



TOWN OF CAREFREE

GENERAL PLAN 10-YEAR UPDATE

Town Council Work Session

April 2, 2024

Meeting Purpose

1. Briefly cover 60-Day review comments
2. Discuss key focus/issue areas and proposed track changes
3. Review public feedback, share recommendations for consideration to identify preferred edits
4. Prepare final Public Hearing Document for formal adoption process



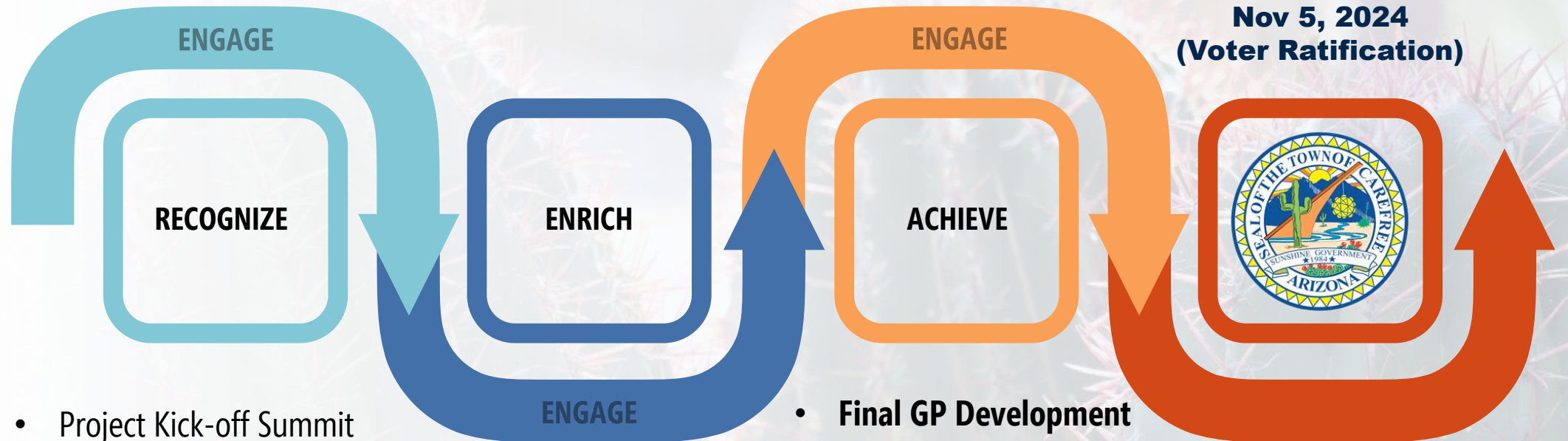
General Plan Process & Progress

Nov 2022

Feb 2023

Dec 2023

June 2024



**Nov 5, 2024
(Voter Ratification)**

- Project Kick-off Summit
- Public Involvement Plan
- Community Outreach (CW #1 – 2/1) (Pop-up 3/31, 4/1)
- GP/Existing Conditions Assessment

- GP Org. Structure
- Draft GP Elements
- Community Outreach (CW #4: OS – 7/17)
- GP Work sessions (4,5)
- 60-Day Review (10/1 – 12/1)

- **Final GP Development**
- **GP Work sessions**
- Formal Adoption (PZ Comm. recom. And Council app.)
- Voter Ratification



General Plan Process & Progress

- **Important Upcoming Events**

- Planning Commission Work Sessions (2) – 5:15 p.m. / 5:00 p.m.
 - Monday, March 11 and Monday, March 18
- Council Work Sessions (2) – 5 p.m.
 - Tuesday, April 2 and Tuesday, April 9
- Planning & Zoning Commission Public Hearing (Recommendation) – 5:15 p.m.
 - Monday, May 13: *public hearing draft available by April 26*
- Council Public Hearing (Approval) - 5:30 p.m.
 - Tuesday, June 4: *public hearing draft available by May 17*
- 120 Day Waiting Period Starts
 - Monday, July 8
- Ratification (Election)
 - Tuesday, Nov. 5

- **Documents Available on Project Website**

- 60-Day Review Summary
- General Plan: working Public Hearing Draft



60-Day Review Draft Summary

- **Conducted 10/1/23 -12/1/23**
- **Received a total of 353 unique submissions**
 - Breakdown of responses
 - Residents
 - Validation process
 - Public Agencies
 - PZ Commissioner
 - City of Scottsdale
 - State Hist. Preservation Office
 - Maricopa Association of Gov't
 - AZ State Land Department

Common Themes

- **Growth & Density:** concern for impacts from future development, in particular Town Center and SPA's
- **Design & Architecture:** value visual quality of the built and natural environment, especially within and from Town Center
- **Parks & Open Space:** strongly appreciate open space and recreation, with differing views on where, what, and how, particularly in relation to 48-acres
- **Economic Development:** desire a healthy financial future for the Town, but not at the expense of overall vision and within a limited form of government
- **Water:** current water shortages are of particular concern and desire more clarity on status of water resources, as well as oversight of Carefree Water Company
- **Form Responses:** recognition of similar responses



General Plan – Public Hearing Draft

Drafting Process

Built with Many Inputs!

-  **Technical Evaluation**
(law, trends, best practices)
-  **Existing Conditions Report**
(data, projections, mapping)
-  **Administrative Feedback**
(elected, appointed, staff)
-  **Public Outreach Feedback**
(interviews, surveys, meetings)



General Plan – Public Hearing Draft

Public Input & Track Changes

Please note: This draft document has been prepared using track changes. Any document modifications made during the review process are visible in red text. Due to this condition, document formatting (i.e. margins, text spacing, etc.) may be temporarily impacted in select locations

Public Hearing Draft
Feb 2024

Goal SC-9: Manage the unique Village Center as a vibrant, mixed-use destination for residents, tourists, retailers, restaurants, and businesses.

Policies:

1. Promote revitalization/redevelopment of the Village Center to provide a safe and charming walkable village center amidst a well-maintained native garden.
2. ~~Continue to m~~ Manage the Village Center as the daily gathering place of locals and a favorite for guests and visitors to return often to shop, dine, and refresh in nature's beautifully preserved and peaceful setting.
3. Implement the Village Center Redevelopment Plan that defines current and future land uses, design elements, and other conditions that reflect the unique character of the Village Center.
4. Develop and maintain public improvements, including streetscape, street furniture, landscape, and lighting that are focused on safety, enhanced focal points, and flexible public activity areas.
5. Promote an annual schedule of events that brings the community together and attracts tourists to the Village Center area. Use technology to advertise these events well in advance to maximize numbers.

Goal SC-10: Support growth in ~~the identified SPA~~ areas at the northeast corner (NEC) of Carefree Highway and Cave Creek Road ~~and the northwest corner (NWC) of Carefree Highway and Tom Darlington Road~~ in a sensitive and select manner ~~in conformance that conforms with this Plan the Town's character as set forth in SC Goals 1 and 2.~~

Policies:

1. ~~Within the provisions of existing entitlement for this area,~~ Encourage development ~~within Special Planning Areas (SPA)~~ where context-sensitive design and overall town livability are prioritized.
2. Recognize that neighbor concerns, site features, development trends, and economic conditions will require consideration in adapting and approving future residential, commercial, open space, and/or destination-based uses in ~~these~~ this areas.
3. Direct growth to where infrastructure capacity is available, or committed to be available in the future, and require developers to install the infrastructure needed to support their development.

Goal SC-11: Ensure future development within the SPA area at the northwest corner (NWC) of Carefree Highway and Tom Darlington Drive may only occur in a focused manner that conforms with this Plan.

