



Martinez Lake Planning Area Citizen Advisory Group Report



Long Range Planning Section
Yuma County Department of Development Services
2009

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Martinez Lake Planning Area
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Executive Summary

The Martinez Lake Citizen Advisory Group Report represents one of ten citizen reports that are being prepared by Long Range Planning Staff in an effort to identify deficiencies in the Yuma County 2010 Comprehensive Plan (Plan), in preparation for drafting the Yuma County 2020 Comprehensive Plan. Since its adoption in December of 2001, the Yuma County 2010 Comprehensive Plan has been amended numerous times, but has not undergone a comprehensive review. For this reason a Citizen Advisory Group was formed to review the plan to see if it still meeting the needs of the residents of the Martinez Lake Planning Area. This review of the Plan and the identification of needed changes to it is the first step in the development of the Yuma County 2020 Comprehensive Plan.

The Citizen Advisory Group process for the Martinez Lake Planning Area began with the publication of the *Martinez Lake Planning Area Background Study* in December of 2007. The background study examined demographic, housing, and building development trends in the planning area between 2000 and 2007. A copy of the *Martinez Lake Planning Area Background Study* can be obtained online at <http://www.co.yuma.az.us/dds/studies.htm>.

On February 11, 2008, a community meeting for the Martinez Lake Planning Area was held at the Martinez Lake Fire Station. Approximately 60 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) made up of residents of the planning area was formed to review the Comprehensive Plan and to provide information and comments to be utilized in a process of updating the Plan to reflect the needs of the Planning Area. CAG Membership was composed of area residents who volunteered at the community meeting to participate in a series of meetings that would review the Plan as it affects their planning area. Yuma County Long Range Planning staff used nominal group techniques to derive information, set priorities and build consensus among the members of the CAG. This effort led to this report and the recommended changes it provides to improve the plan.

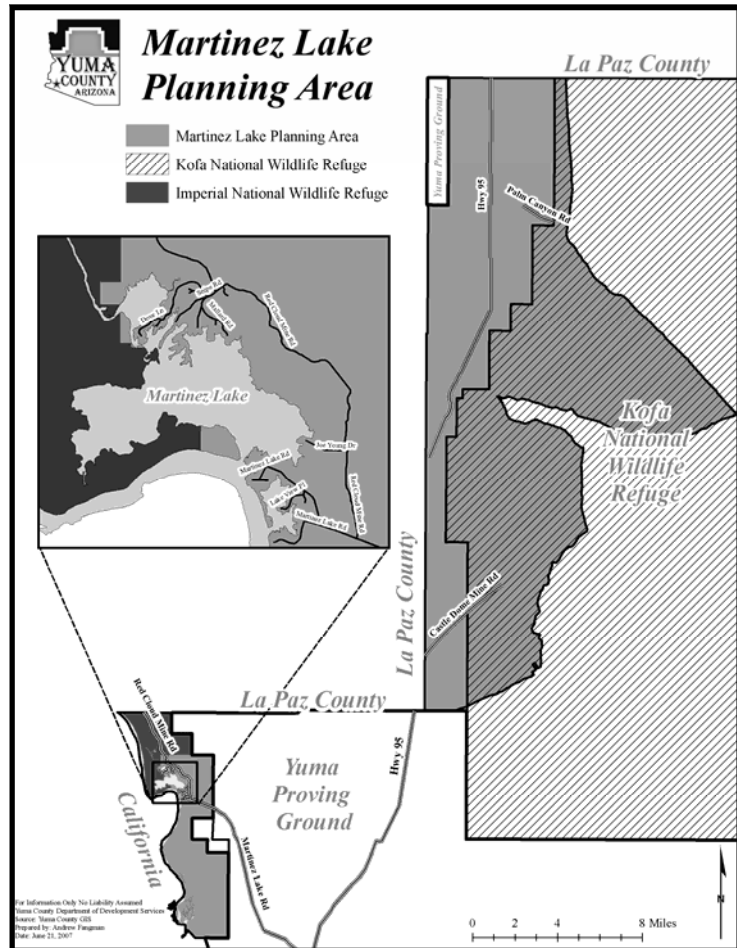


Figure 1: Martinez Lake Planning Area

Martinez Lake Citizen Advisory Group Report **Executive Summary**

A series of three Citizen Advisory Group meetings were held. At these meetings the CAG members reviewed the goals, objectives and policies of the Plan and the following elements of the Yuma County 2010 Comprehensive Plan: Land Use Element-Martinez Lake Planning Area Open Spaces & Recreational Resources, Circulation, Environmental, Water Resources, and Safety. Also the possible addition of a new housing element was also discussed. For each of these elements, the CAG reached a consensus on changes that they would like to see incorporated into the forthcoming Yuma County 2020 Plan.

Of the 253 square miles that comprise the Martinez Lake Planning Area, only 1,021 acres contained in 161 parcels representing 0.6% of the total area are under private ownership. The 2000 Census reported 200 full time residents, 619 housing units, and 51.5% of all housing units were classified as vacation homes. This is a much higher rate than in the County or State as whole where 15.7% and 6.5% of housing units were classified as vacation homes. Of the 161 privately owned parcels, 61% of them are owned by individuals reporting a California contact address to the Assessors Office, indicating that these are likely vacation homes. Between January of 2000 and August of 2007, 31 housing units were constructed/placed in the Planning Area, however no placement permit for a manufactured home in the Martinez Lake Planning area has been issued since 2003. This represents a major change in the development patterns in the planning area, as a large percentage of the existing housing stock is composed of manufactured housing.

The Citizen Advisory Group identified numerous issues that they identified important to the future of the Planning Area, all of which are detailed in this report. As a result the CAG also has proposed specific changes to the Comprehensive Plan in order to address these issues. In general terms, the three areas of greatest concern to the CAG were zoning that does not match existing use or the Comprehensive Plan, inadequate parking, and improvement and maintenance of recreational facilities specifically relating to boating.

There are 122 parcels that are smaller than one acre in size and have been developed for residential use but are zoned as Rural Area-20 Acre Minimum (RA-20). Because these parcels were all developed prior to the adoption of the Zoning Ordinance, the parcels can be continued to be used for residential purposes. However, the RA-20 zoning the setbacks and allowed uses on these parcels are designed for parcels that are twenty acres in size. This reality has created the need for numerous variances to be issued for these parcels. In order to address this issue the CAG proposes that Yuma County work with land owners who choose to participate to prepare a commission initiated rezoning that would rezone parcels that currently qualify as nonconforming under Article X of the Zoning Ordinance to a zoning district that would be compatible with the current parcel sizes and usages.

The Citizen Advisory Group has identified parking as a key issue in the Martinez Lake area. Most residential streets in the Martinez Lake area are quite narrow, making on-street parking unfeasible. For this reason the CAG felt that ensuring all new development has adequate off-street parking should be a priority of the County. The CAG also felt that further discussion and study on how to better enforce existing parking regulations is necessary. Finally the CAG felt the development of more off-street parking for boat trailers and vehicles is critical the future of the Planning Area.

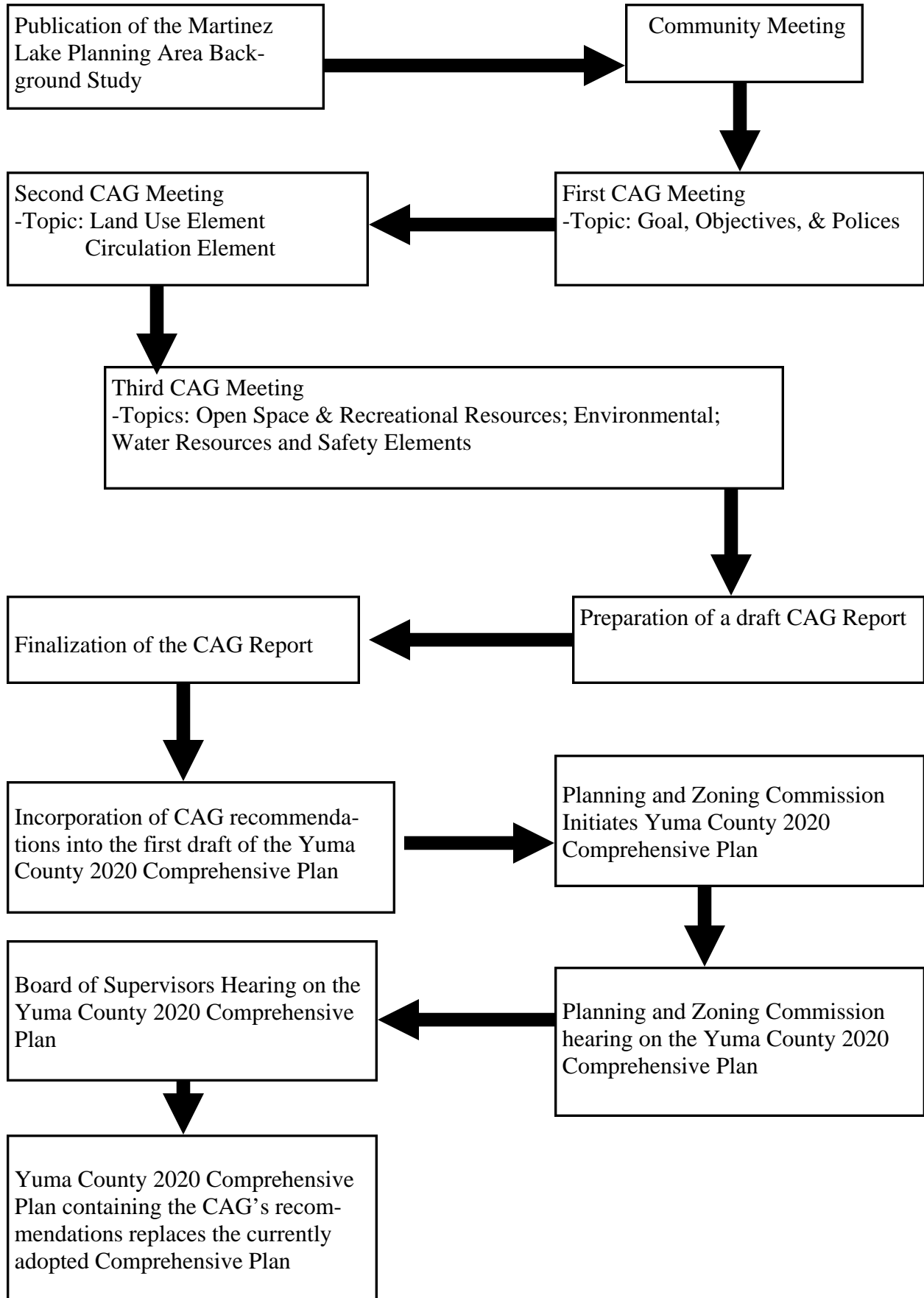
Martinez Lake Citizen Advisory Group Report
Executive Summary

