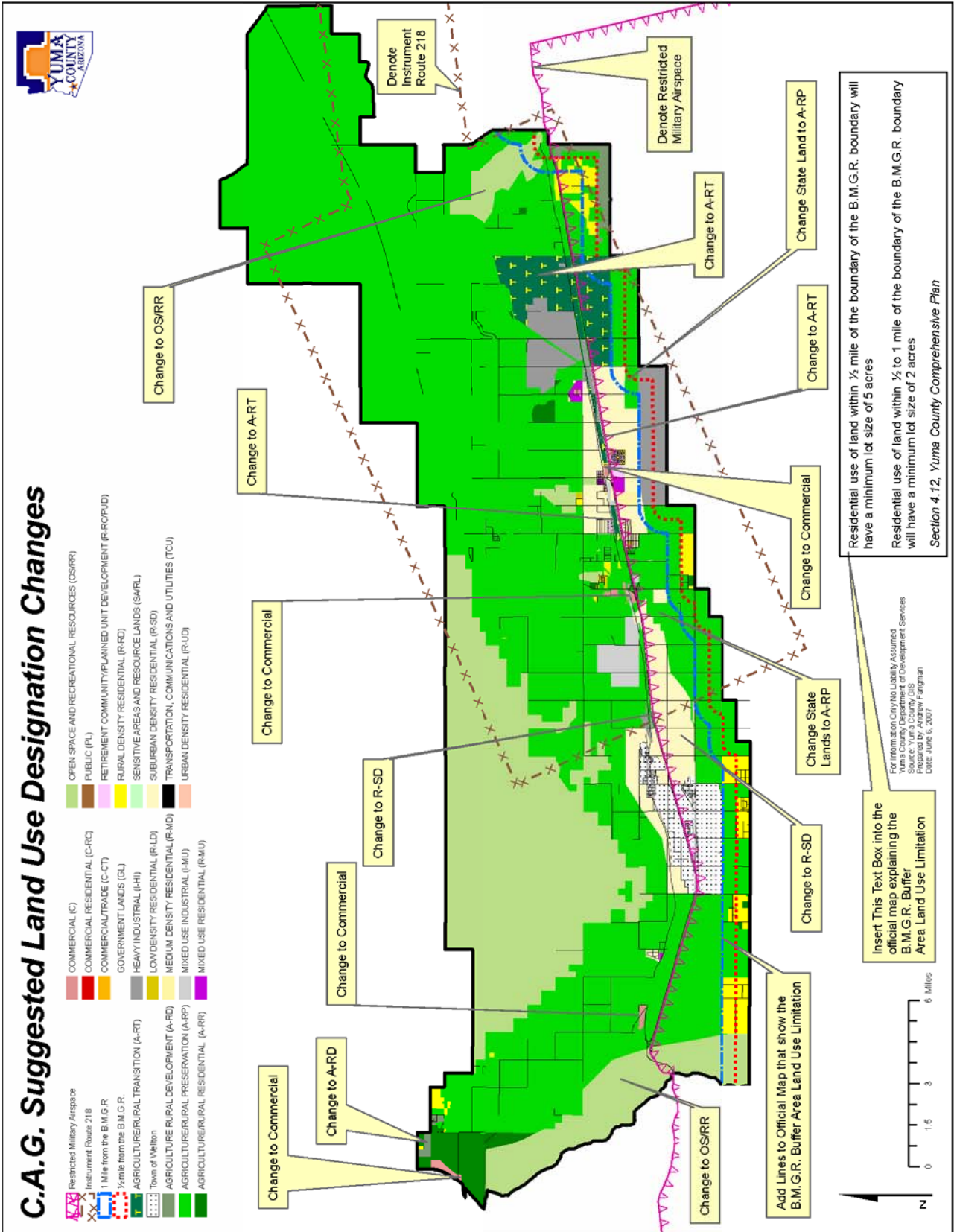
- **CREATION OF ADDITIONAL GRADE SEPARATED RAIL CROSSINGS TO PROVIDE BETTER EMERGENCY ACCESS TO THE PART OF THE PLANNING AREA THAT IS SOUTH OF THE RAILROAD TRACKS**
- **IMPROVEMENT OF EMERGENCY SERVICES.**
- **MANDATE THAT DEVELOPERS IMPROVE ROADS TO IMPROVE ACCESS FOR EMERGENCY SERVICES AND SCHOOL BUSES**

Land Use Categories, Color Scheme, & Description of Allowed Uses

Designation & Abbreviation	Color	Description
Agriculture/Rural Preservation (A-RP)	Emerald Green	Resource preservation districts with emphasis on protecting and preserving agricultural, related resources and continued agricultural use: - land principally devoted to agricultural production; - minimum parcel size of 40 acres; - clustering required to save 80% of the land.
AGRICULTURE/RURAL TRANSITION (A-RT)	GREEN WITH A YELLOW T PATTERN	AREAS LOCATED IN THE IMMEDIATE VICINITY OF INDUSTRIAL OR INTENSIVE COMMERCIAL LAND USE, EITHER EXISTING AND/OR DESIGNATED FOR FUTURE USE. THESE AREAS ARE INTENDED TO PROVIDE A COMPATIBILITY BUFFER BETWEEN THE INTENSIVE NON-RESIDENTIAL LAND USE AND RESIDENTIAL AND AGRICULTURAL AREAS. THESE AREAS ALSO SERVE AS A LOCATION FOR FUTURE EXPANSION OF THE INTENSIVE NON-RESIDENTIAL LAND. AS SUCH A CHANGE IN LAND USE DESIGNATION FROM AR-T TO ANY OF THE INDUSTRIAL OR COMMERCIAL LAND DESIGNATION WILL BE CONSIDERD A MINOR AMENDMENT, REGARDLESS OF THE ACREAGE BEING REDESIGNATED. - MINIMUM PARCEL SIZE OF 40 ACRES
Agriculture/Rural Residential (A-RR)	Forest Green	Resource conservation districts and reserves with emphasis on preserving farm communities and character: - recognizing land with potential to be divided into rural lots; - acknowledge residential character and encourage division into rural lots; - minimum parcel size 10 acres; - clustering required to save 50% of the land.

Land Use Color Chart

Category/Zoning District	Hue, Saturation, Value (HSV) Values	Color
Agriculture/Rural Preservation (A-RP)	85,255,220	
AGRICULTURE/RURAL TRANSITION (A-RT)	85,255, 220, with and overlay yellow T's	
Agriculture/Rural Residential (A-RR)	85,255,130	
Agriculture/Rural Development (A-RD)	78,56,148	
Rural Density Residential (R-RD)	42,255,255	
Suburban Density Residential (R-SD)	39,60,255	
Low Density Residential (R-LD)	39,255,220	
Medium Density Residential (R-MD)	39,90,255	
Urban Density Residential (R-UD)	13,81,255	
Mixed Use Residential (R-MU)	209,255,220	
Retirement Community/Planned Unit Development (R-RC)/(PD)	213,53,255	
Commercial Residential (C-RC)	0,255,220	
Commercial (C)	0,90,255	
Commercial/Trade (C-CT)	31,255,255	
Mixed Use Industrial (I-MU)	0,0,210	
Heavy Industrial (I-HI)	0,0,155	
Open Spaces & Recreational Resources (OS/RR)	61,102,223	
Sensitive Areas & Resource Lands (SA/RL)	84,60,255	
Public (PL)	17,220,149	
Transportation, Communications, & Utilities (TCU)	0,0,0	
Government Lands (GL)	0,0,255	



Appendix A

Annual Meeting



DOM VALLEY/WELLTON PLANNING AREA ANNUAL MEETING AGENDA

DATE: Thursday, November 16, 2006
TIME: 6:00 P.M.
PLACE: Cafeteria, Antelope Union High School, 9168 S. Avenue 36E, Wellton, Arizona

STAFF: Development Services - Long Range Planning
Anne Eichberger, Manager
Russell Lambert, Planner III
Shaik Shabbeer, Planner II
Juan Rubio, Planner II
Andrew Fangman, Planner II
Angelica Gomez, Office Specialist II

Welcome and Introductions. (Russell)

Process Overview. (Russell)

Presentation - Dome Valley/Wellton Planning Area Background and Findings. (Andrew)

Breakout Sessions:

- Land Use/Cost of Development/Military (Juan)**
- Transportation/Infrastructure (Anne)**
- Environmental Resources/Open Space/Parks/Historic Sites (Lou)**
- Agriculture/Water (Andrew)**
- Industrial Development/Public Works (Shabbeer)**

Presentation Summaries for Breakout Session Findings: Presentation to the entire group

Issues Prioritization. (Russell) - Dots Voting for Top Priorities

Wrap Up. (Russell)

Adjourn.