Policies:

1. ~~Development shall balance the need for the Town's fiscal health against a steadfast commitment to protect the Town's semi-rural character.~~
2. ~~In addition to the measures outlined in the Growth Element, require development to provide any necessary mitigation through context and scale, architectural design, setbacks and buffering, use programming, and sound and light moderation.~~
- 4-3. ~~This area impacts more than just the residents in the typical 500-foot notification area as specified in the Citizen Participation Ordinance. Therefore, any rezoning of the area shall require an enhanced notification process to include all homes and HOA contacts within Carefree 3B, Grandview Estates 1&2, and Black Mountain Foothills. Additionally, all notifications will include the Boulders North HOA.~~



General Plan – Public Hearing Draft

Discussion Format

- *Present context information for a specific Focus Area.*
- *Council will then be given opportunity to ask follow-up questions of staff and consultant for that topic. (This process will be repeated for each topic)*
- *Following Council discussion, the Mayor will then open the floor to residents for questions or comments on any specific topic*
 - *Anyone who would like to speak will be asked to do so one at a time*
 - *Comments will be limited to 3 minutes to allow others the opportunity to speak*
 - *To allow maximum time for collective community dialogue, please refrain from overly repeating prior comments*

Discussion Focus Areas

- ***Community Park/48-Acre State Land site***
- ***Carefree Water Company***
- ***Residential Above Retail***
- ***Special Planning Area (SPA) Designation:
NWC of Tom Darlington and Carefree Highway***
- ***Others as defined through discussion***

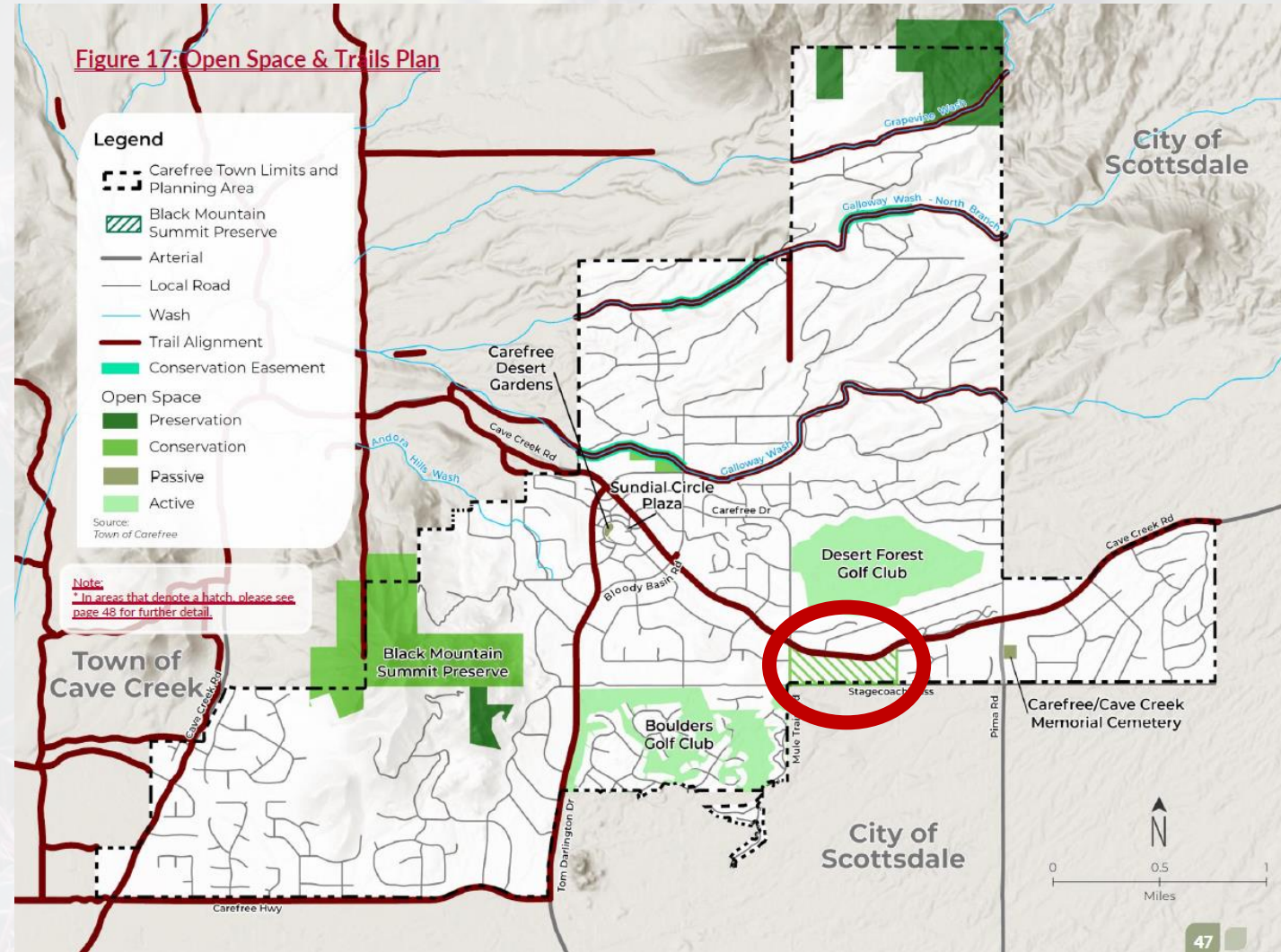


General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

Issue & Concerns (60-Day Review)

- Stronger commitment to supporting open space in general
- Stronger commitment to fund 48-acre acquisition
- Stronger commitment to supporting Carefree Park
- ASLD Comment Letter

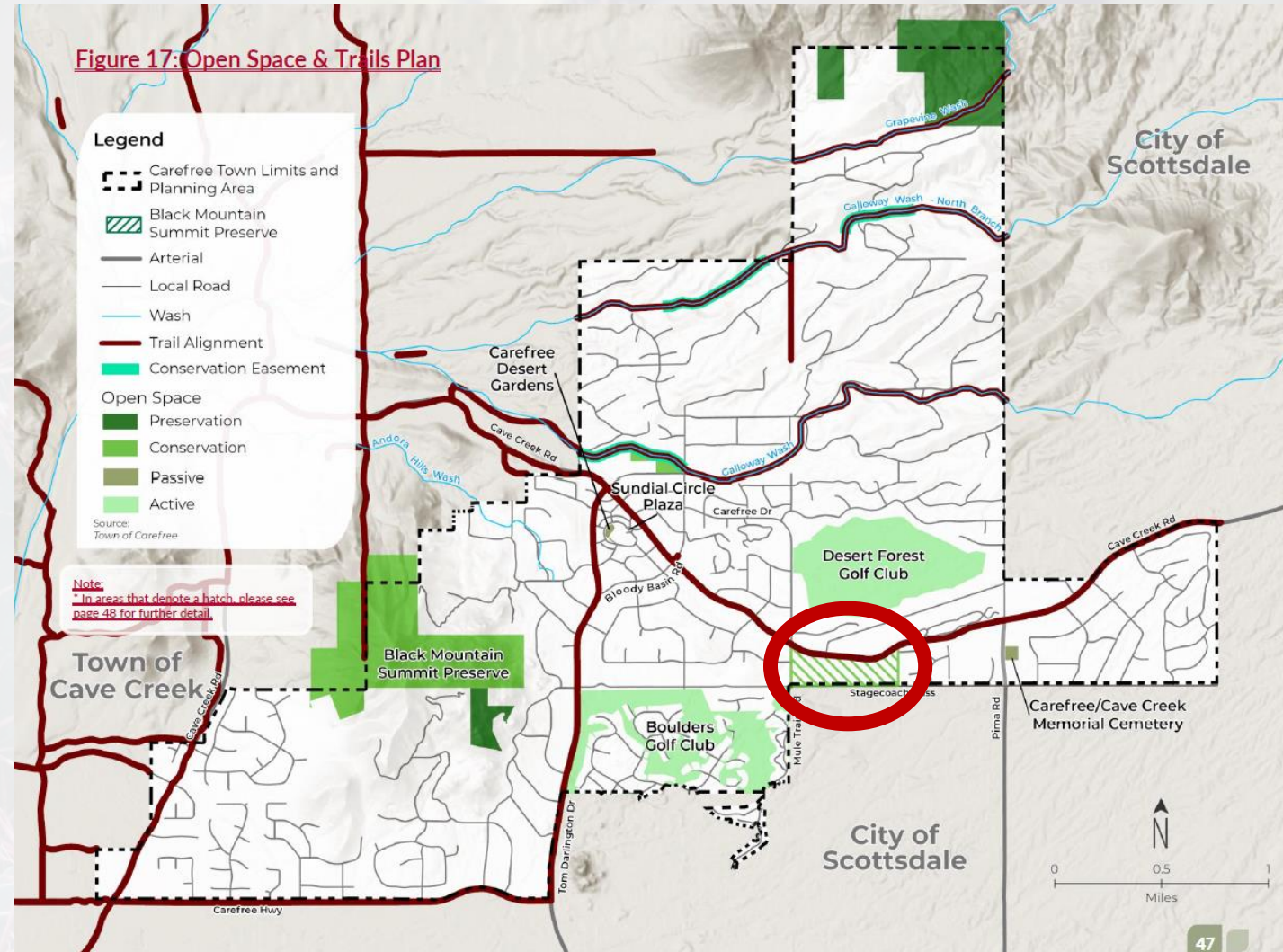


General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

ASLD Comment Letter (12/18/23)