Recreation, specifically recreation on the Colorado River, provides the foundation for the existence of the Martinez Lake community. For this reason, the Citizen Advisory Group felt that the improved and continued maintenance of recreational facilities and the development of new infrastructure to support recreation in the area are critical to the future of the Planning Area. To this end the CAG has come up with a list of several projects that they feel are important to the future of the area. Notable among these proposed projects is a publicly accessible facility for washing boat needs, in order to prevent the spread of invasive species, especially the zebra mussel, into local waterways. Improvements to and continued enhanced maintenance of boat ramps was also identified as critical by the CAG.



Figure 1: Martinez Lake Area

**Martinez Lake Citizen Advisory Group Report
Overview of Planning Area Update Process**



Community Meeting, February 11, 2008

On February 11, 2008 a community meeting for the Martinez Lake Planning Area was held at Martinez Lake Fire Station in Martinez Lake, Arizona. Approximately 60 area residents attended the annual meeting. The agenda for the annual meeting can be found in Appendix A on page 34.

The purpose of the annual meeting was to gather all the issues of concern to Martinez Lake 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.

Presentation of the Background Study

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

The 2000 Census reported 200 people living in the Martinez Lake Planning Area. This represents a decline of 59 people from the 1990 census when 259 residents were counted. Compared to Yuma County and the State of Arizona as a whole, the Martinez Lake Planning Area has a much older population.

Between January of 2000 and August of 2007, 31 housing units were constructed/placed. No placement permits for a manufactured homes in the Martinez Lake Planning area has been issued since 2003. This represents a major change in the development patterns in the Planning Area as a large percentage of the existing housing stock is comprised of manufactured housing. This data suggests that a transition away from manufactured housing toward site built, single family housing is occurring.

The nature of housing in the Martinez Lake Planning Area is clearly different in nature from that found elsewhere in the County. In this planning area 51.5% of all housing units were classified as vacation homes respectively. This is a much higher rate than in the County or State as whole where 15.7% and 6.5% of housing units were classified as vacation homes. Of the 161 privately owned parcels, 61% of them are owned by individuals reporting a California contact address to the Assessors Office, indicating that these were likely vacation homes.

Breakout Groups

The annual meeting was divided into three breakout groups. The topics of these three groups were (1) Land Use, (2) Transportation and Infrastructure, and (3) Community Facilities. 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 verbatim on pages 7 through 10.

Martinez Lake Citizen Advisory Group Report
Verbatim Comments From the Public Received at the Community Meeting

Community Facilities

- Postal service
- Telephone service
- Police and fire districts?
- More police enforcement – what happens within the development area (private property)
- Emergency services to properties with in development (private)
- Need for a community building to hold meetings
- Education of permanent and weekend residents
- What is an improvements district?
- Taxes up, not same level of service
- Point of contact for community issues in county office (complaint line)
- New tax assessor not helpful to community members
- Possibility of charging fees to non-homeowners (visitors)
- What about the number of occupants in facility? Especially visitors
- Law enforcement – sheriff’s office needs to be manned more often, 24/7
- Emergency response needs to be updated – needs quicker response – 24/7 service needed
- The fire department needs the authority to disconnect power and have better utility access
- Water district – better waste water treatment facilities
- Quality of water
- Water supply for fires
- Any help with Rural/Metro
- An increase in allocation of the amount of domestic water is needed
- Will sewer system handle load out here
- Good share of private homes are on septic, which could be problem in the future
- Will water system handle load out here
- Home owners informed about underground utilities how/where?
- New development needs to be overseen with continual inspections

Martinez Lake Citizen Advisory Group Report
Verbatim Comments From the Public Received at the Community Meeting

Transportation

- Lack of access
- Traffic
- Lack of parking for large pick ups and SUV's
- Setback for utilities
- Traffic counts during holidays/summer
- How do we keep the public off private internal streets
- Improvements to Martinez Lake Rd.
- More boat and trailer parking
- Docking – because of changes with weekend visitors – need to address congestion
- Storage and washing of boats – need a facility to keep invasive species out
- Parking is problem
- Red Cloud Mine Road need improvements, can become impassible in wet weather
- Improvement to docking facilities
- Parking/off road parking (special events)
- Parking violation enforcement
- ROW in development seems low considering emergency vehicles

Land Use

- No zoning that is conforming, need conforming zoning
- CC&R approval process and enforcement
- Information regarding CC&R's for existing/new subdivisions should be made available to neighbors
- Land use letter/issue from homeowners association
- Duration of state land lease at Fisher's Landing

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.

April 14, 2008 Meeting

A meeting of the Martinez Lake Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Policies was held April 14, 2008, at the Martinez Lake Cantina.

Fifteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix B starting on page 37.

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 1 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 community 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 1 on pages 10 to 12.



Figure 2: Martinez Lake Cantina

**Martinez Lake Citizen Advisory Group Report
Goals, Objectives, and Policies**

#	Comments	How Comment Could be Implemented
1	Water district – need better waste water treatment facilities.	<p>Under the existing goal of “<i>Improve Infrastructure, Public facilities, and Services</i>” on Page 3-5 add the following objectives and polices:</p> <p>Objective: Assure an adequate water and sewer infrastructure to support current and future development.</p> <p>Policy: During the process to approve new subdivisions in the Martinez Lake area, Yuma County will work with developers to ensure the new development has an adequate water supply and assure that the additional load will not degrade service to existing residents.</p> <p>Policy: During the process to approve new development in the Martinez Lake area, Yuma County will require developers to assure that adequate sewer service or another acceptable alternative means of wastewater treatment is provided, and will ensure that there is sufficient capacity to adequately serve the new development and that the additional load will not degrade service to existing residents.</p>
2	Quality of water needs to improve	
3	Need an increase in the water allocation as new development occurs.	
4	The current water system may not handle the increased load out here with new development.	
5	The current sewer system may not handle the increased load out here with new development.	
6	Good share of private homes are on septic which could be problem in the future.	
7	Education of permanent and weekend residents.	<p>Under the existing goal of “<i>Institute Public Awareness and Education Programs</i>” on Page 3-7 add the following policy:</p> <p>Policy: Yuma County will work to install signboards in prominent places that contain community information and relevant regulations.</p>
8	Possibility of charging fees to non-homeowners (visitors).	There is no authority under state law to do this at this time because this is a public area; however, various user fees could be considered for use of specified public facilities.
9	Can you limit the number of occupants in facilities, especially visitors?	Occupancy is regulated by the Uniform Fire Code.

