



TOWN OF CAREFREE

GENERAL PLAN 10-YEAR UPDATE

Planning & Zoning Commission Work Session

March 11, 2023

Michael Baker

INTERNATIONAL

Meeting Purpose

1. Briefly cover 60-Day review comments
2. Discuss key focus areas and track changes
3. Identify additional discussion areas for future work session
4. Prepare final Public Hearing Document for formal adoption process



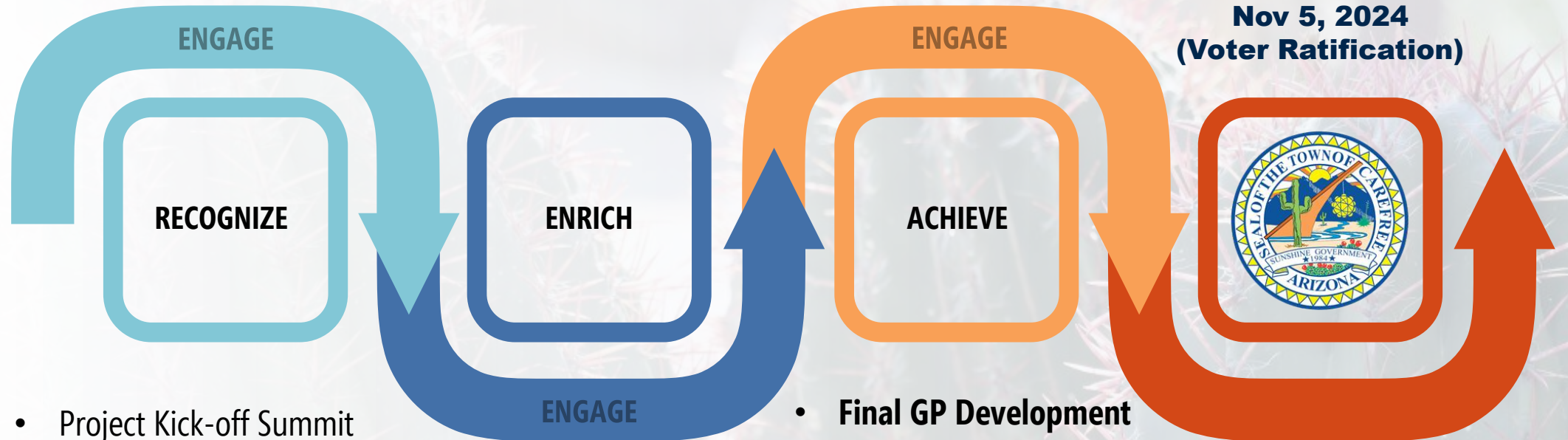
General Plan Process & Progress

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.
 - 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 p.m.
 - Monday, May 13
- Council Public Hearing (Approval) - 5:30 p.m.
 - Tuesday, June 4
- 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

Town of
Carefree
General Plan

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

- *Provide context information for a specific Focus Area*
- *Commissioners will then ask follow-up questions*
- *Following Commissioner discussion, the Chair will then open the floor to residents for questions or comments*
 - *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