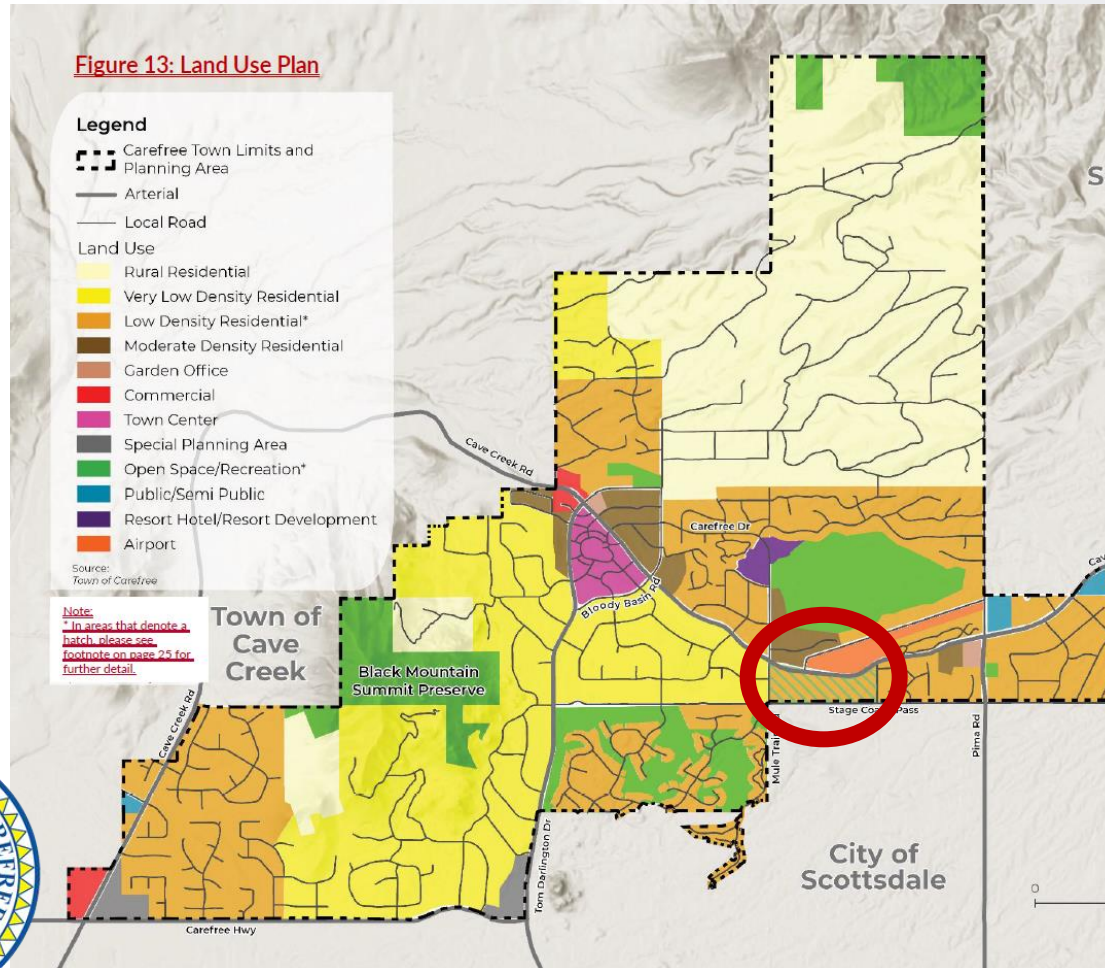
- ASLD objects to the Conservation Overlay applied to STL
- General Plan Land Use should be consistent with existing zoning
- Remove overlay and keep current land use designation
- Acquisition at market value through public auction is the only strategy that can guarantee preservation



General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

What does the draft General Plan Say...



Public/Semi-Public

All special land uses that are Public/Semi-~~Private~~-Public land uses, such as fire and police stations, places of worship, libraries, museums, other public buildings and/or compatible special land uses.

Airport

A land use category designated for airport and airport storage, service and maintenance uses.

Open Space/Recreation

This designation is for publicly or privately-owned land utilized primarily for environmental protection or recreational purposes. In most instances, this land is to be preserved in its natural state unless minimally developed as more specifically defined and regulated by Figure 17 – Open Space Map.* See "Type of Open Space" on page 40 for more detailed descriptions of specific open space land use types.

Footnote:

* This area denotes State Trust Land. Zoning entitlement for this land currently allows for single-family residential development. This plan does not remove this existing development ability and maintains a Low-Density Residential land use designation. If through future public auction this land is acquired at market value for the benefit of Cavefree, this hatch reflects the intent to dedicate this land as Conservation Open Space as further detailed on page 40.

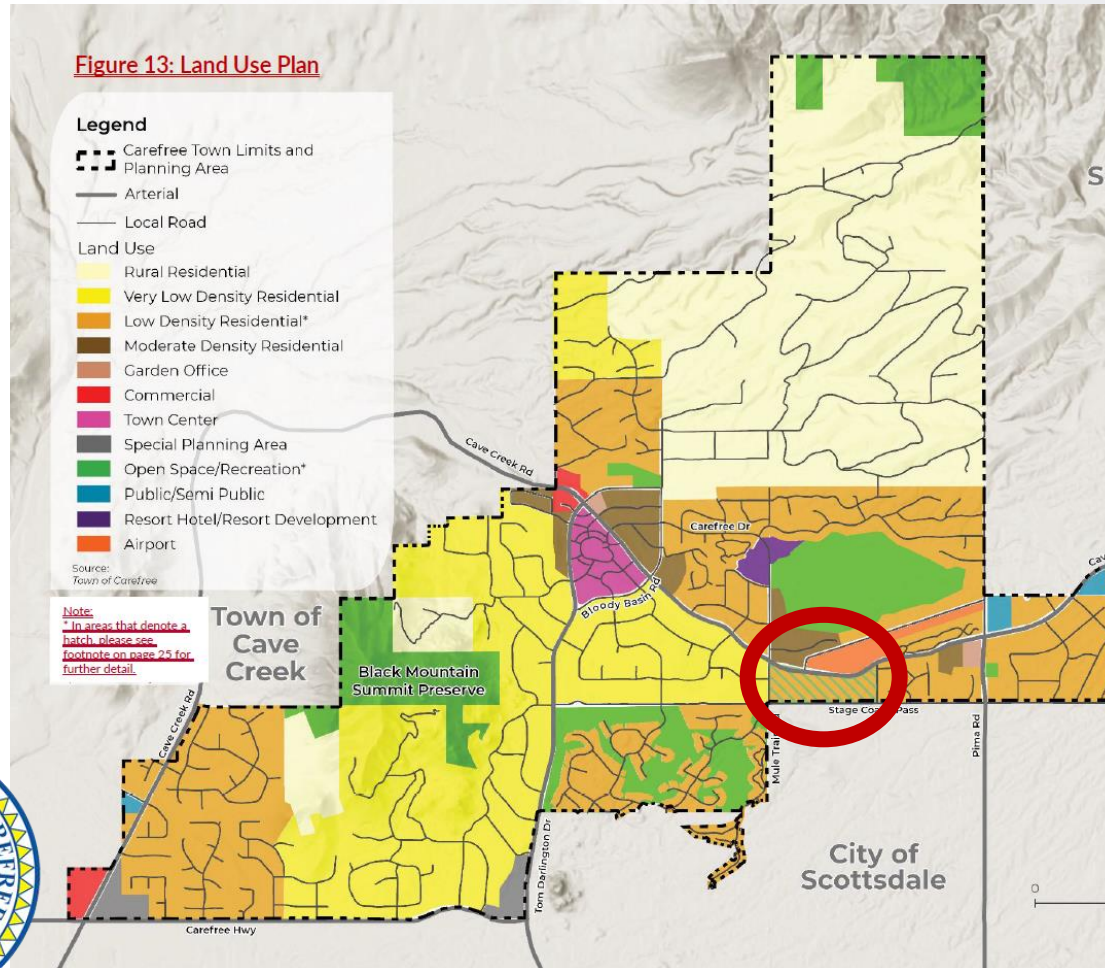
Footnote

† See "Type of Open Space" on page 40 for more detailed descriptions of each open space land use type. In areas that denote a hatch of two land use types, either land use type may be acceptable based on a formal zoning

General Plan – Public Hearing Draft

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ASLD/stronger commitment to OS