Appendix B
January 24, 2007
Meeting

Dome Valley/Wellton Citizen Advisory Group Report
Appendix B - January 24, 2007 Meeting



Jan. 24, 2007, 4:00 PM
Citizen Advisory Group Meeting #1
Dome Valley/Wellton Area Plan Update

Wellton Town Hall Council Chambers, Wellton, Arizona

Agenda

Introductions.

Citizen Advisory Group members
Technical Advisory Group members
County Staff members

Summary of Area Plan update.

CAG Review and Consideration for Potential Modifications to the County Goals, Objectives and Policies.

Pursuant to the results of the Dome Valley/Wellton Area Plan Annual Meeting, participants will discuss and identify potential changes of the Area Plan's Goals, Objectives and Policies as highlighted in the 'A' Matrix.

Other Topics/Issues.

Next Meeting. February 28, 4 PM @ Wellton Town Hall Council Chambers.

Land Use Element - Discussion and Review

Dome Valley/Wellton Citizen Advisory Group Report
Appendix B - January 24, 2007 Meeting

YUMA COUNTY CITEZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
January 24, 2007

Staff members present were Anne Eichberger, Manager, Long Range Planning, Russell Lambert, Planner III, Andrew Fangman, Planner II, and Angelica Gomez, Office Specialist II.

The meeting was held at Wellton Town Hall, Council Chambers, 28634 Oakland Avenue, Wellton, Arizona.

Russell Lambert, Planner III, from the Yuma County Planning & Zoning Division, Long Range Planning Section welcomed the public, introduced staff and gave a few housekeeping items. Mr. Lambert asked that the CAG and Technical members introduce themselves. He then asked Ms. Eichberger to begin her presentation.

Ms. Eichberger explain the process of updating the plan that relates to the Dome Valley Wellton Planning Area and indicated that a 2010 Plan will be loaned to each member for a period of six months for reference purposes. She also stated that everyone will received a binder with comments that are oriented towards the Goals, Objectives and Policies that came out of the November 16th annual meeting. **Ms. Eichberger** stated that **Mr. Lambert** will be reading each comment and recommendation from Chapter 3, Goals, Objectives & Policies. She also stated that staff will focus on the comments from the Citizens Advisory Group and explained what staff is looking for from this meeting. **Charles Slocum** questioned the amount of time the committee will spend on the goals and objectives of the plan. **Ms. Eichberger** stated that the goals, objectives and policies form a frame work that staff attaches any land use changes to. She indicated that in the next meeting staff will be focusing more on maps.

Mr. Lambert read comment #1 and asked if there were any comments. **Paula Backs**, MCAS stated her concern with the Barry M. Goldwater Range. **Ms. Eichberger** stated that the BMGR concerns will be in another portion of the Goals, Objectives and Policies and noted that it is established as a sensitive land use and a buffer zone. There were no more comments from the CAG members.

Mr. Lambert read Comment #2 and clarified the types of central waters that would serve specific regions or areas of the plan. **Larry Killman** questioned if it will show the certificates that are currently owned by the different water serving entities. **Ms. Eichberger** stated that the info will be placed on GIS and be available for everyone. **Mr. Killman** asked if this would exclude Wellton. **Ms. Eichberger** stated he was correct. **Betty Mason** was concerned about protecting private wells and asked if they are protected by the State. **Mr. Lambert** stated that ADEQ and the Environmental Health office already regulate water system plants. **Ms. Eichberger** stated that Yuma County regulates certain lot sizes to allow septic and water on a single parcel.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix B - January 24, 2007 Meeting

She stated that staff could add language to protect water source by distance. **Ms. Mason** stated her concern was when a home is built close to her well. **Ms. Eichberger** stated that a Goal & Objective can be put in to assure part of the source and asked **Mr. Slocum** if the district would want to become a water company. **Mr. Slocum** stated that they do not want to become a water company and explained the requirements that ADEQ requires with other sources of water. **Ms. Eichberger** stated that she is hearing a lot of support for this goal. The CAG members were in support of the goal.

Mr. Lambert read comment #3 and asked if there were any comments. **Patricia Ware** asked staff to define Complimentary Agricultural uses. **Mr. Lambert** explained the meaning of Complimentary Uses. **Ms. Backs** asked if he referred to cattle and hog raising. **Ms. Eichberger** explained the definition of complimentary agricultural uses and gave examples. The CAG members removed the word Complimentary and added the word Suitable.

Mr. Lambert read comment #4 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #5 and asked if there were any comments. **Mr. Slocum** stated that the use is not going to change because it is currently zero. The CAG members were in support of comment #5.

Ms. Eichberger read Comment #6 and explained the meaning when industrial developments are in the area and the impact it has on people's lifestyles. There were no more comments from the CAG members

Mr. Lambert read comment #7 and asked if there were any concerns. There were no comments from the CAG members.

Mr. Lambert read comment #8 and asked if there were any concerns. **Ms. Backs** suggested removing the word reduce. The CAG members agreed to change the switch the word to reduce.

Mr. Lambert read comment #9 and asked if there were any concerns. **Ms. Backs** asked if comment nine had been done yet. **Mr. Lambert** stated it is a proposed policy. **Ms. Eichberger** stated that impact fees can not be used for general revenue or for a source of gaining revenue. The **CAG members** were in favor of the impact fees.

Mr. Lambert read comment #10 and asked if there were any concerns. **Ms. Eichberger** stated that this comment already exists under the environmental section and asked **Mr. Killman** if he suggests removing it. **Mr. Killman** stated that there is no need for this. **Ms. Backs** recommended that Water and Air Quality should be under Industrial Development. **Ms. Eichberger** stated that any time they go through an approval process one of the things looked at is Air Quality Impacts and she continued to explain the process to the CAG members. The CAG members stated there is no need to change this.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix B - January 24, 2007 Meeting

Mr. Lambert read comment #11 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #12 and asked if there were any comments. **Mr. Slocum** asked if there was a difference between Industrial Waste and Hazardous materials. **Ms. Eichberger** stated that Industrial Waste can be taken into account for recyclables and Hazardous Waste can be manifested. **Mr. Fangman** stated that these comments came from the annual meeting and what they were referring to is Hazardous Materials. There were no comments from the CAG members.

Mr. Lambert read comment #13 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #14 and asked if there were any comments. **Ms. Eichberger** stated that private land cannot be designated as open space. **Mr. Fangman** stated the comment is referring to governmental lands. **Ms. Eichberger** stated that open land relates to trails, horse trails, bike trails and things that are more passive in terms of the use. There were no comments from the CAG members.