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

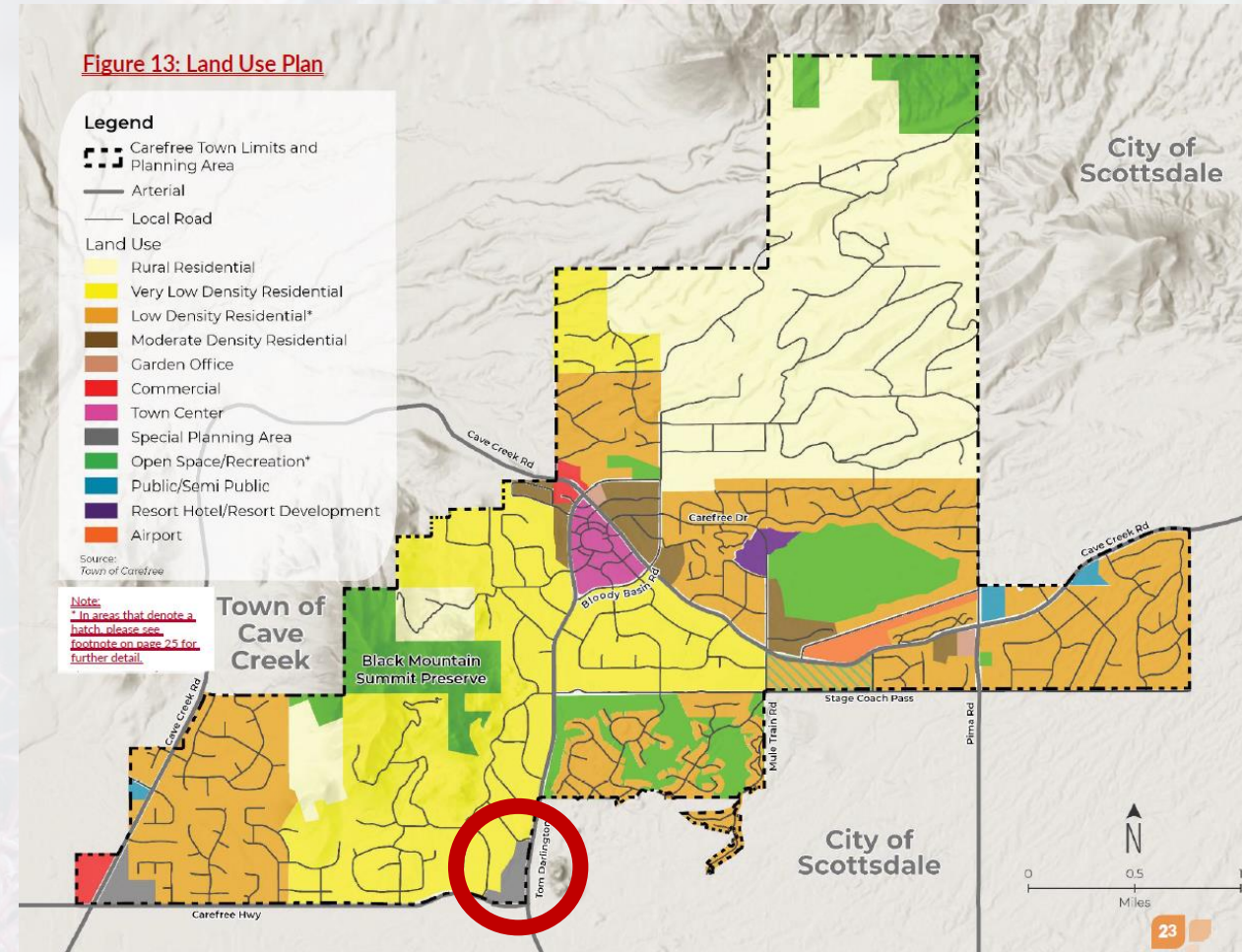


General Plan – Public Hearing Draft

Special Planning Area Designation (NW corner of Tom Darlington and Carefree Highway)

Most Common Issues & Concerns

- Increase traffic/worsen already poor flow and safety conditions
- Negative impact on views
- Increase noise
- Environmental impacts/wash disturbance
- No resident oversight (change zoning back)