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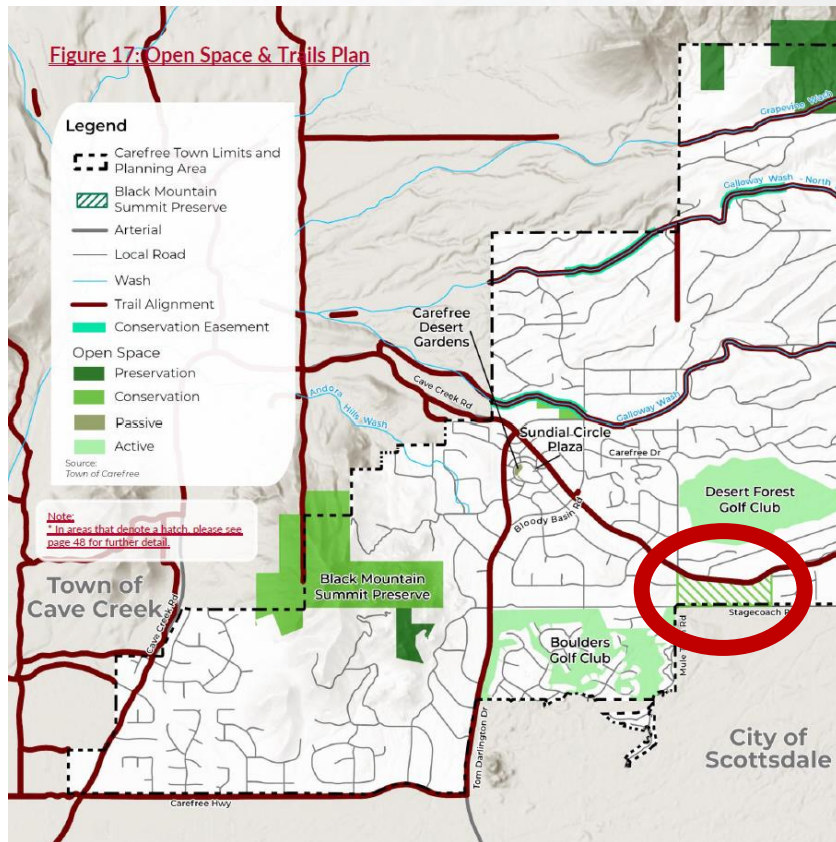
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General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

What does the draft General Plan Say...



Open Space & Trails Framework

The Open Space & Trails Framework establishes a foundation for working towards a comprehensive long-term solution for community open space. Recognizing the importance of open space to the community, this framework identifies four types of open space that cater to the various needs of the Town and desires of community members which were identified through the public outreach process. While all of these open space types may not currently exist within the Town, the Town desires to evaluate and pursue opportunities to increase open space and recreational resources through the zoning and platting processes, donation, and/or purchase in alignment with the goals, policies and actions established within the Plan.

Types of Open Space

Preservation (Natural) Open Space: Preventing most human usage of land and natural resources. Such areas are predominantly void of physical improvement or human impact, except in association with supporting land management activities like fire management or invasive species removal.

Conservation Open Space: Protecting natural land and resources for use by current and future generations. Such areas may include limited recreation facilities that are secondary to the primary natural environment. Potential supporting and complimentary uses include hiking/biking trails, benches, ramadas, restrooms, and primitive parking areas.

This area denotes State Trust Land. Zoning entitlement for this land currently allows for single-family residential development. This plan does not remove this existing development ability. If through future public auction this land is acquired at market value for the benefit of Carefree, this hatch reflects the intent to dedicate this land as Conservation Open Space.

Trails

Trail corridors connecting to adjacent facilities in Cave Creek provide direct connectivity to adjacent regional open spaces and access to Black Mountain. Beyond the trails along the major arterials in the Town, there are three noteworthy washes that traverse or cross Carefree that may allow hiking, biking, and horseback riding if easements are granted by applicable property owners. These washes are within floodplains as delineated by the Federal Emergency Management Agency (FEMA), and they cut across both private property and local streets. The Town of Carefree and Maricopa County Flood Control District regulate development in these FEMA floodplains. The Town additionally regulates development within non-FEMA floodplains to preserve the natural properties of the washes.

48-Acre State Trust Land Parcel

One of the tracts of land desired for preservation through the public outreach process was the approximately 48-acre State Trust Land parcel managed by the Arizona State Land Department, located at the southeast corner of Mule Train Road and Cave Creek Road. The property is currently zoned for single-family residential units, yet there are various strategies that may be used to purchase this property at public auction, preserve this property for open space preservation in the future.

Passive Open Space: In passive-based open space areas, emphasis is placed on enjoyment of a natural resource through placement of supporting and complementary facilities. Passive open space areas may include picnic tables, benches, ramadas, observation areas, educational/performance/play spaces, botanical gardens, walking/running/biking paths or trails, improved parking areas, and restrooms.

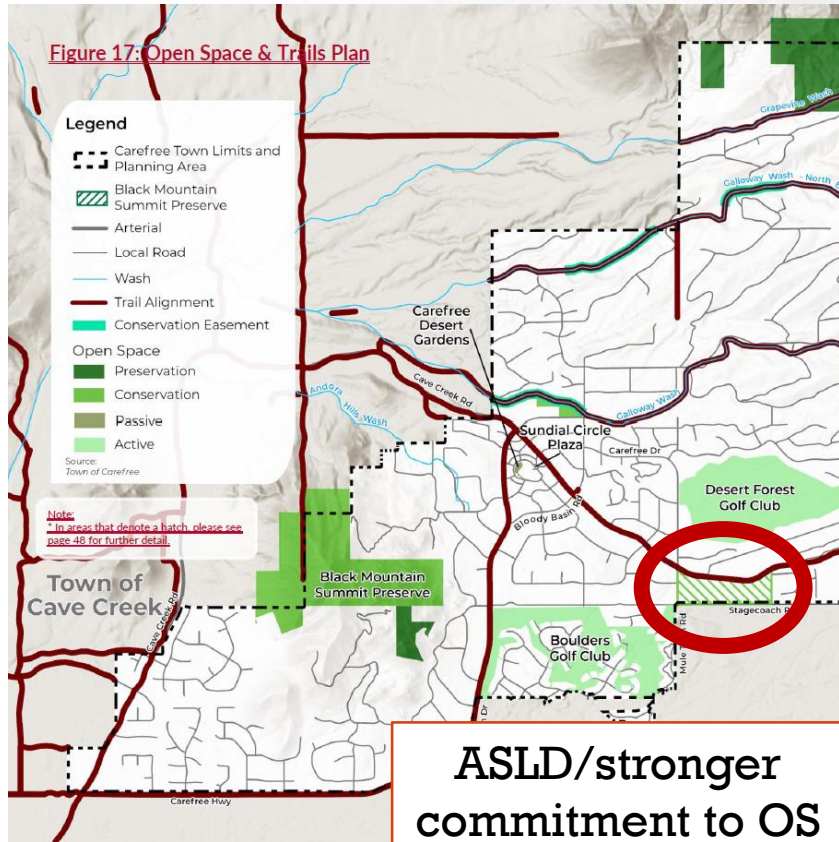
Active Open Space: Active-based open space areas promote physical participation and rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or altogether eliminated. Active-open space areas may include sports fields or courts, concessions, recreation centers, golf courses/-club house, exercise and/or playgrounds, dog parks, walking/running/biking paths or trails, picnic tables, benches, ramadas, paved parking areas and restrooms.

General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

ASLD/stronger commitment to Trust Land

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General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

What does the draft General Plan Say...

- Directly mentions “Open Space” 128 times
- Directly or indirectly specifies 4 goals, 12 policies, and 3 actions that address open space, park, and/or preservation

Goal OE-1: Preserve and protect the Town’s Sonoran Desert environment and its unique geological, ecological, archaeological, and historical sensitive features.

Policies:

1. Protect lands with outstanding preservation ~~or~~and conservation value through a community-based acquisition process or direct dedication by the respective property owner as part of an integrated Town-wide open space system.
 - a. As part of the Town’s commitment to ecosystem protection, acquire select properties for preservation or conservation while balancing local social interests with the financial capacity of the Town.
2. Continue the policy of limiting the total amount of disturbed area on private property.
3. Preserve archeological and historical features found within the Town limits, especially in the northern most part of Carefree where important archaeological sites are known to exist.
4. Continue to support the preservation of the Black Mountain summit.
5. Support the efforts of regional entities and other communities to preserve the Tonto National Forest and other nearby regionally significant natural resources.
6. ~~Support~~ Collaborate with the land conservation and management efforts of the Desert Foothills Land Trust, Carefree Park, and other like-minded non-profit organizations.

Issue & Concerns

- Stronger commitment to supporting open space in general
- Stronger commitment to fund 48-acre acquisition
- Stronger commitment to supporting Carefree Park
- ASLD Comment Letter

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**stronger
commitment to
Carefree Park**

General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

What does the draft General Plan Say...

■ Goal OE-2: Increase inventory of passive and active open space throughout the Town to promote a healthy lifestyle and improve the well-being of residents and visitors.