Mr. Lambert read comment #15 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #16 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #17 and asked if there were any comments. **Mr. Noll** commented that most of the Hazardous Materials that are on the roads are agriculture related fertilizers. **Mr. Lambert** asked if there are any other routes where things are precluded. **Mr. Null** stated that this would be very hard to define. The CAG members decided to remove the word Hazardous Materials and define it in the glossary.

Mr. Lambert read comment #18 and asked if there were any comments. **Ms. Ware** asked if the Multi-Species Act list was going to be used as a guideline. **Mr. Lambert** stated that it did not come up in the preparation of the policy. **Ms. Eichberger** indicated it is only to preserve Open Space for habitat like Quigley Pond. **Ms. Mason** stated that bird watching is one of the fastest growing recreational activities in this area. **Ms. Eichberger** stated that the bird habitat is designated by land use and as a sensitive area resource land. The CAG members had concerns on restrictions imposed by endangered species.

Mr. Lambert read comment #19 and asked if there were any comments. **Mr. Killman** stated that it cannot be controlled and it is probably federally owned by Wellton Mohawk and it is open access. **Mr. Slocum** stated that the district does not control any access to the river and it is planning to work closely with the County. The CAG members agreed to change the wording which will read, Yuma County will work with WMIDD.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix B - January 24, 2007 Meeting

Mr. Lambert read comment #20 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #21 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #22 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #23 and asked if there were any comments. **Mr. Slocum** commented on roadway access and explained the problems they have with individual developments. **Ms. Eichberger** stated that it is a right under State Law to be able to divide a property to get building permits. **Mr. Slocum** stated that they will not give electricity to builders unless the County has issued a building permit or mobile home setup permit. **Ms. Backs** commented that someone who has used a road for a long time it becomes the access to their property. **Mr. Slocum** stated that it is only against private land owners. **Ms. Eichberger** stated that there are certain lands that are only accessible through BLM and a permit or access agreement is required from BLM. The CAG members decided to add a goal which states the problem will be addressed as best as possible.

Mr. Lambert read comment #24 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #25 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #26 and asked if there were any comments. **Ms. Eichberger** commented that in the Comprehensive Plan process APS or other utilities were included in this plan and it will open the door to identify their routes in their improvement projects. There were no comments from the CAG members.

Mr. Lambert read comment #27 and asked if there were any comments. There were no comments from the CAG members.

Mr. Lambert read comment #28 and asked if there were any comments. **Mr. Simmons** from the Sheriff's office stated the concern on transportation. **Ms. Lambert** stated that they would need a traffic impact study for the new refinery and asked **Mr. Killman** when they would start the process. **Mr. Killman** stated that they are working on it. **Ms. Ferris** was concerned about 31 E and the railroad crossing. **Mr. Simmons** indicated that you still have to go over the tracks to the overpass. The CAG members were concerned about the emergency access for all areas south of the railroad tracks.

The meeting ended at 6:05pm.

Appendix C
February 28, 2007
Meeting

Dome Valley/Wellton Citizen Advisory Group Report
Appendix C - February 28, 2007 Meeting



February 28, 2007, 4:00 PM
Citizen Advisory Group Meeting #2
Dome Valley/Wellton Area Plan Update

Wellton Town Hall Council Chambers, Wellton, Arizona

Agenda

- 1 Call to Order**
- 2 Introductions and Overview** (Russell Lambert, Yuma County -DDS)
Citizen Advisory Group members
Technical Advisory Group members
County Staff members
- 3 Land Use Changes - Past 4 Year Period** (Andrew Fangman, YC-DDS)
- 4 'B' Matrix Review and Changes to Issues** (Anne Eichberger, YC-DDS)
Chapter 3 (Goals, Objectives, Policies), Chapter 4 Text and Redline Map
- 5 'B' Matrix Changes to Land Use Map** (Andrew Fangman, YC-DDS)
Chapter 4C - Review possible changes to the Land Use Map
- 6 Area Plan map - other proposed land use map changes** (Russell Lambert, YC-DDS)
CAG member interests (including TAC members, public) - summary statement/issue for land use map change(s)
- 7 Next Meeting. March 28, 4 PM @ Wellton Town Hall Council Chambers** (Russell Lambert, Anne Eichberger - YC-DDS)
Other Elements Review -- Open Space/Recreation, Circulation, Environmental, Water Resources, Safety, Cost of Development, Performance Indicators, Implementation

Dome Valley/Wellton Citizen Advisory Group Report
Appendix C - February 28, 2007 Meeting

YUMA COUNTY CITEZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
February 28, 2007

Staff members present were Anne Eichberger, Manager, Long Range Planning, Planner II, Andrew Fangman, Planner II, and Angelica Gomez, Office Specialist II.

The meeting was held at Wellton Town Hall, Council Chambers, 28634 Oakland Avenue, Wellton, Arizona.

Russell Lambert, Planner II, Long Range Planning Section welcomed the public, introduced staff and gave a few housekeeping items. He indicated that this was the second of four meetings that we will be reviewing more details of Chapter 4, Land Use Element.

Andrew Fangman, Planner II stated that since the plan has been adopted in December of 2001, there have been 29 amendments in the Dome Valley Planning area.

Russell Lambert stated that the members will be discussing the changes that occurred with the Matrix which was handed out to the members when they arrived.

Anne Eichberger, Planning Manager, stated that the first meeting was difficult because staff went through each Goal, Objective and Policy for the Dome Valley area. She indicated to the members to review the changes that were passed out after the meeting. **Ms. Eichberger** stated that by the end of the process each member will have a full set of changes made during the meetings and they will be put in a Citizens Advisory Group report that will be sent to the members. **Ms. Eichberger** stated comments received at the annual meeting were put into short and long term issues. She indicated that for the first part of the meeting the six items on the B Matrix will serve as feedback and the members might have questions on the changes recommended to the short and long term issues.

Ms. Eichberger read Comment #1 – The McElhaney Cattle Company should be protected from residential encroachment. (Questions) **Mr. Dial** questioned what would happen if McElhaney decided to sell its ground. **Ms. Eichberger** stated that it would not be used as a feed lot, but the zoning would remain light industrial. **Mr. Killman** talked about how you can update private property to the current zoning of suburban density residential. He asked if the 1,000 acres noted pertained to federal land. **Mr. Fangman** pointed out where the federal land is located. **Mr. Killman** informed staff that Wellton Mohawk is acquiring title to less than 47,000 acres and most of it was works and facilities and there are some additional lands that they are acquiring. He informed staff that the blue area is changing ownership from Bureau of Reclamation to Wellton Mohawk soon. **Ms. Eichberger** asked if the block included the Arizona Cleans Fuel. **Mr. Killman** stated she was correct and noted a lot of federal lands will change when the new ownership changes.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix C - February 28, 2007 Meeting

Ms. Eichberger questioned if Arizona Cleans Fuels will be purchasing the whole 3,300 acres on the site. **Mr. Kilman** indicated it is only the East half of the property. The west half is an option to be purchased in the future and is reserved for the time being.

Ms. Eichberger read Comment #2 – Land between the Union Pacific Railroad and Hwy 80/I-8 is ideal for industrial use and read staff recommendation. She indicated that currently 595 acres between the Union Pacific Railroad and I-8 designated Heavy Industrial or Mixed Use Industrial and if the CAG feels that more lands are needed between the Railroad and I-8 an industrial designation suitable can be identified based on criteria for industrial development proposed at the last meeting.

(Questions) **Lt. Darren Simmons** stated that the only access is off of Hwy 80 and it is already congested with farm equipment. He recommended the road be expanded to a four lane road to handle the increased traffic. **Ms. Eichberger** stated that they are not proposing a land use map change, but they are proposing to use the criteria for the development of these industrial lands in this area and asked if anyone is opposed to the new language on Industrial Growth. There were no comments from the members.