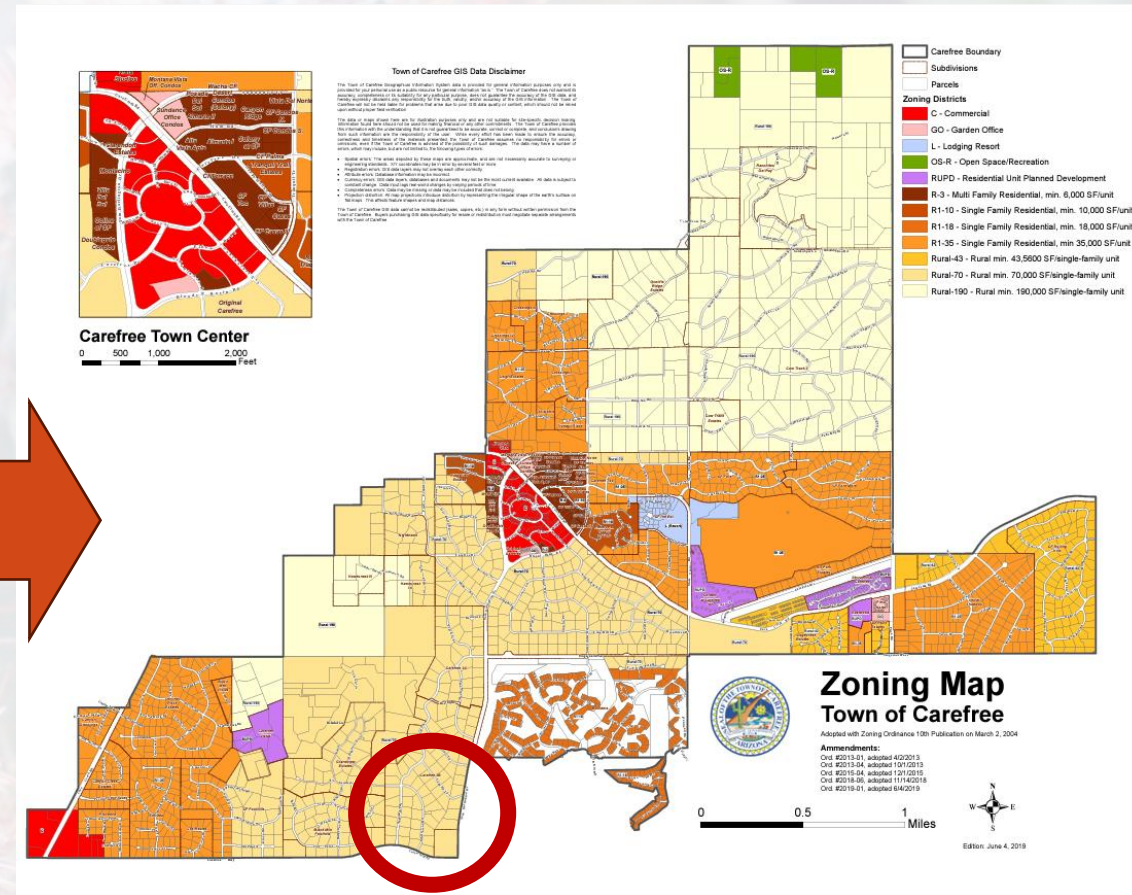
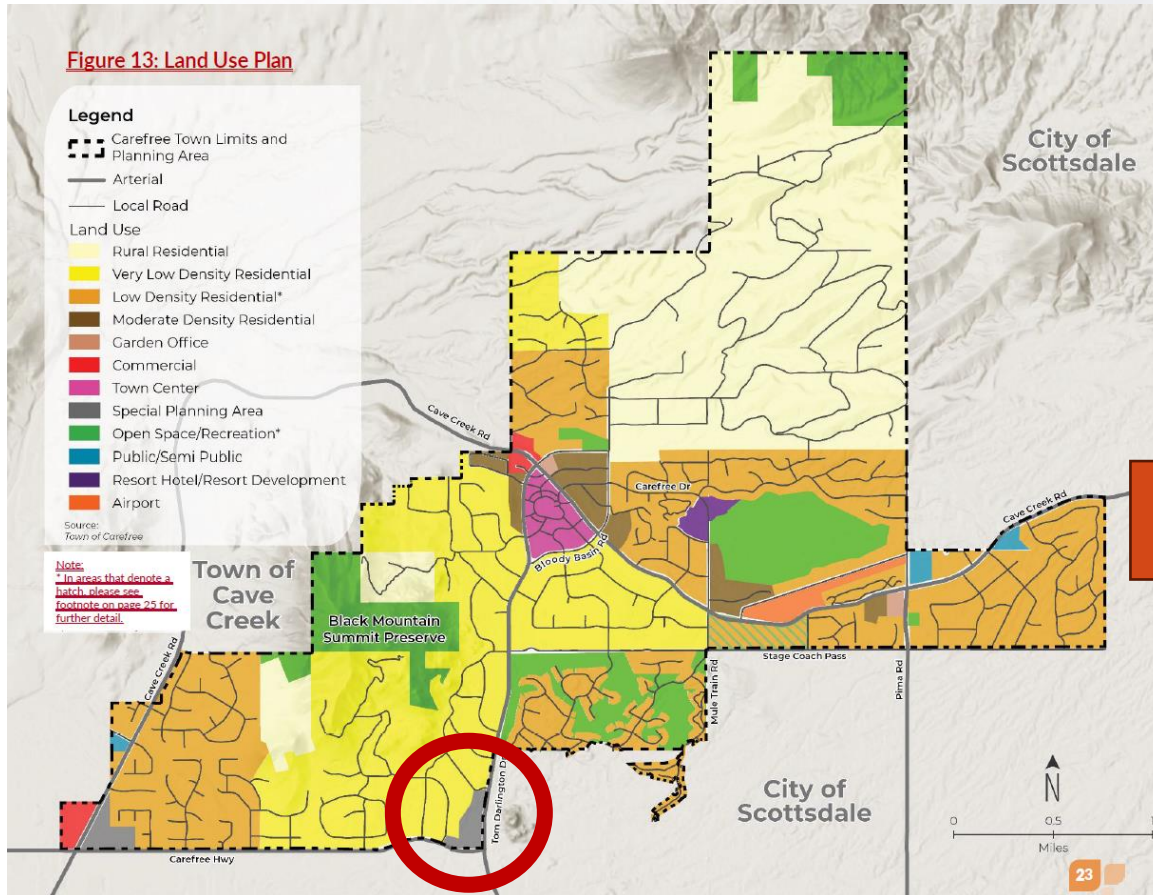