**Martinez Lake Citizen Advisory Group Report
Goals, Objectives, and Policies**

10	What is an improvements district? Would it help make improvements to Martinez Lake?	<p>Under the existing goal of “<i>Institute Public Awareness and Education Programs</i>” on Page 3-7 add the following policy:</p> <p>Policy: Yuma County will work with local residents and home owners associations on a regular basis to identify a list of questions regarding County services and regulations. A meeting will then be held to present answers to these questions for the public.</p>
11	Taxes are up but the level of service is still the same.	
12	New tax assessor not helpful to community members.	
13	Home owners need to be informed about where and how underground utilities will be required and placed.	
14	New development needs to be overseen more carefully by the continued presence of inspectors to assure improvements are done properly.	
15	There is a lack of parking for large pick- ups and SUV’s.	<p>Under the existing goal of “<i>Improve Infrastructure, Public facilities, and Services</i>” on Page 3-5 add the following objectives and polices:</p> <p>Objective: Provide adequate parking.</p> <p>Policy: Yuma County will assure that new development has adequate parking.</p>
16	More boat and trailer parking is needed.	<p>Policy: Yuma County will develop a plan to better enforce existing parking regulations, by working with area residents and the Sheriff’s Office.</p>
17	Parking is problem throughout the area.	
18	Parking/off road parking (special events) creates problems.	
19	There is a need to provide enforcement to address parking violations.	

**Martinez Lake Citizen Advisory Group Report
Goals, Objectives, and Policies**

20	Need to address problems at docking areas because of number of weekend visitors create congestion.	<p>Under the existing goal of “<i>Enhance Water Resource Development</i>” on Page 3-6 add the following objectives and polices:</p> <p>Objective: Improve recreational boating facilities at Martinez Lake.</p> <p>Policy: Yuma County will work with local residents, other governmental entities, and non-profit organization to identify possible funding sources and grants to improve and expand publicly accessible boat launch facilities.</p>
21	Need to improved facilities for the storage and washing of boats in order to keep invasive species out.	<p>Policy: The need for additional boat docking, storage, and trailer parking will be considered when any changes are made to land use designation or zoning.</p>
22	Need general improvement to the docking facilities.	<p>Policy: Yuma County will encourage and work with all relevant parties to establishment a publicly accessible boat washing facility in order to prevent the spread of invasive species into the Colorado River.</p>
23	Need more zoning enforcement to assure that development conforms to zoning laws.	<p>Under the existing goal of “<i>Maintain Land Use Compatibility</i>” on Page 3-6 add the following objectives and polices:</p> <p>Objective: Nonconforming zoning should be replaced with replaced with conforming zoning.</p> <p>Policy: Yuma County will work with land owners who choose to participate to prepare a commission initiated rezoning that would rezone parcels that currently qualify as nonconforming under Article X of the Zoning Ordinance, to a zoning ordinance that is compatible with the current parcel size and usage.</p>
24	Need a better understanding of the CC&R approval and enforcement process.	Recorded CC&R’s are available to the public at the Yuma County Records Office.
25	Information regarding CC&R’s for existing/new subdivisions should be made available to neighbors.	
26	Land use letter/issue from homeowners association	
27	What is the status and duration of State land lease at Fisher’s Landing?	<p>Policy: To support the Arizona State Land Departments to attempt to make the Fisher’s Landing lease a 35 year term lease.</p>

Chapter 4A—Martinez Lake Planning Area-Land Use Element

Chapter 4A includes Map 4A-2 *Comprehensive Plan Land Use Designations* which depicts the land use designation for 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 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.

October 8, 2008 CAG Meeting

The Martinez Lake Planning Area Citizen Advisory Group discussed Chapter 4A—Martinez Lake Planning Area-Land Use Element as well as zoning districts within the Planning Area on October 8, 2008, at the Martinez Lake Cantina.

Thirteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 42.

CAG Desired Changes to Map 4A-2—Land Use Designations

The Citizen Advisory Group reviewed land use designations in the Martinez Lake Planning Area and identified one area which they would like to see changed. The CAG identified an area of State owned land currently designated as Medium Density Residential that they feel would be better designated as Open Space and Recreational Resources (see Figure 3 on page 14). The area identified is a low-lying marshy area along Martinez Lake the CAG feels should be left in its natural state.

CAG Desired Changes to Zoning Districts in the Planning Area

The Citizen Advisory Group reviewed the zoning districts that are currently established in the Planning Area, and one area of great concern was the 122 parcels that are smaller than an acre in size and have been developed for residential use, yet are zoned as Rural Area- 20 Acre Minimum (RA-20). Because these parcels were all developed prior to the adoption of the Zoning Ordinance the residential use can be continued to be used for residential purposes. However the RA-20 zoning district setbacks and allowed uses on these parcels are designed for parcels that are twenty acres in size. This issue related to setbacks has created the need for numerous variances to be issued for these parcels. In order to address this issue the CAG proposes that Yuma County work with land owners who choose to participate to prepare a commission initiated rezoning that would rezone parcels that currently qualify as nonconforming under Article X of the Zoning Ordinance, to a zoning district that is compatible with the current parcel size and usage.

A map showing what a rezoning to match current usage and parcel size would look like can be found in Figure 4 on page 15.