Ms. Eichberger read Comment #3 – Lands adjacent to the proposed oil refinery site should be designated for industrial use. She explained that comment #2 & 3 were blended together. There were no changes to Comment #3.

Ms. Eichberger read Comment #4 – There should be some land with commercial designation along Highway 80 between Wellton and Ligorita. She indicated that there were no text changes to this, but currently there are no parcels along Hwy 80 between Wellton and Ligorita designated as commercial. (Questions) **Charles Slocum** stated that Hwy 80 on the South is contiguous with canal right-of-ways and railroads and indicated that there is not a lot of land out there for about 4 miles. **Ms. Eichberger** stated that there are going to be other types of land use changes that might seem appropriate for commercial lots. She stated that commercial will serve a population whether there is a population living in that area and there has to be some kind of market, so we need to think of economic development.

Ms. Eichberger read Comment #5 – Existing farmlands should be preserved. She indicated that Yuma County has an agricultural disclosure statement that is required for all new residential development adjacent to farmland. She also stated that this is reinforcing the agricultural nature of this planning area. (Questions) **Ms. Ware** asked how protected is this, when Supervisors can change it in less than a minute. **Ms. Eichberger** indicated that agriculture can be protected in terms of agriculture exemptions or agriculture zoning. When the CAG group is formed one of the ancillary ideas and comments we had was that if the group is interested in continuing on as a group beyond the four meetings to assure that the CAG plan and the CAG report is upheld then we would make a CAG group team for cases that would come in. **Ms. Eichberger** stated that the Wellton Mohawk Irrigation District also acts as a rural planning area and they have an official status with the Planning & Zoning commission so they can make recommendations in regards to land use.

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Appendix C - February 28, 2007 Meeting

Ms. Ware asked how could these areas could be more protected. **Ms. Eichberger** indicated that agriculture may be protected in terms of agriculture exemptions. She gave a brief explanation on the difference between the Zoning Ordinance and 2010 Comprehensive Plan and explained how the Major Amendment Process works with certain land use areas. **Ms. Kelland** asked if the Major Amendment Process could be less than one year. **Ms. Eichberger** stated that it can not change and property owners need to follow the 2010 Comprehensive Plan. **Ms. Kelland** questioned if the issue regarding the Barry M. Goldwater Range and its buffer zone would be covered here at the CAG meeting. **Ms. Eichberger** replied that they would not cover it here at this meeting and asked the CAG members to post their comment on a map.

Ms. Eichberger read the first comment from the note - To assure access and development in the buffered area that it will not impact prime farmland and the military. There were no comments or questions.

Ms. Eichberger read the second comment from the note - Remove the overlay in the Dome Valley farmland area for open space. There were no comments or questions.

Ms. Eichberger read the third comment from the note - Change zoning for all property between the railroad and I-8 to have some commercial area access available. (Comments) **Ms. Mason** stated that she is talking about any area that would have access from the freeway or I-8. The members would like to see more areas that are accessible from the freeway. **Mr. Slocum** stated that he would like to see better land use planning around Tacna which has a need of commercial/residential support base. **Ms. Eichberger** questioned if the CAG members are in favor of having another meeting on land use and focusing on Tacna. The members agreed to have another meeting to discuss this issue. **Mr. Noll** stated that they do not want any residential south of McElhaney. He indicated that when there is dust it tends to go south. **Mr. Macy** stated that in order for this to work a grant would be needed to bring a land use planner who will help develop a foot print of the area. **Ms. Eichberger** stated that they can continue this meeting sometime in the next coming weeks.

Ms. Eichberger read the fourth note -Commercial near Ligurta along Hwy 80 to 22E. (Comments) **Mr. Killman** stated that he would like to see a Circle K gas station along Hwy 95. **Mr. Fangman** asked what location was he talking about. **Mr. Killman** stated that it was along Hwy 80 and Dome Valley Road.

Ms. Eichberger read the fifth note -How is the power line energy corridor going to impact growth in the north. (Comments) **Ms. Merrill** stated that the power line keeps development from coming south. **Ms. Eichberger** stated that the power line was not impacting growth in the Dome Valley Area. **Mr. Killman** stated that there is a proposal for a second line adjacent to the first one that will be constructed by 2012. **Ms. Eichberger** stated that this second line is coming from the Palo Verde Nuclear power plant.

Ms. Eichberger read the sixth note - From 38 E to 41 E develop in sequence to protect the buffer development to not impact farming below the mesa. (Comments) **Mr. Macy**

Dome Valley/Wellton Citizen Advisory Group Report
Appendix C - February 28, 2007 Meeting

stated that there should be a meeting to talk about the growth in Tacna. He indicated that this area looks to be an area for employment based growth. Ms. Eichberger questioned who was in favor of getting a grant and developing a design study. The CAG members are in favor of doing this project.

Commissioner Melchionne stated that this affects the community and if the CAG members think this will work then it should be done. **Mr. Macy** stated that he would like to present an industrial park on 41E near the tracks that would accommodate light industrial. **Ms.**

Eichberger stated that they are going incremental and asked **Mr. Killman** what he thought of having a design project to deal with the local community to be assured that it gets support. **Mr. Killman** stated it was a good idea to get local public prospective on the front end so the refinery understands the direction it needs to go.

Ms. Eichberger read the seventh note- Major Amendments should be heard frequently instead of once a year. (Comments) She indicated that Major Amendments according to Arizona State Law are required to be heard once a year. **Ms. Kelland** explained her experience with the Major Amendment and the issues she had. **Mr. Fangman** stated that a new designation has been created called agricultural/rural development that helps resolve that issue. **Ms.**

Eichberger stated that Major and Minor Amendments will now have fees after April 1, 2007.

Ms. Eichberger read the eighth note - Develop a land use plan for 41E to 48E from RA-40 to Industrial. (Comments) **Mr. Moore** stated that he would like to take RA-40 and make it an Industrial Overlay. He would like to see some residential close to the refinery. **Mr. Fangman** questioned if he was talking about expanding North and South of the freeway. He questioned how far east and west would he like to expand to. **Mr. Moore** stated that it would be up to 48E. **Ms. Eichberger** stated that 48E covers the Ethanol plant with a little bit of residential development over there.

Ms. Eichberger read the ninth note- Desert RA-10 or RA-20 instead of RA-40. (Comments) **Mr. Killman** stated that the original designation of agricultural rural preservation was to protect the valley land. He wanted to protect the valley and encourage the development on the mesa. **Ms. Eichberger** stated that the area would not develop at RA-40 because the lot sizes are too big. She indicated that the CAG members could request these amendments be less strict and it can become a recommendation to the Board. **Ms. Ferris** questioned if the area was high or low density. She indicated that it would be a good idea to have a mixture of low and high densities in Tacna. **Ms. Eichberger** stated that the oil refinery will bring approximately 450 employees which was not a big work force and if the oil refinery attracts other ancillary type businesses then we can see a big work force. She stated that they can carry this discussion to the next meeting and noted that when you build densities in remote areas without urban services you continue to put pressure on them and this was where the concern was.

Meeting adjourning at 6:45pm.