Policies:

1. ~~As resources are available, continue to e~~ Evaluate the passive and active open space and recreation needs of the Town and potential sites for acquisition through a variety of means, including partnering, dedications, donations, easements, and purchase.
 - a. Decisions for acquisition of property shall be based on a specific defined public purpose/benefit; the identification of acquisition, operation, and maintenance funding sources; and/or the prevalence of significant environmentally sensitive features, such as ~~a~~ major washes and floodplains, rock outcroppings, stands of native vegetation, archeological features, wildlife habitat and corridors, and erosion protection.
 - b. Recognize the wide range, variety, and functions of open spaces and continue to include all types in designation and acquisition efforts.
2. ~~Responsibly m~~ Manage and maintain public open space areas designated on the Future Land Use Plan for the use and enjoyment of Carefree residents and visitors.
 - a. Prioritize the management, programming, and maintenance of the Carefree Desert Gardens to provide a safe, accessible, and healthy year-around amenity to residents and visitors.
3. ~~Continue to a~~ Assess and prioritize the development of safe public access to appropriate open space or conservation areas.
4. Work with the Maricopa Association of Governments, Maricopa County and surrounding communities to support establishment of appropriate regional open space and recreation connections (i.e. hiking and bicycle trail corridors) in Carefree.

Issue & Concerns

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General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

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**stronger
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General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

What does the draft General Plan Say...

OSA-B	The Town shall investigate the formation of <u>will form</u> an Open Space Board <u>Stakeholder Advisory Committee</u> to coordinate, investigate, and advise on all aspects of open space identification, prioritization, funding, acquisition, and maintenance. Encourage broad representation on the Board from the community.
OSA-C	<u>Through a public process, and with the assistance of the Open Space Stakeholder Advisory Committee,</u> E evaluate the desirability, amount, and administration of a dedicated funding source in the Town budget necessary for open space evaluation, expansion, and maintenance of existing and/or future areas. Pursue <u>all</u> innovative sources of funding, such as donated funds, state and federal funding, grant opportunities, and corporate contributions.
OSA-D	<u>Through a public process, and with the assistance of the Open Space Stakeholder Advisory Committee,</u> P prepare an Open Space Designation and Acquisition Strategic Plan to identify and prioritize appropriate locations for open spaces of all types. Set forth realistic recommendations based on community values and applicable metrics, including but not limited to land ownership, appraised land value, ecosystem health, sensitive land status, wildlife corridors, view corridors, accessibility, as well as recreation applicability and need. a <u>1</u> - Continue to focus on open space acquisition and management efforts of land in the northern portions of the Town as well as the 48-acre State Trust Land parcel. Utilize the Open Space Board to work in conjunction with likeminded agencies and non-profits such as the d <u>D</u> esert Foothills Land Trust, Carefree Park, and other interested groups or residents to define a strategy for funding, acquiring, and preserving these properties in perpetuity.

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General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

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stronger
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General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land Discussion – Brief Summary

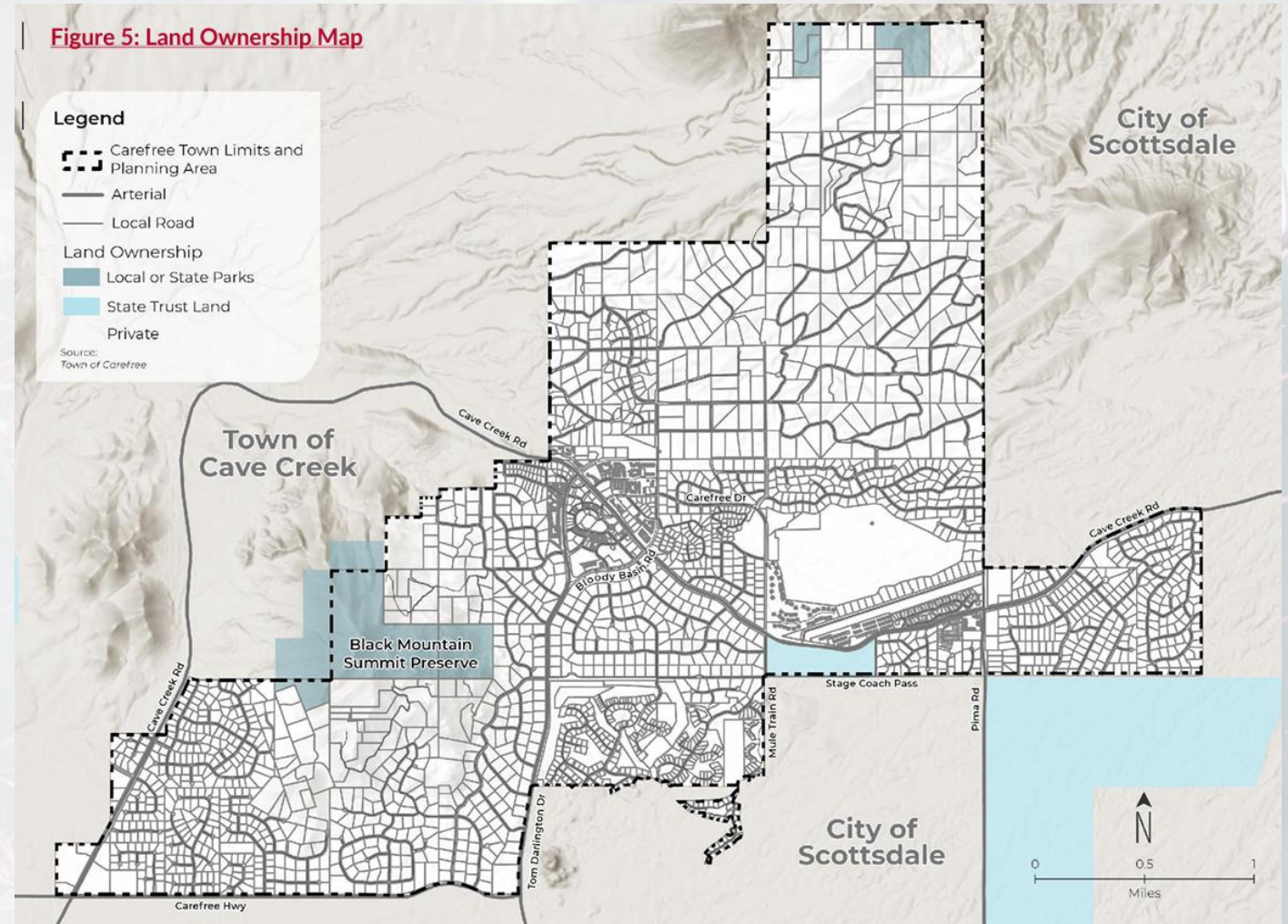
- During PZ Commission Work Sessions no direct edits were provided.
- Residents did reemphasize their desire to strongly support open space and Carefree Park.
- PZ Commission encouraged residents to share any specific edits that would help to achieve “strongly support”. In response, comments were shared via email in regard to more strongly supporting open space.



General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- On page 18, Figure 5 labels the land Carefree owns in the north as “Local Park.” As we’ve stated before, this land is inaccessible to the public. It is also a **Preserve, NOT a park**. There is a significant difference and so for those two reasons, it must not be labeled as Local Park.
- **Response:** Agree, legend on map is incorrect and should be updated to reflect land ownership (i.e. Maricopa County, Town of Carefree, and private)



General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- On Page 39, there is a statement alluding to a Master Plan for 50 Acres becoming an accessible park. As far as we are aware, the Town does not have such a Master Plan. And in fact, DFLT has made it abundantly clear that this land will “not be accessible in our lifetime.” The only access is through private land, and the petroglyphs are so archaeologically sensitive that they cannot risk it being open to the public.
- ..in general, the word “envisioning” is mentioned several times on page 39. This is a meaningless word that we feel should be replaced with a stronger, more committing word. “Will” or “Shall”
- **Response:** Agree, this page should only focus on existing conditions



Existing Conditions

Existing Open Space Inventory

Black Mountain Summit Preserve

The Black Mountain Summit Preserve is the largest area of reserved open space in Carefree. The preserve is an area of regional conservation owned and managed by Maricopa County, with about 175 acres within Carefree's jurisdiction. There is a trail that leads to the summit of the peak that can be accessed in Cave Creek at the end of School House Road.

Town-Owned Open Space

The Town of Carefree owns approximately 50 acres along the edge of the municipal limits north of Grapevine Wash. These areas have been intentionally set aside for the preservation of open space in the foothills of Continental Mountain. At the present time this land is not accessible to the general public, however, a master plan for access is envisioned with adjoining lands acquired by the Desert Foothills Land Trust to create an inclusive trail system for residents and visitors to enjoy.

Carefree Desert Gardens

In the Carefree Town Center near the Sundial resides the Carefree Desert Gardens. There are a variety of features in the Desert Gardens, including botanical gardens, two playground-facilities playground and water play equipment, an outdoor amphitheater, restrooms, fountains, botanical gardens, walkways, ramadas, and art sculptures. Carefree Desert Gardens is accessible to the nearby residential areas via pedestrian and bicycle connections. It is also located less than 4 miles from the most distant subdivisions.