Martinez Lake Citizen Advisory Group Report
Land Use Element

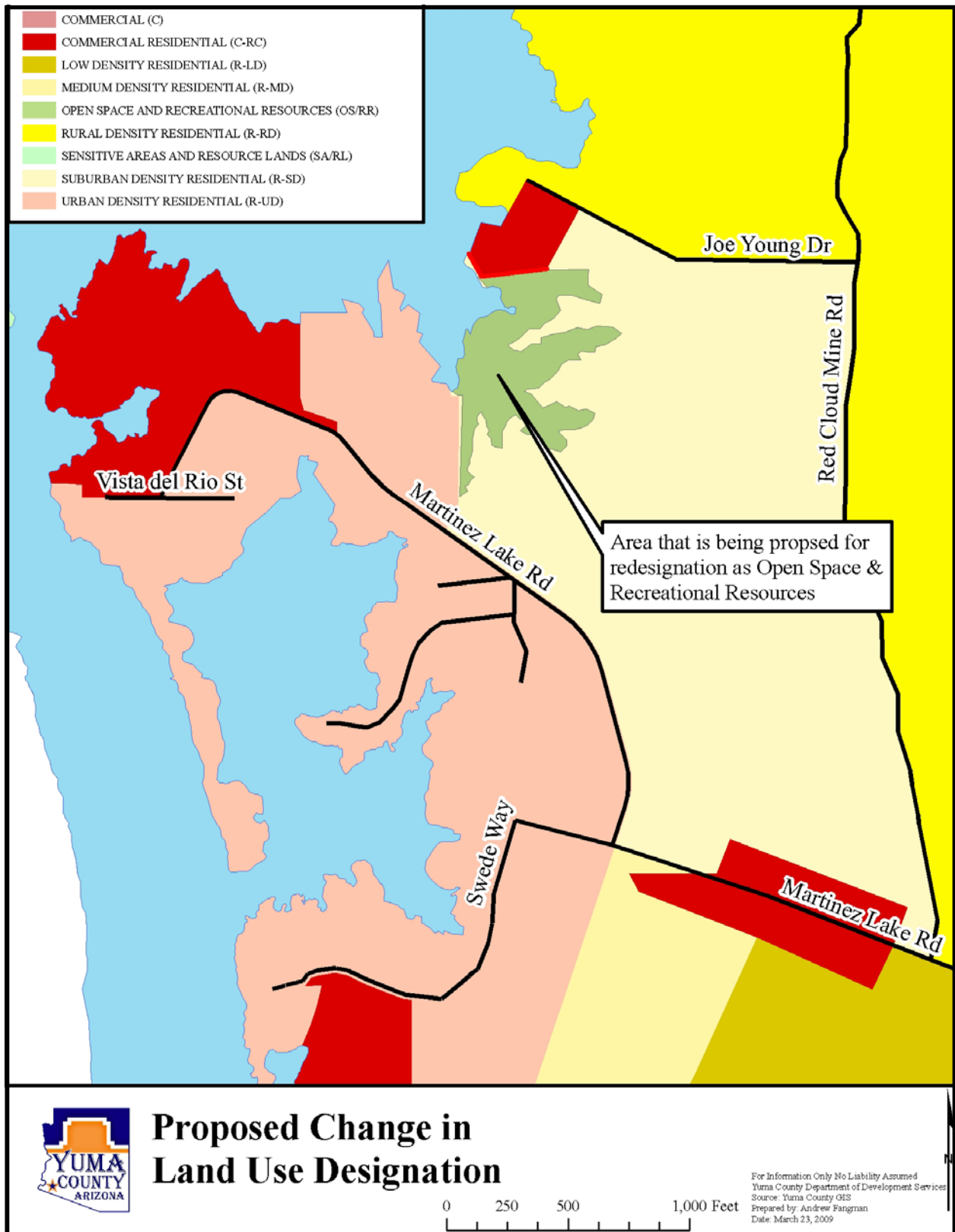


Figure 3: Proposed Change in Land Use Designation

Martinez Lake Citizen Advisory Group Report
Land Use Element

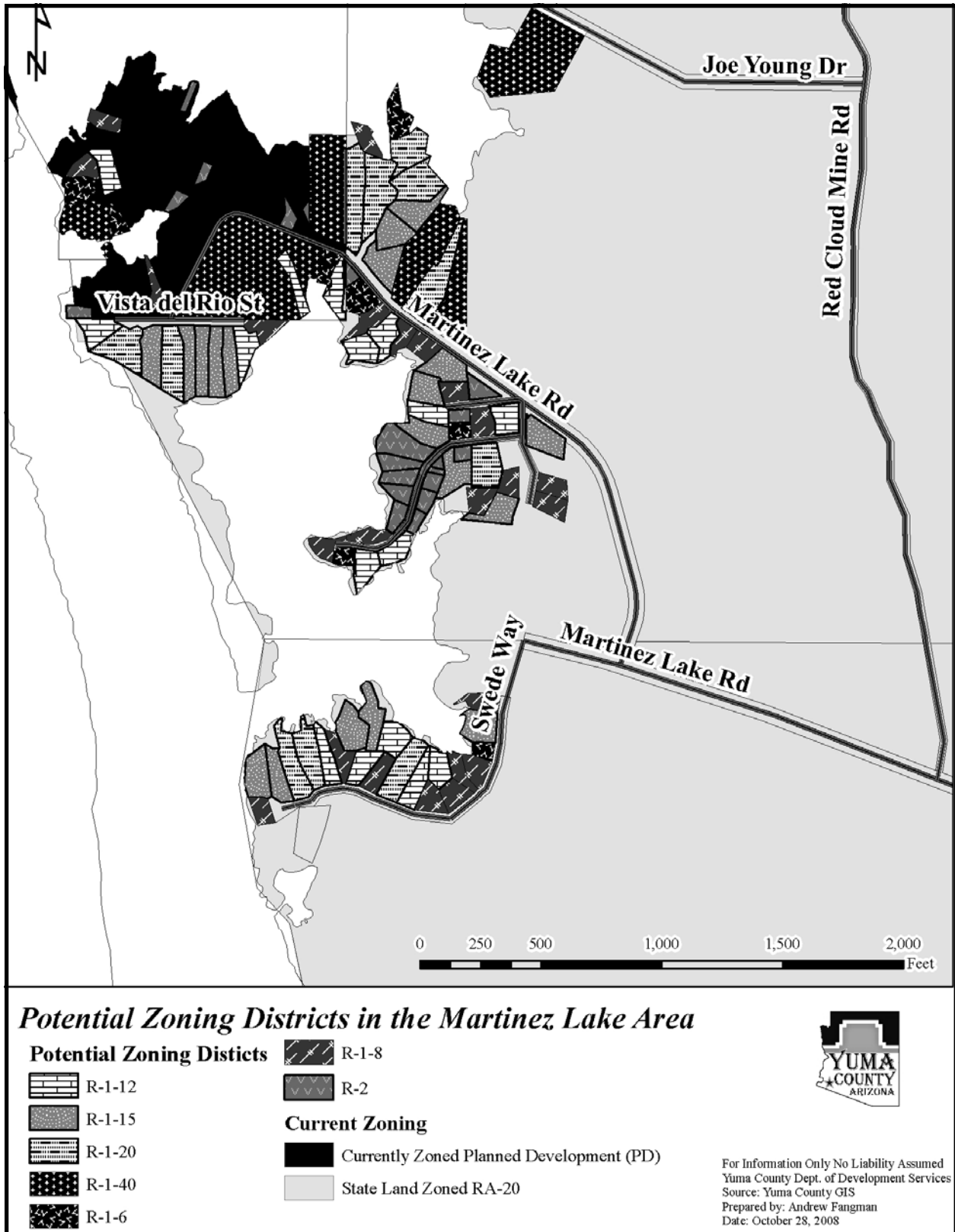


Figure 5: CAG Proposed Zoning Districts in the Martinez Lake Area

Open Space & Recreational Resources Element

The Open Space & Recreational Resources Element is contained in Chapter 5 of the Comprehensive Plan and addresses 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.

March 6, 2009 Meeting

The Martinez Lake Planning Citizen Advisory Group met to discuss Chapter 5-*Open Space & Recreational Resources Element* of the Yuma County 2010 Comprehensive Plan on March 6, 2009 at the Martinez Lake Cantina.

Fourteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 45.

Discussion on the Open Space & Recreational Resources Element

Based on input from the CAG on issues relating to open space and recreational resources facing the Martinez Lake Planning Area, a new section 5.10 which details issues identified by the CAG is being proposed for addition to the open space and recreational element of the Yuma County 2010 Comprehensive Plan. Yuma County will then work to address these issues through policy changes and by supporting any grant application to address these issues.

CAG Identified Issues

- A publicly accessible facility for washing boat needs to be constructed in order to prevent the spread of invasive species, especially the zebra mussel, into local waterways.
- Construction of a waterfront picnic area.
- Improvement to existing boat ramps to make them usable at all water levels; currently low water levels in the Colorado River can make them periodically unusable.
- Additional upkeep and maintenance of the Meers Point boating and recreation area.
- A kiosk displaying information about recreational facilities, opportunities, and regulations needs to be installed in a prominent public place.

Environmental Element

The Environmental Element of the Comprehensive Plan is contained in Chapter 7. The stated purpose of the Environmental Element 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.

March 6, 2009 Meeting

The Martinez Lake Planning Citizen Advisory Group met to discuss Chapter 7- of the Yuma County 2010 Comprehensive Plan on March 6, 2009 at the Martinez Lake Cantina.

Fourteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 45.

Discussion on the Environmental Element

Based on input from the CAG on environmental issues facing the Martinez Lake Planning area, a new section 7.6 which will detail the issues identified by the CAG is being proposed for addition to the Environmental Element of the Yuma County 2010 Comprehensive Plan. Yuma County will then work to address these issues through policy changes and by supporting any grant application to address these issues.

CAG Identified Issues

- A publicly accessible facility for washing boat needs to be constructed in order to prevent the spread of invasion species, especially the zebra mussel, into local waterways.
- Publicly accessible trash receptacles need to be made available. Currently there is no easy way for people launching boats at Martinez Lake to easily dispose of their trash. This issue needs be considered when any changes or additions to boat launch facilities are made in the future.
- There is a need for a waste transfer site to be located somewhere in the Martinez Lake

CAG Meeting

The Martinez Lake Planning Area Citizen Advisory Group discussed Chapter 6—Martinez Lake Planning Area-Circulation Element on October 14, 2008, at the Martinez Lake Cantina. Thirteen 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 42.

Circulation Element

The Circulation Element is contained in Chapter 6 of the Comprehensive Plan and identifies existing transportation plans. Key issues and concerns originating from public participation were then addressed.

Discussion on the Circulation Element

Chapter 6—*Circulation Element* was reviewed by the CAG members and based on input from the CAG on transportation issues facing the Martinez Lake Planning area, new sections 6.6 and 6.6.1 are being proposed for addition to the circulation

Proposed Section 6.6 Citizen Advisory Group’s Recommended Transportation Improvements

In 2008 and 2009 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 review of the Plan. This process began with a town hall style community 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 Group’s recommendations can be found in the Citizens Advisory Group report for each planning area.

Proposed Section 6.6.1— Martinez Lake Planning Area

- Improved maintenance to Red Cloud Mine Road to ensure all-weather access.
- Addition of a turn lane on Highway 95 at the intersection of Martinez Lake Road and Highway 95.
- Installation of street lighting at the intersection of Martinez Lake Road and Highway 95.
- Any new road constructed needs to have right-of-way that complies with current Yuma County standards.
- A need for better directional signage.
- Enhanced signage.
- Development of additional off street parking for boat trailers and the vehicles that tow them.

Water Resources Element

The Water Resources Element is contained in Chapter 7A in of the Comprehensive Plan and addresses the following:

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

March 6, 2009 Meeting

The Martinez Lake Planning Citizen Advisory Group met to discuss Chapter 7A-*Water Resources Element* of the Yuma County 2010 Comprehensive Plan on March 6, 2009 at the Martinez Lake Cantina.

Fourteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 45.

Discussion on the Water Resources Element

Based on input from the CAG on issues relating to water resources facing the Martinez Lake Planning area a new section 7A.10 is be proposed which will detail issues identified by the CAG for addition to the water resources element of the Yuma County 2010 Comprehensive Plan.

CAG Identified Issues

- The taste and quality of drinking water needs to be improved through better filtration.
- Assure an adequate water and sewer infrastructure to support current and future development.
- Require developers to assure that adequate sewer service or another acceptable alternative means of wastewater treatment is provided and will ensure that there is sufficient capacity to adequately serve the new developments and the additional load will not degrade service to existing residents.
- Ensure new development has an adequate water supply and assure that the additional load will not degrade service to existing residents.

Safety Element

The Safety Element is contained in Chapter 7B of the Comprehensive Plan and summarizes existing safety plans, assesses the nature of these 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.

March 6, 2009 Meeting

The Martinez Lake Planning Citizen Advisory Group met to discuss Chapter 7B-*Safety Element* of the Yuma County 2010 Comprehensive Plan on March 6, 2009 at the Martinez Lake Cantina. Fourteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 45.

Discussion on the Safety Element

Based on input from the CAG on issues relating to water resources facing the Martinez Planning Area, a new section 7B.6 which will detail issues identified by the CAG is being proposed for addition to the safety element of the Yuma County 2010 Comprehensive Plan. Yuma County will then work to address these issue through policy changes and by supporting any grant application to address these issues.