Appendix D
March 28, 2007
Meeting



Citizen Advisory Group Meeting #3
Dome Valley/Wellton Area Plan Update
Wellton Town Hall Council Chambers, Wellton, Arizona

March 28, 2007, 4:00 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Review of changes to Land Use Map suggested at the CAG #2 meeting**
- 4. Review of changes to Land Use Map suggested by staff**
 - *Review of proposal to designate the Gila and Mohawk Mountains as Open Space and Recreational Resources*
 - *Review of proposal to change the land use designation of land designated Rural Density Residential within ½ miles of B.M.G.R to Agriculture/Rural Development*
 - Review of the proposed Agriculture/Rural Transition (A-RT) land use designation*
- 5. Table top mapping exercise**
CAG members will draw on maps any additional changes in land use designation that they desire to see
- 6. Review of changes to Land Use Map proposed in the table top mapping exercise**
- 7. Next Meeting. April 25, 4 PM @ Wellton Town Hall Council Chambers**
Review of other Plan elements -- Open Space/Recreation, Circulation, Environmental, Water Resources, Safety, Cost of Development, Performance Indicators, Implementation

Dome Valley/Wellton Citizen Advisory Group Report
Appendix D - March 28, 2007 Meeting

YUMA COUNTY DOME VALLEY/WELLTON
CITIZENS ADVISORY GROUP MEETING #3
REGULAR MEETING NOTES
March 28, 2007

Staff members present were Anne Eichberger, Manager, Long Range Planning, Andrew Fangman, Planner II, and Angelica Gomez, Office Specialist II.

The meeting was held at Wellton Town Hall, Council Chambers, 28634 Oakland Avenue, Wellton, Arizona.

Anne Eichberger, Planning Manager, Long Range Planning Section welcomed the public, introduced staff and provided a few housekeeping items. She informed the public that **Russell Lambert** had been assigned to handle the Major Amendment cases and that **Andrew Fangman** is the new Project Manager for the Citizen Advisory Groups.

Andrew Fangman, Planner II, stated that the changes discussed at the last CAG meeting were the Open Space Overlay, Commercial at Ligurta, Commercial at 38E and Major Amendment PA-07 at the SE corner of the Tacna interchange.

Ms. Eichberger stated that the exact location is at the SE corner of wagon wheel.

Ms. Shipp stated it is near the mobile home project that is being built out there.

Mr. Fangman read staff recommendations which are to designate the Gila and Mohawk Mountains as Open Space and Recreational Resources, Change the land use designation of land designated Rural Density Residential within ½ mile of the B.M.G.R. to Agriculture/Rural Development and review the proposed Agriculture/Rural Transition (A-RT) land use designation.

Ms. Eichberger explained the new Transitional Area land use designation to the members and explained that the CAG members will draw on the maps any changes in land use designation that they want to see. She then asked **Mr. Killman** to explain what has happened with the oil refinery in the past days.

Larry Killman, Arizona Cleans Fuels, stated 1,400 acres have been transferred to A.C.F. for this project. He indicated that he was not aware of the next step, but should know by June.

Ms. Eichberger stated that Arizona Cleans Fuel will probably be applying for a rezoning of the property and go from there with the rest of the permits needed to build the oil refinery.

Gregg Macy stated that he brought a design with features on a map that outlines how he would like to see the Dome Valley/Wellton area. He put it out on the table for the CAG members to look at.

Ms. Eichberger then asked the members to start filling in the maps with color so they can be discussed later in the evening. The members finished the assignment and then staff proceeded reading the changes on the map.

The meeting adjourned at 6:00 p.m.

Appendix E
April 25, 2007
Meeting



Citizen Advisory Group Meeting #4
Dome Valley/Wellton Area Plan Update
Wellton Town Hall Council Chambers, Wellton, Arizona

April 25, 2007, 4:00 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Review of changes to Land Use Map suggested at the CAG #3 meeting**
- 4. Presentation on historical resources and preservation in the Dome Valley/Wellton Area**
- 5. Discussion and workshop on Chapter 6 – Circulation Element**
Review of transportation improvements suggested at the Annual Meeting
Workshop in which the CAG will identify desired transportation improvements
- 6. Discussion on Chapter 5 – Open Space & Recreational Resources**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 5
- 7. Discussion on Chapter 7 – Environmental Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7
- 8. Discussion on Chapter - 7A Water Resources**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7A
- 9. Discussion on Chapter - 7B Safety Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7B
- 10. Next Meeting. May 23, 4 PM @ Wellton Town Hall Council Chambers**
Review of draft CAG Report and proposed changes to the plan

Dome Valley/Wellton Citizen Advisory Group Report
Appendix E - April 25, 2007 Meeting

YUMA COUNTY DOME VALLEY/WELLTON
CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
April 25, 2007

Staff members present were Anne Eichberger, Manager, Long Range Planning, Andrew Fangman, Planner III, and Angelica Gomez, Office Specialist II.

The meeting was held at Wellton Town Hall, Council Chambers, 28634 Oakland Avenue, Wellton, Arizona.

Anne Eichberger, Planning Manager, Long Range Planning Section welcomed the public, introduced staff and provided a few housekeeping items. **Ms. Eichberger** stated that they would go through several topics such as transportation, open space, and parks and recreation. She indicated that **Mr. Fangman** would review both long and short term concerns. She informed the members that with the information gathered from these a report will be put together. **Ms. Eichberger** stated that this report will reflect all the different comments made from updates and map changes.

Mr. Fangman explained that with the results of this meeting, it will become a Major Amendment which will then follow with a series of neighborhood meetings and then be forwarded to the Commission and Board.

Ms. Eichberger asked the members to introduce themselves and state the entity they represent. She also asked the members to return the borrowed 2010 Comprehensive Plans.

Mr. Fangman went through all the changes discussed in the last citizens advisory meeting with the CAG members and mentioned it was suggested by **Ms. Ware** to change the strip on Hwy 95 and Dome Valley road to Commercial.

Ms. Ware stated she owns land between those areas and stated the area is not farmable. **Mr. Fangman** asked the members if they agreed on this change.

Paul Patane, ADOT, 2243 E. Gila Ridge Road commented that there will be a facility running through the mentioned area which will impact those parcels. **Ms. Ware** asked if it will require a land use change. **Mr. Patane** stated that he was not sure and he was only making them aware of what is happening in the near future for this area.

Larry Killman of Wellton questioned if the Hwy will be divided with four lanes. **Mr. Patane** stated it will be from the North side of the Gila River all the way through. **Ms. Ware** stated that with this proposal it then should be changed to Commercial.

Bob Null, 8253 S. Avenue 37E ,questioned if the instrument route has been explained. **Mr. Fangman** indicated that a disclosure statement was required and the military requests this be shown so buyers are aware when developing land.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix E - April 25, 2007 Meeting

Ms. Eichberger stated that Instrument Route 218 established an instrument route and allows aircraft to fly as low as 500 ft. and create concern or disturbance for people living around those areas.

Jeff Moore, 13722 S. Avenue 24E, stated there is a private runway within the restricted airspace with a ceiling of 3,000 ft. **Ms. Eichberger** stated she was aware of the restricted airspace up by Martinez Lake. She indicated there has not been a lot of interaction and are required to have a disclosure statement.

Debbie Kelland, 37169 E. County 8th asked if the North Side of Hwy 80 has been considered to be designated to Commercial. **Mr. Fangman** stated that staff will make note of it and it will be in the final report.

Ms. Ware questioned if the restricted air space is close to the Interstate. **Mr. Fangman** stated she was correct. He continued with Chapter 6 and explained that they would like the members to identify transportation improvements in this area.

Paul White, GYEDC, gave a brief explanation on regional transportation. He indicated that it is a combination of federal construction projects along with local entity projects. He indicated they receive 1.2 million dollars a year in federal money to assist these projects on roads identified as collector streets. **Mr. White** stated the program is available through fiscal year 2011 and noted this is the first year Wellton has been in the regional transportation plan due to the obvious growth that is going on. He also indicated that the regional transportation plan is updated every 4 years.

Joe Melchionne, Commissioner asked if they would account the possible effects of the double tracks of the railroads when they come through here.

Mr. Melcher stated you identify every traffic interchange and improvements. He indicated it is similar to 3E where the road goes over the tracks. **Paul Patane**, ADOT, stated any type of improvements to bypass the tracks will have to go over.