Sundial Circle Plaza

Serving as the focal point of the Town Center, the Sundial Circle Plaza has been the home of the Carefree Sundial since 1959. It is currently claimed to be the third largest sundial in the Western Hemisphere, measuring over 90 feet in diameter. The plaza is frequently incorporated into local events that take place in the Town Center.

Carefree/Cave Creek Memorial Cemetery

The Carefree/Cave Creek Memorial Cemetery is owned and managed by the Town of Carefree. The approximately 2.5 acres of the cemetery is considered open space because of its natural setting.

Golf Courses

Desert Forest Golf Club

Desert Forest Golf Club is a private golf and country club that features a full 18-hole golf course in the middle of Carefree. While only open for members, the land of the golf course does serve as an important and large area of open space within the Carefree Town Limits as it blends into the natural environment. Another unique aspect is the encouragement from the club for golfers to walk the course, minimizing the use of golf carts.

Boulders Golf Club

The Boulders Club is another golf course that sits at the southern edge of Carefree. Only 9 of the 36 holes of the two golf courses are within the Town Limits. It is a semi-private country club and golf course that serves as another important open space area by blending into the natural environment in Carefree.

Desert Foothills Land Trust

Committed to preservation of areas unique to the Upper Sonoran Desert ecosystem, the Desert Foothills Land Trust (DFLT) was established in 1991. Since then, the organization has preserved over 1,100 acres protected in perpetuity to ensure the land remains in a natural state. DFLT owns multiple parcels of land within the Town including larger parcels along Galloway Wash and north of Grapevine Wash around the Town owned open space in this area. Additional parcels include land north of the Town's Planning Area along Continental Mountain, as well as ridgelines along Black Mountain connecting adjacent County owned land to the Black Mountain Summit Preserve. At the present time this land is not accessible to the general public however, a master plan for access is envisioned with adjoining Town-Owned Open Space to create an inclusive trail system for residents and visitors to enjoy.

General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- On page 48, in the State Land box on the top right, we would like to see this rewritten to include: “The Town of Carefree, in conjunction with the 501(c)3 organization Carefree Park are committed to working in cooperation with Federal and State agencies to acquire these 48 acres at public auction and to create a park for residents to enjoy.”
- **Response:** Based on the ASLD letter, we worked directly with their staff to land on language they would accept.




Open Space & Trails Framework

The Open Space & Trails Framework establishes a foundation for working towards a comprehensive long-term solution for community open space. Recognizing the importance of open space to the community, this framework identifies four types of open space that cater to the various needs of the Town and desires of community members which were identified through the public outreach process. While all of these open space types may not currently exist within the Town, the Town desires to evaluate and pursue opportunities to increase open space and recreational resources through the zoning and platting processes, donation, and/or purchase in alignment with the goals, policies and actions established within the Plan.

Types of Open Space

Preservation (Natural) Open Space:
Preventing most human usage of land and natural resources. Such areas are predominantly void of physical improvement or human impact, except in association with supporting land management activities like fire management or invasive species removal.

Conservation Open Space:
Protecting natural land and resources for use by current and future generations. Such areas may include limited recreation facilities that are secondary to the primary natural environment. Potential supporting and complimentary uses include hiking/biking trails, benches, ramadas, restrooms, and primitive parking areas.

 This area denotes State Trust Land. Zoning entitlement for this land currently allows for single-family residential development. This plan does not remove this existing development ability. If through future public auction this land is acquired at market value for the benefit of Carefree, this hatch reflects the intent to dedicate this land as Conservation Open Space.

Trails

Trail corridors connecting to adjacent facilities in Cave Creek provide direct connectivity to adjacent regional open spaces and access to Black Mountain. Beyond the trails along the major arterials in the Town, there are three noteworthy washes that traverse or cross Carefree that may allow hiking, biking, and horseback riding if easements are granted by applicable property owners. These washes are within floodplains as delineated by the Federal Emergency Management Agency (FEMA), and they cut across both private property and local streets. The Town of Carefree and Maricopa County Flood Control District regulate development in these FEMA floodplains. The Town additionally regulates development within non-FEMA floodplains to preserve the natural properties of the washes.

48-Acre State Trust Land Parcel

One of the tracts of land desired for preservation through the public outreach process was the approximately 48-acre State Trust Land parcel-managed by the Arizona State Land Department, located at the southeast corner of Mule Train Road and Cave Creek Road. The property is currently zoned for single-family residential units, yet there are various strategies that may be used to purchase this property at public auction preserve this property for open space preservation in the future.

General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

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Types of Open Space

Preservation (Preventing major impacts, except activities like

Conservation (Protecting natural resources for future generations. Support activities like benches, ramadas,

This area does not currently allow public auction. Carefree, this area is currently in Conservation

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General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- On Page 52, OE-1 Item 3 states: "preserving important historical and archaeological features" and "particularly the northern region with important petroglyphs." We would like to see added: "and the 48-acre State Land Parcel where the historically significant Stoneman Road Military Trail Segment is still visible..."
- **Response:** This is a thoughtful comment and brings to light the potential for other unknown important historical and archaeological features within the community, so it may be more appropriate to simply end this policy at "town limits."

Open Space & Environmental Stewardship Goals & Policies

Goal OE-1: Preserve and protect the Town's Sonoran Desert environment and its unique geological, ecological, archaeological, and historical sensitive features.

Policies:

1. Protect lands with outstanding preservation ~~or~~and conservation value through a community-based acquisition process or direct dedication by the respective property owner as part of an integrated Town-wide open space system.
 - a. As part of the Town's commitment to ecosystem protection, acquire select properties for preservation or conservation while balancing local social interests with the financial capacity of the Town.
2. Continue the policy of limiting the total amount of disturbed area on private property.
3. Preserve archeological and historical features found within the Town limits, especially in the northern most part of Carefree where important archaeological sites are known to exist.
4. Continue to support the preservation of the Black Mountain summit.
5. Support the efforts of regional entities and other communities to preserve the Tonto National Forest and other nearby regionally significant natural resources.
6. Support Collaborate with the land conservation and management efforts of the Desert Foothills Land Trust, Carefree Park, and other like-minded non-profit organizations.



General Plan – Public Hearing Draft

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General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- On Page 53, OE2 1a should include “historical significance”
- **Response:** The term “archeological features” was used to capture all types of past activity, but we can add “historical significance” for further clarity.

■ Goal OE-2: Increase inventory of passive and active open space throughout the Town to promote a healthy lifestyle and improve the well-being of residents and visitors.

Policies:

1. ~~As resources are available, continue to e~~Evaluate the passive and active open space and recreation needs of the Town and potential sites for acquisition through a variety of means, including partnering, dedications, donations, easements, and purchase.
 - a. Decisions for acquisition of property shall be based on a specific defined public purpose/benefit; the identification of acquisition, operation, and maintenance funding sources; and/or the prevalence of significant environmentally sensitive features, such as; major washes and floodplains, rock outcroppings, stands of native vegetation, archeological features, wildlife habitat and corridors, and erosion protection.
 - b. Recognize the wide range, variety, and functions of open spaces and continue to include all types in designation and acquisition efforts.
2. ~~Responsibly m~~Manage and maintain public open space areas designated on the Future Land Use Plan for the use and enjoyment of Carefree residents and visitors.
 - a. Prioritize the management, programming, and maintenance of the Carefree Desert Gardens to provide a safe, accessible, and healthy year-around amenity to residents and visitors.
3. ~~Continue to a~~Assess and prioritize the development of safe public access to appropriate open space or conservation areas.
4. Work with the Maricopa Association of Governments, Maricopa County and surrounding communities to support establishment of appropriate regional open space and recreation connections (i.e. hiking and bicycle trail corridors) in Carefree.



General Plan – Public Hearing Draft

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b. Record design
2. **Responsible** the use
a. Prior provisions
3. **Continued** conservation areas.
4. Work with the Maricopa Association of Governments, Maricopa County and surrounding communities to support establishment of appropriate regional open space and recreation connections (i.e. hiking and bicycle trail corridors) in Carefree.



General Plan – Public Hearing Draft

Community Park/48-Acre State Trust Land – Comments/Response

- Include a second goal stating that the town shall or will, to the best of its abilities, work to acquire open spaces that are accessible to the public. The policy will be to achieve this by working in collaboration with private and public entities to the best of its abilities.
- **Response:** We respectfully believe that Goal OE-2, including associated policies, directly addresses this statement.