CAG Identified Issues

- Yuma County needs to develop a method to ensure address numbers on housing units are readily visible from the street.
- Need for street lights at the intersection of Highway 95 and Martinez Lake Road.
- Yuma County policies should support the installation of infrastructure necessary to improve cellular phone service in the Martinez Lake area.
- A prominent sign displaying contact information for emergency services is needed.
- A major need for better road and directional signage.
- Develop a plan to better enforce existing parking regulations.

Housing Element

A housing element is being proposed as a new addition to the Comprehensive Plan. The Housing Element would identify housing opportunities and deficiencies in Yuma County and ways that Yuma County can work with residents and other organizations and entities to assure the effective development of new housing opportunities, protect and enhance existing residential neighborhoods, and revitalize of deteriorating areas to better accommodate the housing needs of Yuma County residents.

March 6, 2009 Meeting

The Martinez Lake Planning Citizen Advisory Group met to discuss a potential housing element on March 6, 2009 at the Martinez Lake Cantina.

Fourteen members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 45.

Discussion on the Housing Element

Based on input from the CAG on housing issues facing the Martinez Lake Planning area, a new section will detail the housing issues facing the planning area as identified by the CAG, another new section will contain series of goals, objectives, and polices designed to address the housing related issues.

Housing Issues

- Too much the of existing housing stock is non-site built homes.
- Existing zoning districts do not support the existing housing stock.
- All new housing units should be site built only.



Martinez Lake Citizen Advisory Group Report
Housing Element

Based on these identified housing issues the following goals, policies and objectives were developed with the aim of improving housing in the Martinez Lake Planning Area.

Goal: To increase the amount of site built housing units in the Martinez Lake Planning Area

Objective: Currently the overwhelming majority of housing units in the Martinez Lake Planning Area, 80.3% in the census block group that contains the Martinez Lake Planning Area, are comprised of manufactured homes, mobile homes, or other types of non-site built housing. It is desired that a greater percentage of the housing stock be comprised of site built homes.

Policy: When considering any future rezoning, land use designation change or change in regulations Yuma County, to the maximum practicable, will take actions that promote the construction of site built homes in the Martinez Lake Planning Area.

Goal: Zoning districts should match the parcel size of existing parcels being used residentially.

Objective: Currently there are 122 parcels that are smaller than one acre in size and have been residentially developed, yet are zoned as Rural Area- 20 Acre Minimum.

Policy: Yuma County will work with land owners to prepare a commission initiated rezoning that would rezone parcels that currently qualify as nonconforming under Article X of the Zoning Ordinance to a zoning district that is compatible with the current parcel size and usage. All changes to zoning districts will be made in such manner that no property owner has their property right reduced.

CAG Proposed Text Changes

The following pages detail how the text of the Yuma County 2010 Comprehensive Plan would need 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~~.

4A Martinez Lake Planning Area

Goal:	Improve Infrastructure, Public Facilities & Services
Objective:	Develop a solid waste transfer station.
Policy:	Yuma County will conduct a study with the Martinez Lake community to assess the volume of solid waste generated, impacts of illegal dumping activities and alternative solutions to mitigate associated disposal issues.
Policy:	Yuma County will explore the feasibility of developing a mutual-use solid waste transfer station with the assistance of the Bureau of Land Management (BLM), U.S. Army Yuma Proving Ground (YPG) and Imperial National Wildlife Refuge.
Objective:	Enhance vehicular circulation by improvements to the existing public rights-of-way and local streets.
Policy:	Yuma County will conduct a feasibility study to identify circulation deficiencies, needs and recommended solutions.
Policy:	Yuma County will develop and provide recommendations to the Arizona Department of Transportation regarding the need for emergency/alternative access points to the Planning Area.
Policy:	Yuma County will require the completion of specific traffic studies for new development projects in the Planning Area.
Objective:	Develop needed street mapping and transportation information in the Martinez Lake Community.
Policy:	Yuma County will implement a program to name all local streets and designate/display numerical addresses of residential and commercial properties.
Policy:	Yuma County will generate and distribute an accurate map for emergency service providers and law enforcement that details correct street and numerical dwelling unit addresses.
OBJECTIVE:	ASSURE AN ADEQUATE WATER AND SEWER INFRASTRUCTURE TO SUPPORT CURRENT AND FUTURE DEVELOPMENT.

Martinez Lake Citizen Advisory Group Report
CAG Proposed Text Changes—Chapter 3-Goals, Polices, and Objectives

<i>POLICY:</i>	DURING THE PROCESS TO APPROVE NEW SUBDIVISIONS IN THE MARTINEZ LAKE AREA, YUMA COUNTY WILL WORK WITH DEVELOPERS TO ENSURE NEW DEVELOPMENT HAS AN ADEQUATE WATER SUPPLY AND ASSURE THAT THE ADDITIONAL LOAD WILL NOT DEGRADE SERVICE TO EXISTING RESIDENTS.
<i>POLICY:</i>	DURING THE PROCESS TO APPROVE NEW DEVELOPMENT IN THE MARTINEZ LAKE AREA, YUMA COUNTY WILL REQUIRE DEVELOPERS TO ASSURE THAT ADEQUATE SEWER SERVICE OR ANOTHER ACCEPTABLE ALTERNATIVE MEANS OF WASTEWATER TREATMENT IS PROVIDED, AND WILL ENSURE THAT THERE IS SUFFICIENT CAPACITY TO ADEQUATELY SERVE THE NEW DEVELOPMENT AND THE ADDITIONAL LOAD WILL NOT DEGRADE SERVICE TO EXISTING RESIDENTS.
<i>OBJECTIVE</i>	PROVIDE ADEQUATE PARKING.
<i>POLICY:</i>	YUMA COUNTY WILL ASSURE THAT NEW DEVELOPMENT HAS ADEQUATE PARKING AS PER THE YUMA COUNTY ZONING ORDINANCE.
<i>POLICY:</i>	YUMA COUNTY WILL DEVELOP A PLAN TO BETTER ENFORCE EXISTING PARKING REGULATIONS.
Goal:	Protect & Conserve Sensitive Areas & Resource Lands
<i>Objective:</i>	Institute fire prevention programs.
<i>Policy:</i>	Yuma County will identify and prioritize areas needing brush and debris removal in coordination with the State Land Department, BLM, Imperial National Wildlife Refuge and Rural Metro Fire Department.
<i>Policy:</i>	Yuma County will investigate federal programs, volunteer recruitment and the procurement process. Yuma County will also use prison and juvenile detention labor to clean-up debris and remove brush.
Goal:	Maintain Land Use Compatibility
<i>Objective:</i>	Develop land use patterns consistent with the existing character of the Martinez Lake Community.
<i>Policy:</i>	Yuma County will plan for Low to Medium Density Residential in the areas adjacent to and south of Fisher's Landing.

Martinez Lake Citizen Advisory Group Report
CAG Proposed Text Changes—Chapter 3-Goals, Polices, and Objectives

<i>Policy:</i>	Yuma County will plan for Rural and Suburban Density Residential on the Martinez Lake North Shore and encourage limited development south to the Sheriff's Sub-Station.
<i>Objective:</i>	Investigate utilization of adjacent federal and/or state-owned land for future expansion adjacent to the Martinez Lake Community.
<i>Policy:</i>	Yuma County will identify areas that could be utilized as buffer zones and sensitive areas and resource lands through transfer of state and/or federal lands.
<i>Policy:</i>	Yuma County will coordinate planning efforts with the State Land Department and federal agencies that would permit compatible residential and/or commercial expansion adjacent to the Martinez Lake community.
<i>OBJECTIVE:</i>	NONCONFORMING ZONING SHOULD BE REPLACED WITH REPLACED WITH CONFORMING ZONING.
<i>POLICY:</i>	YUMA COUNTY WILL WORK WITH LAND OWNERS WHO CHOOSE TO PARTICIPATE TO PREPARE A COMMISSION INITIATED REZONING THAT WOULD REZONE PARCELS THAT CURRENTLY QUALIFY AS NONCONFORMING UNDER ARTICLE X OF THE ZONING ORDINANCE, TO A ZONING ORDINANCE THAT IS COMPATIBLE WITH THE CURRENT PARCEL SIZE AND USAGE.
<i>Goal:</i>	Enhance Water Resource Development
<i>Objective:</i>	Yuma County will encourage mitigation of sedimentation in order to allow for increased flow within the Martinez Lake waterways.
<i>Policy:</i>	Yuma County will establish partnerships with appropriate federal agencies to assess and assist in allocating resources to periodically dredge the waterways.
<i>Policy:</i>	Yuma County will identify methods and coordinate programs to effectively keep waterways clean and eliminate illegal dumping activities.
<i>OBJECTIVE:</i>	IMPROVE RECREATIONAL BOATING FACILITIES AT MARTINEZ LAKE.
<i>POLICY:</i>	YUMA COUNTY WILL WORK LOCAL RESIDENTS, OTHER GOVERNMENTAL ENTITIES, AND NON-PROFIT ORGANIZATION TO IDENTIFY POSSIBLE FUNDING SOURCES AND GRANTS TO IMPROVE AND EXPAND PUBLICLY ACCESSIBLE BOAT LAUNCH FACILITIES.