Ms. Eichberger asked Mr. Patane to give a brief overview of any Major Transportation Projects that will affect the Dome Valley Wellton planning area.

Mr. Patane stated that in the fall there will be a pavement preservation project that goes from mile post 29 through 37.

Lance Toyofuku, YPG, asked if the Union Pacific Railroad is responsible for the safety at railroad intersections. **Mr. Patane** stated they are responsible for any new crossings.

Greg Macy, questioned if they can write concerns pertaining to the railroad. **Mr. Fangman** stated that they will have a list of transportation related concerns for the County to address.

Mr. Melchor questioned short and long term issues that indicate having a roadway network set up for this area. **Ms. Eichberger** stated the County has a network area, but it is not for this area. **She** stated that a subdivision design drops down to a quarter mile grid and

Dome Valley/Wellton Citizen Advisory Group Report
Appendix E - April 25, 2007 Meeting

it is all that the County requires. She informed the members to write their concerns either short or long term, and gave the members a quick example of what she would like to see.

Mr. Moore indicated that the railroad runs through Hwy 80 and it can be expensive to build an over pass. He stated that he does not see this happening. **Ms. Eichberger** stated that if it is a concern to write it down.

Betty Mason, 7350 Avenue 40E, asked if the railroad will come from Mexico and if it will have two lanes. **Mr. Patane** stated that there is no formal commitment made on this. **Ms. Mason** asked if there is room for two tracks. **Mr. Patane** was not sure where the route is coming from.

Ms. Eichberger stated that when utilities come in they are easier when they go through right-aways. She asked Mr. Patane to brief the group about interchanges. **Mr. Patane** stated that interchanges are defined as service interchanges and they require approval from Washington D.C. He indicated that ADOT does not fund interchanges.

Ms. Ware asked Mr. Lance of YPG if the maneuvers can't be accessed, then how do you access the training grounds. **Mr. Lance** stated they go up through army channels. **Ms. Ware** stated that the Union Pacific Railroad could go anywhere because it is not controlled by any federal law.

Mr. Moore stated that the tracks at 25E are a problem. **Mr. Lance** stated that if he is not mistaken they have access to the southeast side.

Tom Manfredi, MCAS gave a brief explanation on where the route is located. He indicated that they do not have a problem with the railroad. **Ms. Ware** questioned if the route goes through Ligurta. **Mr. Manfredi** stated they get off at Ligurta, get on Hwy 80, and go to 25E and then under the interstate. **Larry Killman** stated that they still have to cross the railroad at 25E going south.

Ms. Eichberger asked the members to write down their concerns and issues on the sticky-notes and then paste them on the map. **Mr. Fangman** went through the changes suggested at the last CAG meeting.

Mr. Null asked why 25E was discussed at the annual meeting. Mr. Fangman stated that someone at the annual meeting made a comment to have an interchange on 25E. **Mr. Patane** stated there should be a minimum of three to five mile spacing on interchanges. **Ms. Kelland** asked if the Town of Wellton would be responsible for a portion of this construction. **Mr. Patane** stated that there are some funds available for this.

Mr. Fangman stated they received a comment at the meeting to improve railroad crossings. **Ms. Kelland** asked what happens when you have an extended crossing. **Mr. Patane** stated that you would have an extended crossing that will go over. **Ms. Eichberger** asked if the interchange at 44E would be a limited access. **Mr. Patane** stated that any interchange built is for the public.

Dome Valley/Wellton Citizen Advisory Group Report
Appendix E - April 25, 2007 Meeting

Ms. Eichberger gave a brief example of the airport in Phoenix regarding interchanges.

Mr. Killman stated that the focus is railroad crossings and there is enough separation to an interchange stand alone. He indicated that there is room to build ramps at 31E.

Ms. Eichberger stated that they need to keep in mind the how and the what. She indicated that they will go over some of the things mentioned in the meeting and staff will take these concerns as comments.

Ms. Ware was concerned with the four lanes on Hwy 95 from North of the Gila River to Aberdeen Road. **Mr. Patane** stated there will be an intersection and ancillary lanes to help alleviate this.

Ms. Eichberger went through all of the comments and issues that were posted on the map. She indicated that Wellton has doubled in size and there is a lot of concerns with this. She also mentioned the concerns with the railroad.

Lucy Shipp stated that she attends the railroad stakeholder meeting and generally Union Pacific Railroad pays 5%.

Ms. Eichberger stated that 29E is very critical. She informed the members that these comments received will be put on a list for the CAG report.

Mr. Fangman commented on the small airfield in Dateland and noted why it is shown on the map. **Mr. Killman** questioned the demarcation and asked if it precludes a small airfield in the area.

Mr. Manfredi stated that the only way to get an airfield is related to agriculture. He indicated that the restricted airspace from the interstate to the range has a 3000 foot shelf. **Ms. Eichberger** stated the County has the IR-218 disclosure because of lower flying aircraft.

Mr. Manfredi indicated that disclosure statements tell people certain things exist close to their property. **Ms. Eichberger** stated that they regulate this with the zoning ordinance because it has the force of law. She finished reading the comments made from the members.

Ms. Eichberger stated that they would be discussing all four Elements.

Mr. Fangman indicated that the Safety Element deals with emergency response issues. **Ms. Eichberger** commented it also deals with police, fire, emergency services and hazmat. She informed the members that she will not go through each comment, but they will discuss them in the next meeting. She asked the members if they had any certain concerns they would like to discuss.

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Appendix E - April 25, 2007 Meeting

Ms. Mason commented that the Tacna fire department cannot serve the area and something needs to be done.

Mr. Fangman stated that the same issue pertains to the Foothills area and they are looking into options to improve this problem.

Mr. Killman commented that a proposal was put together by AWC for 20 acres on 9th Street for a shared joint use facility. He indicated that all of these land transactions from the Bureau of Reclamation directly to the public entity. He wanted to inform the members what the Quechan tribe has done and the effects it is having on the eastern part of the community by stopping the lawsuit.

Ms. Eichberger stated that the items that were not discussed today will be discussed at the next meeting.

Meeting adjourned at 6:00 p.m.

Dome Valley/Wellton Citizen Advisory Group Report

Appendix E - April 25, 2007 Meeting-Verbatim Comments on Transportation Issues

- With highway 95 being developed into 4 lanes from the Gila River to Aberdeen Road, will a traffic light being included at the Dome Valley Road intersection?
- How will the military access the BMGR once the railroad double tracking occurs. Limits access at Avenue 25E and Wellton
- Army access over railroad tracks at 25E and Ligurta to the BMGR.
- I-8 Dome Valley exits to make access to the south also before you get to the railroad tracks. The area south of I-8 to the range will be important later
- Need an off ramp at 25E and I-8
- Ramp to the south of I-8 at the Ligurta exit.
- 25E should have an off ramp to serve Wellton south of I-8
- A crossing at 25E and highway 80, over the railroad tracks
- 27E- New road with railroad over pass south of old 80 and with an I-8 interchange
- Grade separated railroad crossing at avenue 29E and 40E at a minimum
- Ramp over the tracks at Wellton.
- If the railroad blocks most traffic- then Wellton be spilt north and south. If so, the north side need to use all available land for commercial etc
- 29E should go over the railroad tracks
- Avenue 29E should be expanded to 4 lanes from Los Angeles Street to Coyote Wash, and go over the railroad tracks
- Traffic Light at Highway 80 and Avenue 36E, entrance to Antelope High School
- Widen Highway 80 from the Mohawk Mountains to Wellton
- Realignment of Avenue 40E north of Highway 80
- Widen Avenue 40E north and south of I-8
- A 4 lane Avenue 40E over railroad from County 5th Street
- Ramp over the railroad tracks at Tacna.
- Over passing the railroad track at 40E and/or 45E within 3-5 years
- Improve interchanges to handle additional traffic
- Developers build new interchanges
- Freeway interchange and railroad overpass at refinery
- Construct Avenue 44E south from refinery as 4 lane road with overpass over old Highway 80 and the railroad.
- New interchange and I-8 and Avenue 44E
- Off ramp at Avenue 48E and I-8
- Construct a frontage road on both sides of I-8
- Airport – timing of need and location
- Future consideration of access to YPG from the northeast part of the planning area
- Grow smart
- Yuma County and Wellton should adopt transportation impact fees
- HAZMAT road designation for the refinery area
- Roads should be developed with access management guide lines
- Anticipate loops for express access around urban centers
- High density residential, light industrial, office, or commercial uses should form buffer along I-8 and future loop roads
- Identify truck routes with limited truck access hours
- Road construction should accommodate transit where feasible