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General Plan – Public Hearing Draft

Carefree Water Company

Issues & Concerns (60-Day Review)

- Want to change composition of board (resident oversight committee)
- Report on water demand of proposed projects (if rezone requires net additional water demand, project must provide Town with the necessary additional CAP allocation to support)
- Major water projects (require loan or sale of revenue bonds) presented to residents for a vote
- Ground water is not potable, must be treated or blended



General Plan – Public Hearing Draft

Additional Consideration

Per Arizona Revised Statutes Section 48-705A

- At the time of formation of Carefree UCFD, the board composition was set to be Mayor and Council, ex officio, there is no ability to change it.
- Any revised board structure (i.e. mayor, one councilmember, and 5 elected residents) is not permitted by the CFD Act, and in any event, we still can't change the Carefree UCFD District Board composition.
- The only limited circumstances where board composition could be changed was for certain CFDs formed after August 9, 2017. The law was changed in 2021 and CFDs formed after August 9, 2017 could do a "one-time" CFD board reconciliation in accordance with Arizona Revised Statutes Section 48-729. So...yes, in certain circumstances a CFD board composition could be changed, but not in the case of Carefree UCFD.

Per Arizona Revised Statutes Section 48-720

- With respect to sending any future Carefree UCFD revenue bond issuance to an election, there is no statutory authority for the District Board to conduct a revenue bond election. There is a variety of Arizona caselaw concluding a municipal corporation, such as the Carefree UCFD, is an entity created by the state and does not possess greater powers than those delegated to the municipal corporation by the constitution and general laws of the state.

General Plan – Public Hearing Draft

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General Plan – Public Hearing Draft

Carefree Water Company

What does the draft General Plan Say...

Table 10: CFWC Build-Out Water Demand (1)(REPLACED)

	Water Demand Acre Feet (AF)		
Existing Demand (2024)	1,339.11		(1) Includes calculation of build-out water for the newly expanded CFWC service area.
Future Development (At Build-Out)			(2) Includes NEC Cave Creek Road & Cave Highway, NWC Tom Darlington Drive Highway, State Trust Land, SEC Pin Cave Creek Road.
• Currently Vacant Single-Family Lots	129.15		
• Unbuilt Platted Subdivisions	54.47		
• Large Undeveloped Parcels ⁽²⁾	Low Est. ⁽³⁾	High Est. ⁽³⁾	(3) Low and High estimates account for variability in the type of development that may occur in association with this plan.
	31.02	79.74	
Total Water Demand at Build-Out	1,553.75	1,602.47	(4) Water "Buffer" reflects the estimate between Total Water Supply Available and Total Water Demand at Build-Out.
Total Water Supply Available (see Table 9)	2,178.00	2,178.00	
Water Supply "Buffer" ⁽⁴⁾	624.25	575.53	

Adequacy of Water Supply

The build-out water demand for the CFWC has been shown in Table 10 above. "High" and "low" range scenarios have been established to acknowledge the uncertainties associated with the development of the few remaining undeveloped large parcels within Carefree. Even under the "high" build-out water demand scenario, Carefree is in a strong position of having a water supply "buffer" as we move into the future.

The build-out water demand shown in Table 10 above (1,562.43 AF/year) compares favorably to the Water Supply/Water Rights shown in Table 9 (2,178 AF/year). This puts Carefree in a strong position of having a water supply "buffer" as we move into the future.

This "buffer" fits well into Carefree's current focus of protecting water supplies for the Town's existing residents and businesses while selectively encouraging appropriate new commercial development that will bolster the Town's sales-tax driven revenue stream. Much of the vision for new commercial development is expected to occur within two areas; 1) on the few remaining large undeveloped parcels within Carefree, and 2) on parcels in and around the downtown core based on redevelopment and revitalization. This water supply "buffer" has the potential of allowing the flexibility needed to evaluate a variety of end users on a case by case basis.

The positives associated with having this water supply tempered based upon the water supply situation that exists. The 20+ year drought in the Colorado River watershed all water supplies in the desert southwest and keeps water resources wisely.

So much so, that the CFWC/UCFD Board of Directors emphasize the wise use of our current water supplies under reasonable back-ups that do not put our local aquifer

One such effort that Carefree is participating in is the Verde River. This would allow floodwaters that would be captured and put to beneficial use. This Bartle focused two important points 1) "backing-up" Arizona reducing Arizona's dependence on groundwater.

One other ADWR regulatory footnote has an impact within Carefree. Once Carefree's expected build-out CAP M&I allocation (1,678 AF/year) no additional subdivisions will not be approved that rely upon could change based upon a detailed analysis of the of analysis has not been performed nor approved.

CAP Water Rights

All CAP water rights are derived from contractual arrangements among the CAP water user (in our case the CFWC), the U.S. Bureau of Reclamation, and the CAP. As noted in Table 9, there are different types of CAP water rights, or allocations, reflecting different delivery priorities when the Colorado River and the CAP are in shortage conditions. Municipal and Industrial (M&I) water generally has a high priority for delivery through the CAP canal even under shortage conditions. Non-Indian Agricultural Water (NIA) on the other hand, has a fairly low priority for delivery through the CAP under shortage conditions and is one of the first types of water to be reduced when shortage conditions exist.

Both of CFWC's Treatment and Transportation Agreements (Scottsdale's and Cave Creek's) have a maximum limit on the total volume of CAP water each entity will treat for Carefree. That maximum limit for both entities is 2,000 AF per year, for a combined total treatment capacity of 4,000 AF annually, significantly more than our current annual CAP allocation of 1,790 AF which includes 112 AF of NIA Water allocation.

Groundwater Rights

All groundwater pumped for use by the CFWC comes from our local aquifer; the Carefree Subbasin. All of Carefree's wells pre-date the Groundwater Management Act of 1980 and have grandfathered usage rights. While this condition provides CFWC with greater flexibility in the manner it utilizes groundwater, it does not eliminate the need to protect the long term health of the Carefree Subbasin. For example, if all of CFWC's wells were to run at maximum capacity for a full year, they would be capable of producing 3,400 AF, about 2-1/2 times Carefree's annual water demand including our newly expanded service areas. This is an extreme scenario which is unlikely to ever occur, but it does point to the fact that during emergency situations, Carefree's wells could be used to meet most, if not all, of our potable demand. If this type of emergency were to occur, the CFWC would most likely look to return to using CAP water as quickly as possible to avoid undue stress on our local aquifer.

It is important to note that the CFWC has available to it 4 potable water production wells. These 4 potable production wells meet all Federal and State drinking water quality standards without any required treatment.

Table 9: CFWC Water Supplies/Water Rights

Water Supply	Type*	Annual Amount (AF)	Notes
CAP Water	M&I	400	Original CAP allocation received in 1990.
	M&I	900	Additional CAP allocation purchased from BHP Copper. Allocation confirmed in 2001.
	NIA	0**	Allocation of 112 AF received in 2021. See footnote below.
	M&I	378	CAP allocation transfer from Cave Creek to support acquisition customers. Transfer approval was obtained in September of 2023.
CAP WATER (TOTAL)		1,678	
GROUNDWATER		500	See groundwater discussion below above. Annual groundwater pumping shown is the maximum non-emergency volume established in the Scottsdale Treatment and Transportation Agreement.
TOTAL WATER SUPPLY		2,178	

*M&I = Municipal and Industrial Water, NIA = Non-Indian Agricultural Water

** Because CAP NIA water is one of the first CAP supplies to be cutback in times of shortages on the Colorado River, for purposes of this analysis, it will be assumed to be unavailable as a CFWC supply until a "back-up" has been identified for use during shortage conditions.

General Plan – Public Hearing Draft

Carefree Water Company

What does the draft General Plan Say...

water demand

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Total Water Supply Available (see Table 9)	2,178.00	2,178.00
Water Supply "Buffer" ⁽⁴⁾	624.25	575.53

- (1) Includes calculation of build-out water demand for the newly expanded CFWC service area.
- (2) Includes NEC Cave Creek Road & Cave Creek Highway, NWC Tom Darlington Drive Highway, State Trust Land, SEC Pin Cave Creek Road.
- (3) Low and High estimates account for variability in the type of development that may occur in association with this plan.
- (4) Water "Buffer" reflects the estimate between Total Water Supply Available and Total Water Demand at Build-Out.

Adequacy of Water Supply

The build-out water demand for the CFWC has been shown in Table 10 above. "High" and "low" range scenarios have been established to acknowledge the uncertainties associated with the development of the few remaining undeveloped large parcels within Carefree. Even under the "high" build-out water demand scenario, Carefree is in a strong position of having a water supply "buffer" as we move into the future.

The build-out water demand shown in Table 10 above (1,562.43 AF/year) compares favorably to the Water Supply/Water Rights shown in Table 9 (2,178 AF/year). This puts Carefree in a strong position of having a water supply "buffer" as we move into the future.