Martinez Lake Citizen Advisory Group Report
CAG Proposed Text Changes—Chapter 3-Goals, Policies, and Objectives

<i>POLICY:</i>	THE NEED FOR ADDITIONAL BOAT DOCKING, STORAGE, AND TRAILER PARKING WILL BE CONSIDERED WHEN ANY CHANGES ARE MADE TO A LAND USE DESIGNATION OR ZONING DISTRICTS.
<i>POLICY:</i>	YUMA COUNTY WILL ENCOURAGE AND WORK WITH ALL RELEVANT PARTIES TO ESTABLISHMENT A PUBLICLY ACCESSIBLE BOAT WASHING FACILITY IN ORDER TO PREVENT TO SPREAD OF INVASIVE SPECIES INTO THE COLORADO RIVER.
<i>Goal:</i>	Institute Public Awareness & Education Programs
<i>Objective:</i>	Create public awareness pertaining to development and planning procedures, policies, responsibilities and rights of land owners in the Martinez Lake Community.
<i>Policy:</i>	Yuma County will implement a Public Information/Public Participation Program and conduct periodic educational, informational and outreach activities.
<i>POLICY</i>	YUMA COUNTY WILL WORK TO INSTALL SIGNBOARDS IN PROMINENT PLACES, THAT CONTAIN COMMUNITY INFORMATION AND RELEVANT REGULATIONS.
<i>POLICY</i>	YUMA COUNTY WILL WORK WITH LOCAL RESIDENTS AND HOME OWNERS ASSOCIATIONS ON A REGULAR BASIS TO IDENTIFY A LIST OF QUESTIONS REGARDING COUNTY SERVICES AND REGULATIONS. A MEETING WILL THEN BE HELD TO PRESENT ANSWERS TO THESE QUESTIONS TO THE PUBLIC.
<i>POLICY</i>	YUMA COUNTY WILL PREPARE A REPORT THAT THAT CONTAINS A COPY OF ALL RECORDED CC & R'S WITHIN THE MARTINEZ LAKE PLANNING AREA, ADDITIONALLY THIS REPORT WILL DETAIL THE PROCESS BY WHICH CC & R'S ARE CREATED AND UPDATED.
<i>Goal:</i>	Enhance Property Values
<i>Objective:</i>	Recommend means to improve the aesthetics of Martinez Lake Community.
<i>Policy:</i>	Yuma County will work with residents and the Martinez Lake Home Owners Association to identify areas needing clean-up.
<i>Policy:</i>	Yuma County will work with residents and the Martinez Lake Home Owners Association to develop prevailing community aesthetic and design standards.

4A.5(A) CAG DESIRED CHANGES TO LAND USE DESIGNATIONS

THE CITIZEN ADVISORY GROUP REVIEWED LAND USE DESIGNATION IN THE MARTINEZ LAKE PLANNING AREA AND IDENTIFIED ONE AREA IN WHICH THEY WOULD LIKE TO SEE CHANGED. THE CAG IDENTIFIED AN AREA OF STATE OWNED LAND CURRENTLY DESIGNATED AS MEDIUM DENSITY RESIDENTIAL THAT THEY FEEL WOULD BE BETTER DESIGNATED AS OPEN SPACE AND RECREATIONAL RESOURCES (SEE FIGURE 3 ON PAGE 14). THE AREA IDENTIFIED IS A LOW LAYING MARSHY AREA ALONG MARTINEZ LAKE AND AREA THAT CAG FEELS SHOULD BE LEFT IN ITS NATURAL STATE.

4A.5(B) CAG DESIRED CHANGES TO ZONING DISTRICTS

THE CITIZEN ADVISORY GROUP REVIEWED THE ZONING DISTRICTS THAT ARE CURRENTLY ESTABLISHED IN THE PLANNING AREA, AND ONE AREA OF GREAT CONCERN WAS THE 122 PARCELS THAT ARE SMALLER THAN AN ACRE IN SIZE AND HAVE BEEN DEVELOPED FOR RESIDENTIAL USE, YET ARE ZONED AS RURAL AREA- 20 ACRE MINIMUM (RA-20). BECAUSE THESE PARCELS WERE ALL DEVELOPED PRIOR TO THE ADOPTION OF THE ZONING ORDINANCE THE RESIDENTIAL USE CAN BE CONTINUED TO BE USED FOR RESIDENTIAL PURPOSES. HOWEVER THE RA-20 ZONING DISTRICT SETBACKS AND ALLOWED USES ON THESE PARCELS ARE DESIGNED FOR PARCELS THAT ARE TWENTY ACRES IN SIZE. THIS ISSUE RELATED TO SETBACKS HAS CREATED THE NEED FOR NUMEROUS VARIANCES TO BE ISSUED FOR THESE PARCELS. IN ORDER TO ADDRESS THIS ISSUE THE CAG PROPOSES THAT YUMA COUNTY WORK WITH LAND OWNERS WHO CHOOSE TO PARTICIPATE TO PREPARE A COMMISSION INITIATED REZONING THAT WOULD REZONE PARCELS THAT CURRENTLY QUALIFY AS NONCONFORMING UNDER ARTICLE X OF THE ZONING ORDINANCE, TO A ZONING DISTRICT THAT IS COMPATIBLE WITH THE CURRENT PARCEL SIZE AND USAGE.

5.10 CITIZEN ADVISORY GROUPS IDENTIFIED ISSUES

IN 2008 AND 2009 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 CITIZEN ADVISORY GROUP THEN IDENTIFIED A LIST OF ISSUES REGARDING OPEN SPACE AND RECREATIONAL RESOURCES THEY CONSIDERED CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THESE ISSUES WHEN EVER POSSIBLE. YUMA COUNTY WILL THEN WORK TO ADDRESS THESE ISSUE THROUGH POLICY CHANGES AND BY SUPPORTING ANY GRANT APPLICATION TO ADDRESS THESE ISSUES 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 MARTINEZ LAKE PLANNING AREA ISSUES

- **A PUBLICLY ACCESSIBLE FACILITY FOR WASHING BOAT NEEDS TO BE CONSTRUCTED IN ORDER TO PREVENT THE SPREAD OF INVASION SPECIES, ESPECIALLY THE ZEBRA MUSSEL, INTO LOCAL WATERWAYS.**
- **CONSTRUCTION OF A WATERFRONT PICNIC AREA.**
- **IMPROVEMENT TO EXISTING BOAT RAMPS TO MAKE THEM USABLE AT ALL WATER LEVELS; CURRENTLY LOW WATER LEVELS IN THE COLORADO RIVER CAN MAKE THEM PERIODICALLY UNUSABLE.**
- **ADEQUATE UPKEEP AND MAINTENANCE OF THE MEERS POINT BOATING AND RECREATION AREA.**
- **A KIOSK DISPLAYING INFORMATION ABOUT RECREATIONAL FACILITIES, OPPORTUNITIES AND REGULATIONS NEEDS TO BE INSTALLED IN A PROMINENT PUBLIC PLACE.**

6.6 CITIZEN ADVISORY GROUPS RECOMMENDED TRANSPORTATION IMPROVEMENTS

IN 2008 AND 2009 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 COMMUNITY 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 MARTINEZ LAKE PLANNING AREA

- **IMPROVED MAINTENANCE TO RED CLOUD MINE ROAD TO ENSURE ALL WEATHER ACCESS.**
- **ADDITION OF A TURN LANE ON HIGHWAY 95 AT THE INTERSECTION OF MARTINEZ LAKE ROAD AND HIGHWAY 95.**
- **INSTALLATION OF STREET LIGHTING AT THE INTERSECTION OF MARTINEZ LAKE ROAD AND HIGHWAY 95.**
- **ANY NEW ROAD CONSTRUCTED NEEDS TO HAVE RIGHT-OF-WAY THAT COMPLIES WITH CURRENT YUMA COUNTY STANDARDS**
- **A NEED FOR BETTER DIRECTIONAL SIGNAGE**
- **ENHANCED SIGNAGE**
- **DEVELOPMENT OF ADDITIONAL OFF-STREET PARKING FOR BOAT TRAILERS, AND THE VEHICLES THAT TOW THEM.**

7.6 CITIZEN ADVISORY GROUPS IDENTIFIED ISSUES

IN 2008 AND 2009 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 CITIZEN ADVISORY GROUP THEN IDENTIFIED A LIST OF ISSUES REGARDING THE ENVIRONMENTAL ELEMENT THEY CONSIDERED CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THESE ISSUES WHEN EVER POSSIBLE. YUMA COUNTY WILL THEN WORK TO ADDRESS THESE ISSUE THROUGH POLICY CHANGES AND BY SUPPORTING ANY GRANT APPLICATION TO ADDRESS THESE ISSUES. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7.6.1 MARTINEZ LAKE PLANNING AREA ISSUES