Chapter 5: Open Space & Recreational Resources

Short Term Issues	Long Term Issues
Hiking and ATV areas should be avoided near YPG boundary	Trails for: walking, bicycles, & horses, instead of just parks
AWC, Town of Wellton, & Wellton School complex at Avenue 29E and County 12th St	Keep North Mohawks open
Water park on Gila river	Impact fees for open land preservation for large developments
Keep Jeep trails open on the ranges	Bike trails and hiking trails
Cooperates with school for weekend and year round use of athletic fields and facilities	Avoid and preserve farming area
	Include tribes (Quechan and others) and be sensitive to cultural and historical sites.

Chapter 7: Environmental Element

Short Term Issues	Long Term Issues
Fish & Game input to habitat improvement	Pipeline
Stiff, stiff fines for littering!	New land fill
Out of state waste disposal	Have regulations to curb light pollution

Chapter 7A: Water Resources

Short Term Issues	Long Term Issues
Promote water conserving residential development	Regional water utility
100 year water supply for subdivisions	Community water system
Municipal water planning must precede new development	Who will monitor water supply & quality of new developments?
	Conscientious water use policies
	Restrict size of high water consumption landscaping
	Water reuse– tertiary treatment of sewage effluent
	Regional water company & waste water treatment plant. Rather than numerous small private companies & package plants
	With wells and septic on acres, there water usage would be less than 1/4 acres lots with a central water system

Chapter 7B: Safety Element

Short Term Issues	Long Term Issues
Avoid activities near YPG boundary to avoid mishaps when people wander onto YPG	Improved fire protection outside Wellton city limits
Better traffic enforcement	Developer improved roads for emergency access & school buses
Hazardous waste trucking to landfill	Railroad access for emergency responses
	Take concerns over access for emergency vehicles to the ACC to require UP to build separated grade crossings.
	Identify areas served volunteer emergency services– must do something to increase ability of fire department in area served by Tacna Fire. Both long & short term!

Appendix F
May 23, 2007
Meeting



Citizen Advisory Group Meeting #5
Dome Valley/Wellton Planning Area
Wellton Town Hall Council Chambers, Wellton, Arizona

May 23, 2007, 4:00 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Presentation on historical resources and preservation in the Dome Valley/Wellton Area**
- 4. Wrap up of Discussion of Chapter 5 – Open Space & Recreational Resources, Chapter 7 – Environmental Element, Chapter - 7A Water Resources, and Chapter - 7B Safety Element**
- 5. Presentation of information for the CAG Report and discussion of proposed changes**
- 6. Discussion on future function and role of need for future meetings**
Possible Growing Smarter Grant for a small area plan in the Tacna area
Case Review
The 2020 Comprehensive Plan development process (2009-2010)

Dome Valley/Wellton Citizen Advisory Group Report
Appendix F - May 23, 2007 Meeting

YUMA COUNTY CITEZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
May 23, 2007

Staff members present were Anne Eichberger, Manager, Long Range Planning, Andrew Fangman, Planner III, Fernando Villegas, Planner II and Angelica Gomez, Office Specialist II.

The meeting was held at Wellton Town Hall, Council Chambers, 28634 Oakland Avenue, Wellton, Arizona.

Anne Eichberger, Planning Manager, Long Range Planning, welcomed the public and introduced staff. She gave a brief explanation on the preparation of the dome valley wellton report and stated it would help staff on updating the new 2020 Comprehensive Plan.

Andrew Fangman, Planner III, read the changes made by the members that were not discussed at the last CAG meeting.

Ms. Eichberger indicated to the members that the draft report would be sent to the members for review and then returned to staff for possible changes. Ms. Eichberger asked Mr. Manfredi to give a brief explanation on recreational resources for MCAS.

Tom Manfredi, MCAS gave a brief explanation on concurrent jurisdiction which allows MCAS Conservation Enforcement Officers to enforce state environmental laws or traffic safety laws in open recreational areas. He indicated that once in a short while someone gets out of control and is asked to leave the premises. Mr. Manfredi stated that if you get caught without a permit you will get fined for trespassing. He noted that jeep trails in the plan need to be changed to authorized recreational roads.

Lucy Shipp, ADOT questioned when the legislation proposal would be approved. **Mr. Manfredi** stated it has already been approved.

Gregg Macy, 42880 E. Mesa Drive, stated he is in favor of promoting and informing the public about certain rules and guidelines that need to be followed when visiting recreational areas.

Ms. Eichberger indicated there is a lot of concern with the quality of the desert and certain areas. She asked Mr. Manfredi if there is a way to inform people of other areas where they can do this type of recreation. **Mr. Manfredi** stated most people use Camino Del Diablo and noted that making new trails is not permitted. He stated that these areas have become very environmentally sensitive. He recommends that people stay within the recommended path ways.

Debbie Kelland, P.O. Box 1267, asked Mr. Manfredi's for hi stelephone number. **Mr. Manfredi** gave his office number where he can be reached.

Mr. Macy questioned if there was any type of interaction with schools.

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Mr. Manfredi stated they do not work with schools much but they do work with the Yuma Off Road Club.

Betty Mason, 7350 Avenue 40E, asked Mr. Manfredi for suggestions on how the members could help control the issue with ATVS. He stated that if he knew of a way he would let them know.

Ms. Kelland asked where she could obtain a permit. **Mr. Manfredi** stated that people can obtain a pass from the MCAS Human Resources office located on Avenue 3E. He indicated that the pass is valid for 14 days.

Mr. Fangman stated he would change the wording to authorized recreational open spaces. **Mr. Manfredi** stated the wording should read authorized recreational use roads.

Ms. Shipp was concerned with the wording keep the range open and noted she would like it to be BMGR instead of range. **Mr. Fangman** stated that he would change the wording.

Ms. Eichberger noted there was discussion in regards to historical facilities and asked Ms. Mason if she would like to have some type of wording to protect these historical or sensitive facilities.

Ms. Mason stated she would like to see an incentive that would allow property owners to set land aside if it contains a historical trail. She indicated that a lot of people are not aware of historical trails on their property.

Mr. Fangman stated they can work towards developing a map that has cultural and sensitive resources.

Ms. Eichberger indicated this should go under the long term issues. She mentioned that they could bring a group of students to map out the location of these historic areas.

Mr. Macy asked who constructed the trails. **Mr. Fangman** stated they are historical trails and they have not been constructed.

Ms. Eichberger indicated that this historic inventory is important because it can be consolidated into a mapping program.

Mr. Fangman continued with the rest of the comments and stated that the request to leave the northern Mohawk Mountains open is already noted on the map. **Ms. Mason** asked if the northern property of the Mohawk Mountains is preserved.