This "buffer" fits well into Carefree's current focus of protecting water supplies for the Town's existing residents and businesses while selectively encouraging appropriate new commercial development that will bolster the Town's sales-tax driven revenue stream. Much of the vision for new commercial development is expected to occur within two areas; 1) on the few remaining large undeveloped parcels within Carefree, and 2) on parcels in and around the downtown core based on redevelopment and revitalization. This water supply "buffer" has the potential of allowing the flexibility needed to evaluate a variety of end users on a case by case basis.

The positives associated with having this water supply buffer are tempered based upon the water supply situation that exists. The 20+ year drought in the Colorado River watershed has reduced all water supplies in the desert southwest and keeps water resources wisely.

So much so, that the CFWC/UCFD Board of Directors has increased the Supply Fee that all future development must contribute to bolster our efforts to keep Carefree's water future secure. We emphasize the wise use of our current water supplies during shortage conditions, such as our Colorado River supply, and maintain reasonable back-ups that do not put our local aquifer at risk.

One such effort that Carefree is participating in is the Verde River. This would allow floodwaters that would otherwise be captured and put to beneficial use. This Bartle focused two important points 1) "backing-up" Arizona water rights reducing Arizona's dependence on groundwater.

One other ADWR regulatory footnote has an impact within Carefree. Once Carefree's expected build-out CAP M&I allocation (1,678 AF/year) no additional supply is available, subdivisions will not be approved that rely upon groundwater. This could change based upon a detailed analysis of the water supply situation. An analysis has not been performed nor approved.

CAP Water Rights

All CAP water rights are derived from contractual arrangements among the CAP water user (in our case the CFWC), the U.S. Bureau of Reclamation, and the CAP. As noted in Table 9, there are different types of CAP water rights, or allocations, reflecting different delivery priorities when the Colorado River and the CAP are in shortage conditions. Municipal and Industrial (M&I) water generally has a high priority for delivery through the CAP canal even under shortage conditions. Non-Indian Agricultural Water (NIA) on the other hand, has a fairly low priority for delivery through the CAP under shortage conditions and is one of the first types of water to be reduced when shortage conditions exist.

Both of CFWC's Treatment and Transportation Agreements (Scottsdale's and Cave Creek's) have a maximum limit on the total volume of water each entity will treat for Carefree. That maximum limit for both entities is 2,000 AF per year, for a combined total treatment capacity of 4,000 AF annually, significantly more than our current annual CAP allocation of 1,790 AF which includes 112 AF of NIA Water allocation.

water quality

Groundwater Rights

All groundwater pumped for use by the CFWC comes from our local aquifer; the Carefree Subbasin. All of Carefree's wells pre-date the Groundwater Management Act of 1980 and have grandfathered usage rights. While this condition provides CFWC with greater flexibility in the manner it utilizes groundwater, it does not eliminate the need to protect the long term health of the Carefree Subbasin. For example, if all of CFWC's wells were to run at maximum capacity for a full year, they would be capable of producing 3,400 AF, about 2-1/2 times Carefree's annual water demand including our newly expanded service areas. This is an extreme scenario which is unlikely to ever occur, but it does point to the fact that during emergency situations, Carefree's wells would be used to meet most, if not all, of our potable water demand. If this type of emergency were to occur, the CFWC would most likely look to return to using CAP water as quickly as possible to avoid undue stress on our aquifer.

It is important to note that the CFWC has available to it 4 potable water production wells. These 4 potable production wells meet all Federal and State drinking water quality standards without any required treatment.

Table 9: CFWC Water Supplies/Water Rights

Water Supply	Type*	Annual Amount (AF)	Notes
CAP Water	M&I	400	Original CAP allocation received in 1990.
	M&I	900	Additional CAP allocation purchased from BHP Copper. Allocation confirmed in 2001.
	NIA	0**	Allocation of 112 AF received in 2021. See footnote below.
	M&I	378	CAP allocation transfer from Cave Creek to support acquisition customers. Transfer approval was obtained in September of 2023.
CAP WATER (TOTAL)		1,678	
GROUNDWATER		500	See groundwater discussion below above. Annual groundwater pumping shown is the maximum non-emergency volume established in the Scottsdale Treatment and Transportation Agreement.
TOTAL WATER SUPPLY		2,178	

*M&I = Municipal and Industrial Water, NIA = Non-Indian Agricultural Water

** Because CAP NIA water is one of the first CAP supplies to be cutback in times of shortages on the Colorado River, for purposes of this analysis, it will be assumed to be unavailable as a CFWC supply until a "back-up" has been identified for use during shortage conditions.

General Plan – Public Hearing Draft

Carefree Water Company

What does the draft General Plan Say...

■ Goal OE-8: Promote and protect a high-quality, abundant, and long-term dependable water supply that meets or exceeds federal and state regulatory requirements.

Policies:

1. Continue to monitor water sources to ensure that quality potable water is available for distribution to local residences and businesses.
 - a. Participate in regional and local strategies, programs, and efforts to ensure sustainable water supplies in the area.
 - b. Work with Salt River Project (SRP), Central Arizona Project (CAP), and other municipal agencies to create additional water capacity and allocations using the Verde River Watershed by increasing the capacity of nearby Bartlett Lake.
 - c. Explore the economic benefits and feasibility of acquiring treated effluent for direct or indirect use from other sources outside the planning area.
2. ~~Continuously model~~ Monitor water demand within the Town municipal planning area to ensure it can meet current, committed, and future projected population and use demands.
 - a. Review development proposals to ensure that they will not result in potential adverse impacts to the Town's water resources portfolio or to the physically available water supplies.
 - b. Ensure new developments possess water resources to serve planned uses.
 - c. Support the implementation of approved Water Supply Fee Policy Statement No. 4) which requires review for potential water supply requirements of any project that has an annual water demand greater than 15 AF. Require development with large water demand to provide the Town with water rights associated with the land being developed.
3. Support the land use designations on the General Plan Future Land Use map, which encourage low density residential uses in the majority of the Town.
4. Support the efforts of the Carefree Water Company to protect water lines from breakage and infiltration of contaminants.

OSA-G	Revise detailed water use studies so that an updated water resource plan can be made available to the Town. <u>a1</u> - Ensure a detailed water budget is included for the Town that explains best available information to the public regarding the water supply and existing and projected water demand for developed and undeveloped parcels.
OSA-H	On a routine basis (i.e. annual or bi-annual), ensure the Carefree Water Company provides a report to the Planning and Zoning Commission and Town Council on the supply and demand for water within the Town.
OSA-I	Prepare a Drought Management Plan, <u>consistent aligned</u> with the Arizona Drought Preparedness Plan, to outline water reduction and conservation measures during drought conditions.

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water
resources

General Plan – Public Hearing Draft

Carefree Water Company Discussion – Brief Summary

- Residents acknowledged and respected Arizona Revised Statutes and the limitations they provide relative to operation and management of the Carefree Water Company.
- While residents understood the composition of the Board cannot be changed, follow-up suggestions focused on the creation of a resident water advisory committee.
- Residents also expressed concern about water rate price gouging.
- In response, Planning and Zoning Commission requested additional information on comparison water rates.



General Plan – Public Hearing Draft

Carefree Water Company Discussion – Comments/Responses

- Policy 1.c. was drafted and revised under the context of promoting water conservation. It is a common policy in many General Plans under this application. However, if residents are not comfortable with the wording we can remove it.
 - ***Goal OE-9: Promote water conservation and water reuse.***
 1. ~~Continue to~~ Encourage and assist the Carefree Water Company in identifying opportunities to conserve water and educating the public on water conservation strategies.
 - a. Monitor water use and contact customers when irregular peaks occur in the amount used.
 - b. Promote the use of controlled irrigation methods to reduce over-watering.
 - c. Use a pricing plan that applies higher rates to higher water users to encourage water conservation.
- In response to requests for the creation of a resident water advisory committee, it is suggested to utilize such a committee to assist in the facilitation of Actions OSA-G and OSA-H.



General Plan – Public Hearing Draft

Carefree Water Company Discussion – Comments/Responses

- Policy in ma can r

OSA-G: Revise detailed water use studies so that an updated water resource plan can be made available to the Town.

1- Ensure a detailed water budget is included for the Town that explains best available information to the public regarding the water supply and existing and projected water demand for developed and undeveloped parcels.

2 – Utilize a Town of Carefree Resident Water Advisory Committee to assist in preparing this plan.

OSA-H: On a routine basis (i.e. annual or bi-annual), ensure the Carefree Water Company provides a report to the Planning and Zoning Commission and Town Council on the supply and demand for water within the Town.

1- Utilize a Town of Carefree Resident Water Advisory Committee as an independent reviewer of this report and provide their findings to the Planning and Zoning Commission and Town Council.

- In res committee to assist in the facilitation of actions OSA-G and OSA-H.



Next Steps

- **Events**
 - Council Work Session #2 (April 9)