- A PUBLICLY ACCESSIBLE FACILITY FOR WASHING BOAT NEEDS TO BE CONSTRUCTED IN ORDER TO PREVENT THE SPREAD OF INVASION SPECIES, ESPECIALLY THE ZEBRA MUSSEL, INTO LOCAL WATERWAYS.**
- PUBLICLY ACCESSIBLE TRASH RECEPTACLES NEED TO BE MADE AVAILABLE. CURRENTLY THERE IS NO EASY WAY FOR PEOPLE LAUNCHING BOATS AT MARTINEZ LAKE TO EASILY DISPOSE OF THEIR TRASH.**
- THERE IS A NEED FOR A WASTE TRANSFER SITE TO BE LOCATED SOMEWHERE IN THE MARTINEZ LAKE VICINITY**

7A.6 CITIZEN ADVISORY GROUPS IDENTIFIED ISSUES

IN 2008 AND 2009 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 ISSUES REGARDING THE WATER RESOURCES THEY CONSIDERED CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THESE ISSUES WHEN EVER POSSIBLE. YUMA COUNTY WILL THEN WORK TO ADDRESS THESE ISSUE THROUGH POLICY CHANGES AND BY SUPPORTING ANY GRANT APPLICATION TO ADDRESS THESE ISSUES FULL DETAILS OF THE CITIZENS ADVISORY GROUP'S RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7A.6.1 MARTINEZ LAKE PLANNING AREA ISSUES

- THE TASTE AND QUALITY OF DRINKING WATER NEEDS TO BE IMPROVED THROUGH BETTER FILTRATION.**
- ASSURE AN ADEQUATE WATER AND SEWER INFRASTRUCTURE TO SUPPORT CURRENT AND FUTURE DEVELOPMENT.**
- REQUIRE DEVELOPERS TO ASSURE THAT ADEQUATE SEWER SERVICE OR ANOTHER ACCEPTABLE ALTERNATIVE MEANS OF WASTEWATER TREATMENT IS PROVIDED, AND ENSURE THAT THERE IS SUFFICIENT CAPACITY TO ADEQUATELY SERVE THE NEW DEVELOPMENT AND THAT THE ADDITIONAL LOAD WILL NOT DEGRADE SERVICE TO EXISTING RESIDENTS.**
- ENSURE NEW DEVELOPMENT HAS AN ADEQUATE WATER SUPPLY AND ASSURE THAT THE ADDITIONAL LOAD WILL NOT DEGRADE SERVICE TO EXISTING RESIDENTS.**

7A.6 CITIZEN ADVISORY GROUP'S IDENTIFIED ISSUES

IN 2008 AND 2009 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 ISSUES REGARDING THE SAFTEY ISSUES THEY CONSIDERED CRITICAL TO THEIR PLANNING AREA. THE COUNTY SHALL WORK TOWARDS ADDRESSING THESE ISSUES WHEN EVER POSSIBLE. YUMA COUNTY WILL THEN WORK TO ADDRESS THESE ISSUE THROUGH POLICY CHANGES AND BY SUPPORTING ANY GRANT APPLICATION TO ADDRESS THESE ISSUES. FULL DETAILS OF THE CITIZENS ADVISORY GROUPS RECOMMENDATIONS CAN BE FOUND IN THE CITIZENS ADVISORY GROUP REPORT FOR EACH PLANNING AREA.

7A.6.1 MARTINEZ LAKE PLANNING AREA ISSUES

- **YUMA COUNTY NEEDS TO DEVELOP A METHOD TO ENSURE ADDRESS NUMBERS ON HOUSING UNITS ARE READILY VISIBLE FROM THE STREET.**
- **NEED FOR STREET LIGHTS AT THE INTERSECTION OF HIGHWAY 95 AND MARTINEZ LAKE ROAD.**
- **THERE IS A NEED FOR SPEED CONTROL DEVICES ON NORTH MARTINEZ LAKE ROAD.**
- **YUMA COUNTY POLICIES SHOULD SUPPORT THE INSTALLATION OF INFRASTRUCTURE NECESSARY TO IMPROVE CELLULAR PHONE SERVICE IN THE MARTINEZ LAKE AREA.**
- **A PROMINENT SIGN DISPLAYING CONTACT INFORMATION FOREMERGENCY SERVICES IS NEEDED.**
- **A MAJOR NEED FOR BETTER ROAD AND DIRECTIONAL SIGNAGE.**
- **DEVELOP A PLAN TO BETTER ENFORCE EXISTING PARKING REGULATIONS.**

Appendix A
February 11, 2008
Community Meeting



Martinez Lake Planning Area Community Meeting Agenda

DATE: Monday, February 11, 2008
TIME: 10:00 AM to 12:00 PM.
PLACE: Martinez Lake Fire Station, 10845 Martinez Lake Rd, Martinez Lake, AZ

STAFF:
Anne Eichberger, Manager, Long Range Planning
Andrew Fangman, Planner III
Fernando Villegas, Planner II
Angelica Gomez, Office Specialist II

Welcome and Introductions

Process Overview

Presentation – Martinez Lake Planning Area Background Study

Breakout Sessions:

Land Use

Community Facilities

Transportation and Utilities

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

Issues Prioritization

Wrap Up

Adjourn

Martinez Lake Citizen Advisory Group Report
Appendix A

MARTINEZ LAKE
COMMUNITY MEETING
Meeting Notes
February 11, 2008

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 the Martinez Lake Fire Station in Martinez Lake.

Anne Eichberger, Planning Manager, Long Range Planning, welcomed the public, introduced staff and provided a few housekeeping items. Ms. Eichberger stated this meeting was on the Martinez Lake Plan update to the 2010 Comprehensive Plan which covers Yuma County. She indicated staff would be going over a presentation on the area plan and would be taking input from the public for the study. Ms. Eichberger informed the public that the 2010 Comprehensive Plan is not zoning and indicated this plan is the future of what Yuma County should reflect.

Andrew Fangman, Planner III gave a presentation on the Martinez Lake Area and explained to the public the process of the Citizen Advisory Group. Mr. Fangman stated if anyone was interested in joining the citizen advisory group they could sign up on the sign-up sheet located at the back table. He asked the public to gather around each element and give their input to staff for the Martinez Lake Area report. Mr. Fangman informed the public that he would be contacting the people who signed up in the next couple of weeks to discuss the information received at this community meeting.

The meeting ended at 11:45p.m.

Appendix B
April 14, 2008
CAG Meeting



Citizen Advisory Group Meeting #1

Martinez Lake Planning Area
Martinez Lake Cantina, Martinez Lake, Arizona

April 14, 2008, 10:00 AM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Overview of the Citizen Advisory Group process**
- 4. Review of changes to proposed changes to Chapter 3 – Goals, Objectives, and Policies.**
Review of a table containing all comments relating to Chapter 3 gathered at the annual meeting, showing how Chapter 3 could be modified to address these concerns.
- 5. Discussion on any other issue related to Chapter 3 that the C.A.G. wishes to address**
- 6. Discussion of and setting of future C.A.G. meeting dates**
- 7. Next Meeting: T.B.A.**
Review of Chapter 4D - Land Use Element, including the Land Use Map.

Martinez Lake Citizen Advisory Group Report
Appendix B

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
April 14, 2008

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 the Martinez Lake Cantina, Martinez Lake, Arizona 85365

Ms. Eichberger introduced staff, welcomed the Citizen Advisory Group members and stated the meeting was a follow up meeting from the community meeting held at the Fire Station. She stated the intent of the group was to talk about issues and ideas that came up at the last community meeting pertaining to the Yuma County 2010 Comp. Plan. Ms. Eichberger indicated to the members they would be viewing Chapter 3 of the Goals, Objectives & Policies of the plan which would assist staff in gathering ideas and information for the Martinez Lake Planning Area.

Andrew Fangman, Planner III, gave a brief explanation on the comments received relating to Chapter 3 at the community meeting and indicated the comments were grouped by topic. He read comments 1 through 6 and how these could be implemented. Mr. Fangman asked the members if they would like to make any changes.

Bobbie Rowell, 10567 N. Martinez Lake Rd, stated the objective covers what residents want to see done at Martinez Lake.

Ms. Eichberger stated that when new development comes in, staff will assure there was adequate water for that new project.

Mr. Fangman continued to read comments 7 through 9 and how they could be implemented. He asked the members if they had any changes.

Dave Alfer, P.O. Box 72115, commented there was a project funded by Game & Fish which helped purchase signboards for the residents to read. These allowed the residents and weekend residents to be informed of the happenings in Martinez Lake and where everything was located.

Mr. Fangman read comments ten through fourteen and how they could be implemented. He asked the members if they had any changes. He indicated there should be more public awareness between the county and residents of Martinez Lake.

Joe Melchionne, 13477 E. 44th Drive, stated the residents should invite the County Assessor to Martinez Lake.