Mr. Fangman noted that the comment was submitted in the last CAG meeting and his interpretation was to preserve the northern part of the mountains.

Ms. Eichberger gave a brief explanation on staff's way of looking at open space recreation and not sensitive land for the Gila & Mohawk Mountains.

Mr. Fangman indicated it is undeveloped recreational land that is controlled by BLM.

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Patricia Ware, 4555 Avenue 16E, questioned if there is a list of the mentioned designations. **Ms. Eichberger** stated she could find them in Appendix B-3 of the 2010 Comprehensive plan.

Mr. Fangman continued with the issue of more active use trails and indicated that someone is requesting construction of new trails. He noted that in other parts of the Dome Valley/Wellton area there is a strong interest in developing trails.

Ms. Kelland stated that these trails will be needed and used by people. **Mr. Macy** noted that winter visitors use these trails all the time. **Mr. Fangman** asked the members if they agreed with the language. **Ms. Mason** indicated she would like to see biking be more specific. **Mr. Fangman** indicated that you do not build trails for pedestrians and biking and noted that they try to keep these things separate. **Ms. Eichberger** stated there are a lot of sensitive lands and noted if it is a non-motorized trail a sign needs to be posted on those properties. **Mr. Fangman** stated he could add the word non-motorized to this statement. **Mr. Macy** asked if there could be alternate days of having motorized vehicles, biking and walking on these trails.

Ms. Eichberger questioned the members if they had dog walking issues in Dome Valley. She commented that this is a big issue in the Foothills area and stated that there is a request to have a dog park in that area. **Mr. Macy** noted that dog parks are very common in a lot of cities. **Mr. Fangman** indicated that a dog park would contain the waste. **Ms. Kelland** commented that winter visitors are the dog walkers.

Mr. Fangman went over the last comment regarding impact fees on larger development to pay for the development of recreational resources and preservation of open space. **Ms. Mason** stated it is a good idea to have this. **Mr. Fangman** indicated that the only way to enforce this is when the recreational facility is being constructed. **Ms. Eichberger** stated that impact fees need to be proportional to the development and they have to show a direct nexus and gave a brief explanation on what she was referring too. **Mr. Fangman** stated you can not use new development to pay for recreational facilities for everyone and noted this could be examined later on. **Ms. Eichberger** explained that Payson, Az has come up with a concept called naturally occurring open space (naos) which allows the contractor to only build within their building space. **Ms. Ware** questioned how this would apply to the application permit subdivision process in Dome Valley. **Ms. Eichberger** stated that a series of building envelopes would be the basis of a subdivision development and planning in the area. She also indicated that this would get away from doing a major amendment for the area that was zoned SR-2. **Ms. Ware** noted that some lots are miles and miles deep.

Ms. Shipp questioned if the lots were 2 acres or bigger. **Ms. Eichberger** replied they were 2 acres.

Ms. Shipp asked if staff could go back to the transportation element because she had a concern on page 26. She indicated that she would like to add the crossing at 36E to the bullet items. Ms. Shipp mentioned that if Yuma County gets separate crossings this one would be needed at 9E and 11E which leads to YPG. She also indicated that separate crossings are needed at 29E, 36E, and 40E. **Ms. Eichberger** asked Ms. Shipp if they need to include 15E.

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Mr. Fangman noted that the Arizona Corporation Commission will be attending a public meeting on June 12, 6:00p.m. at City Hall regarding these issues.

Mr. Fangman went over the environmental element and indicated there was a comment on the need for a dark sky ordinance which regulates outdoor lighting. **Mr. Eichberger** stated that Tucson has a dark sky ordinance because of their observatories and light pollution dome. She mentioned that as development occurs people want to protect the night sky. **Mr. Fangman** stated they can include a wording which states they are working with local residents in developing a sky ordinance. **Ms. Shipp** stated there is a way of doing security lighting and still look at the stars.

Mr. Fangman continued with the next concern involving environmental issues surrounding pipelines resulting from the proposed oil refineries. **Ms. Shipp** questioned why the pipeline is the only concern. **Mr. Fangman** stated this was a comment received in the past meeting.

Mr. Fangman continued with the next concern involving improvement of wildlife habitat. **Mr. Macy** talked about improving bird habitat and walking areas around the Gila River. **Ms. Mason** indicated this is important for tourism and there is a lot of bird watching in these areas.

Mr. Fangman noted the other concern was to enhance penalties for littering. **Ms. Ware** indicated that the enforcement is what's lacking. **Ms. Shipp** stated people can attend the board meetings and mention this problem to the board members. **Mr. Fangman** indicated that staff would come up with a good strong language for this concern. **Ms. Shipp** indicated that staff should enhance enforcement instead of penalties. **Ms. Kelland** was concerned about the junk at Copper Mountain. **Mr. Fangman** stated hazardous waste is not permitted for dumping out there. **Ms. Kelland** asked how often is this monitored or tested. **Ms. Eichberger** indicated that staff could come up with language that will assure land fills are meeting federal, state and local environmental laws.

Mr. Fangman continued with the water element and indicated there is a concern with requiring a letter of water supply adequacy from the Arizona Department of Water Resources prior to the approval of the subdivision plat. He noted there is a proposal rewrite the subdivision regulations that will be done this summer. There were no changes from the members.

Mr. Fangman continued with the next concern of promoting development in a manner that promotes water conservation. There were no comments from the members.

Mr. Fangman continued with the long term issues of creating a regional water and sewer utilities. **Ms. Eichberger** stated that one of the issues is that there are too many water and sewer independent companies. **Ms. Kelland** stated that the corporation commission prefers there be as few as possible.

Mr. Fangman went through the next concern which was mandating the use of low water consumption landscaping. **Ms. Shipp** stated it should be encourage and not mandated. **Ms. Eichberger** stated she would like it to be encouraging the use of low water consumption.

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Ms. Mason questioned how this can be mandated. **Ms. Shipp** indicated that the City of Yuma does mandate this and noted that encourage sounds friendlier.

Mr. Fangman continued with the next concern which read monitoring water quality and adequacy supply. He stated this can be more specific. **Ms. Eichberger** mentioned that an independent district for water distribution would only bring the water to the supply point. **Ms. Ware** commented she received a fax with an update from the corporation commission meeting and would like staff to have a copy before she left the meeting.

Mr. Fangman continued with the safety element comments. He indicated that the most important issue was the creation of additional grades separate crossings for emergency access for the south half of the planning area. **Ms. Shipp** noted that this concern should be moved to the short term issues because it will happen when the double tracking comes in. **Mr. Fangman** and the members agreed to move this concern to the short term issues.

Mr. Fangman continued with the next concern which read identifying map routes that hazardous waste takes through the county. He indicated that this concern could be put in the 2020 update and people can see this in the future plan.

Mr. Manfredi indicated that if there is an emergency and the range needs to be closed they will evacuate everyone as soon as possible and then close the range.

Mr. Fangman stated there was a comment on enhancement of emergency facilities as growth occurs. **Ms. Kelland** questioned if a hazmat team was needed for this purpose. **Ms. Eichberger** stated there already is an existing team that has had special training and have an emergency plan on hand. **Mr. Fangman** stated the county has a mitigation plan and it can help develop a plan for the dome valley area. **Ms. Eichberger** asked the members if they would like to meet again to discuss the mitigation plan. She also mentioned that there is a growing smarter grant that will be assessing the impact of the oil refinery and ethanol plant and explained the benefits the Tacna area would have with this.

Mr. Macy stated he would like the Tacna area to be a town center. He gave a brief explanation on what would occur if the Tacna area were to be developed.

Mr. Fangman stated that they would meet on June 27th to review all the changes made to the Dome Valley/ Wellton report.

There were no more comments from the members.

The meeting ended at 6:05p.m.