Martinez Lake Citizen Advisory Group Report
Appendix B

Ms. Eichberger stated staff was trying to address people who would be governed directly by the Comprehensive Plan or by any strategic plan the county might have. She indicated the intention was to improve communication with residents from the Martinez Lake area using the citizen advisory group.

Carole Miller, P.O. Box 72582, stated they were working with winter and summer residents. She indicated that staff needs to find a way of communicating with these two groups of what was happening in Martinez Lake.

Ms. Eichberger suggested having an Internet site for Martinez Lake which would inform Martinez Lake residents of what was occurring in the area. She asked Mr. Fischbach if YPG had an Internet site informing residents about different project or issues.

George Fischbock, YPG, stated the Army had a webpage and gave the address.

Mr. Fangman read comments fifteen through nineteen and how they could be implemented. He asked the members if they had any changes.

Patti Tinsley, P.O. Box 72517, stated roads have been blocked several times. Ms. Tinsley mentioned that some residents can not get access for fire and emergency vehicles. She asked staff who could patrol the area.

Ms. Eichberger stated that some of the roads developed in the past were not developed according to the County's existing codes. She indicated it was very hard to police, especially in Martinez Lake. She gave a brief explanation on what the residents could do regarding these issues.

Mr. Guth stated he has been talking to several security companies around the area. He indicated that each lot buyer would need to make a long term contract with the security company and they would take care of the parking problem.

Mr. Fangman read comments twenty through twenty-two and how they could be implemented. He asked the members if they had any changes.

Mr. Alfer asked if there were any grants available for the boating projects.

Ms. Eichberger stated that most government grants had been put together into block grants and the person to contact was Nancy Ngai. She recommended that members develop a wish list of the needs for the Martinez Lake residents and staff would incorporate them into the citizen advisory group report. The members had no changes.

Mr. Fangman read comment twenty-three and how it could be implemented. He indicated that staff can address this policy pretty well. There were no comments from the members.

Martinez Lake Citizen Advisory Group Report
Appendix B

Mr. Fangman read comments twenty-four through twenty-six and how they could be implemented. He indicated that staff has a copy of all CC&R's on file and they could be put into one document for members. He stated the County was not involved with enforcing them, but they could be made available. Mr. Fangman stated these were enforced by the Home Owners Association which has an enforcement policy set up. He noted that the other way to enforce was to take them to civil court.

Mr. Fangman read comment twenty-seven and how it could be implemented. There were no comments from the members.

Ms. Eichberger informed the members that staff was only here to gather advice and consensus building. She asked the members to work on the wish list regarding the needs for Martinez Lake residents.

The members would like to see the following items established for the Martinez Lake area: Access for emergency vehicles in Martinez Lake, posting signs re-posted and enforced, Boat washing and street signs, and zoning. **Ms. Eichberger** stated the area had different size lots and were smaller than what was required by zoning. She indicated there were grandfather issues and it could get complicated.

Sandy Hogarth, ML Fire District, stated the District had paid for the signs that were on private roads. She indicated that maps were drawn up except for the new roads. She asked staff what the unified code was.

Ms. Eichberger stated the Unified Building Code was a book of regulations adopted by the Chief Building Inspector. **Ms. Eichberger** asked Mr. Fishback if the CAG members could take a tour of YPG and possibly meet for one of the CAG meetings. **Mr. Fischback** stated it should not be a problem to set up a tour for the CAG members. **Ms. Eichberger** thanked the members for attending the first CAG meetings and informed the members they would receive more information in the next couple of weeks.

The meeting adjourned at 11:20 a.m.

Appendix C
October 8, 2008
CAG Meeting



Citizen Advisory Group Meeting #2
Martinez Lake Planning Area
Martinez Lake Cantina, Martinez Lake, Arizona

October 8, 2008, 1:00 PM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Work session on potential changes to Chapter 4A – Martinez Lake Planning Area**
- 4. Drawing session for specific changes to the Land Use Map**
- 5. Drawing session for specific changes to the Zoning map in the Martinez Lake Planning Area**
- 6. Discussion and workshop on Chapter 6 – Circulation Element**
Workshop in which the CAG will identify desired transportation improvements
- 7. Discussion of and setting of future C.A.G. meeting date**
- 8. Next Meeting: T.B.A.**

Review of Chapter 5 – Open Space & Recreational Resources, Chapter 7 – Environmental Element, Chapter - 7A Water Resources, and Chapter - 7B Safety Element

Martinez Lake Citizen Advisory Group Report
Appendix C

MARTINEZ LAKE PLANNING AREA CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
October 8, 2008

Staff members present were Andrew Fangman, Planner III, Fernando Villegas, Planner II and Angelica Gomez, Office Specialist II.

The meeting was held at the Martinez Lake Cantina, Martinez Lake, Arizzona.

Andrew Fangman, Planner III, introduced staff, welcomed the Citizen Advisory Group members and stated the meeting was a follow up meeting from the one held last April. He informed the members they would be talking about Chapter 4A, the Land Use Element Map and Chapter 6, Circulation Element in the Martinez Lake Planning Area. Mr. Fangman gave a brief explanation on the Short Term Issues which were addressed at the last meeting.

The members agreed to have these issues regulated.

Mr. Fangman gave a brief explanation on the Long Term Issues addressed at the last meeting. He stated that the residents were concerned with Law Enforcement issues and wanted to establish a volunteer sheriff's posse for the Martinez Lake Area.

The members indicated they do need better enforcement in the area and agreed to the Boat Washing Facility changes proposed in the Long Term Issues.

The members did not have any new changes or ideas to add to the list.

Mr. Fangman had the members color in any changes the members would like to see in Martinez Lake on the zoning map and land use designation map.

Ms. Pattie Tinsley reported she performed a study on 73 lots in the Martinez Lake area and indicated most of them were 8,000 to 12,000 square feet.

Mr. Fangman informed the members if a rezoning would take place it would have to match the Land Use Map.

Ms. Tinsley was concerned with the existing properties.

The members indicated they would like to see 2 to 3 acre parcels in the area and stated 2 acres would be more appropriate for the yellow area on the map.

Mr. Fangman discussed the Zoning District maps with the members and noted he would draw up a map with site built and manufactured homes for the members to discuss at the next meeting.

Meeting adjourned at 2:30 p.m.

Appendix D
March 6, 2009
CAG Meeting

Citizen Advisory Group Meeting #3

Martinez Lake Planning Area
Martinez Lake Cantina, Martinez Lake, Arizona

March 6, 2009, 1:00 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. 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
- 4. Discussion on Chapter 7 – Environmental Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7
- 5. Discussion on Chapter - 7A Water Resources**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7A
- 6. Discussion on Chapter - 7B Safety Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7B
- 7. Discussion on housing**
- 8. Discussion on the next phase of the Citizen Advisory Group process**

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MARTINEZ LAKE PLANNING AREA
CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
March 6, 2009

Staff members present were Andrew Fangman, Planner III; Fernando Villegas, Planner II and Lee-Anne Johnson, Office Specialist II.

The meeting was held at the Martinez Lake Cantina, Martinez Lake, Arizona 85365

Andrew Fangman, Planner III welcomed the Citizen Advisory Group members and residents of Martinez Lake and stated the meeting was to ensure all possible projects were addressed in the Comprehensive Plan. He gave a brief explanation relating to State and Federal Grants needing to be addressed in the 2020 Comprehensive Plan.

Mr. Fangman read Chapter 5, Open Space & Recreational Resources, and asked residents what changes they would like to see regarding policies or physical projects.

The residents of Martinez Lake indicated they would like a boat washing facility, a beach area, complete and maintain the day use area, ramp improvements and a sign or kiosk providing general information and regulations relating to the area.

A resident inquired on changing the name of her street. Mr. Villegas advised there was a zoning ordinance and explained the process. Mr. Fangman added if more information was needed to call the office.

Mr. Fangman continued with Chapter 7B, Safety Element; and asked residents what their concerns were.

Residents indicated they would like better signage, a sign with the proper information and phone numbers to call other than 9-1-1, improve identifying property and visibility of addresses, support installation of cell phone towers, placing speed control devices on N. Martinez Lake Road and to improve Red Cloud Mine Road.

Mr. Fangman moved on to Chapter 7A, Water Resources, and inquired about the water and sewage situation.

The residents requested better water quality or filtration and noted this situation was being delayed by the State. Mr. Fangman indicated he would verify the details before including it in the Comprehensive Plan.

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Mr. Fangman read Chapter 7, Environmental Element. The residents stated a waste transfer site was needed due to the current service which was being done once every two months. They also requested a trash receptacle for boaters / public.

Mr. Fangman inquired on housing issues. The residents indicated zoning was needed to support site built homes.

Mr. Fangman informed the residents he would prepare the CAG report mail everyone a copy. He mentioned if there were items to be changed to notify him and he would compose a final version. Mr. Fangman stated the final report would be placed on the Yuma County website and would be included in the 2020 Comprehensive Plan.

Meeting adjourned at 2:10 p.m.