General Plan – Public Hearing Draft

Special Planning Area Designation (NWC of Tom Darlington and Carefree Hwy)

General Plan – SPA Land Use

Zoning – Rural 70 (70,000 SF lots)



General Plan – Public Hearing Draft

Special Planning Area Designation (NW corner of Tom Darlington and Carefree Highway)

Three Approaches to the Future

Development Today	Keep SPA	Revert SPA
<ul style="list-style-type: none">• Zoning is already in place to allow development of single-family residential w/ min. 70,000 SF lots	<ul style="list-style-type: none">• Narrowly and collectively define in GP what we are willing to accept.• Seek to address/mitigate issues and concerns• Ratified GP will be community “receipt” to decision makers	<ul style="list-style-type: none">• Would revert SPA back to Very Low Density Residential• Would remove all mitigating policies currently incorporated into the GP• Future Major GP Amendments may be considered at any time in the future

Most Common Issues & Concerns

- Increase traffic/worsen already poor flow and safety conditions
- Negative impact on views
- Increase noise
- Environmental impacts/wash disturbance
- No resident oversight (change zoning back)



General Plan – Public Hearing Draft

Special Planning Area Designation (NW corner of Tom Darlington and Carefree Highway)

What does the draft General Plan Say...

Northwest Corner of Carefree Highway and Tom Darlington Drive

The area is comprised of approximately 21 acres with frontage along Tom Darlington Drive and/or Carefree Highway. While the property is currently zoned for low-density residential and thus can develop in this manner, given the proximity to more intense uses to the south and the east, and primary access via arterial streets, a more economically sustainable, destination-based low-profile casita style resort use, with limited compatible commercial retail uses could be appropriate, provided that the development: 1) Establishes an adequate effective open space buffer to the very low density residential neighborhood to the west; 2) Provides for the continued preservation of the natural wash in accordance with floodplain regulations and the Carefree 3B Final Plat; 3) Supports the Town's fiscal and economic development goals, and aligns with the evolving commercial nature and resort lifestyle found in the area; 4) Utilizes high quality architectural character contextual materials, desert colors, all sited uniquely into the existing landforms complementing the existing adjacent and nearby uses, and avoiding commercially branded architecture to provide a unique and cohesive design character; 5) Utilizes massing, building heights of 30' or less and density to minimize site disturbance and while taking into account proximity to adjacent uses, and is thoughtful of adjacent homeowner views to prominent land forms; 6) Focuses retail components east and south of the existing wash, or where not to have an impact on existing residential; 7) Incorporates the natural Sonoran Desert landscape; 8) Prohibits any access to Whiteaway Road and only residential access onto Languid Lane. Commercial or delivery access onto Languid is prohibited and any emergency only ingress/ egress to Languid Lane is via controlled access only; 9) there shall be no drive through uses, gas stations/car washes/garages, storage facilities, box stores, ~~and/or~~ fast-food pads, and/or outdoor recreational courts.

Special Planning Area (SPA)

SPAs ~~areas~~ denote unique areas within the Town that based on their attributes require more detailed master planning efforts to ensure for compatibility with the universal goals and policies of this plan. Detailed planning for such areas shall be completed in tandem with a zoning or development request for the subject area. The enhanced planning process ~~typically~~ shall at minimum considers:

- The surrounding context in which the area exists, and any external influences that will affect future growth or investment.
- Current and future market conditions that may affect investment activity and specific ways that they can be harnessed or reversed.
- Unique environmental conditions such as important natural features and viewsheds that may need to be worked through or around.
- Unique architecture, or design features, that need to be incorporated into proposed development.
- Key linkages between the subject area and other neighborhood and/or activity centers in town.
- Regulatory provisions that may discourage, impede or prevent context-sensitive, low-impact, smart growth development initiatives.

The Carefree General Plan identifies two SPAs: ~~The~~ 1) Northeast Corner of Carefree Highway and Cave Creek Road and 2) Northwest Corner of Carefree Highway and Tom Darlington Drive. See the Growth Element on page 26 for further detail regarding specific planning considerations associated with these defined areas, as well as Goals SC-10 and SC-11.

General Plan – Public Hearing Draft

Special Planning Area Designation (NW corner of Tom Darlington and Carefree Highway)

What does the draft General Plan Say...

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.

SCA-C

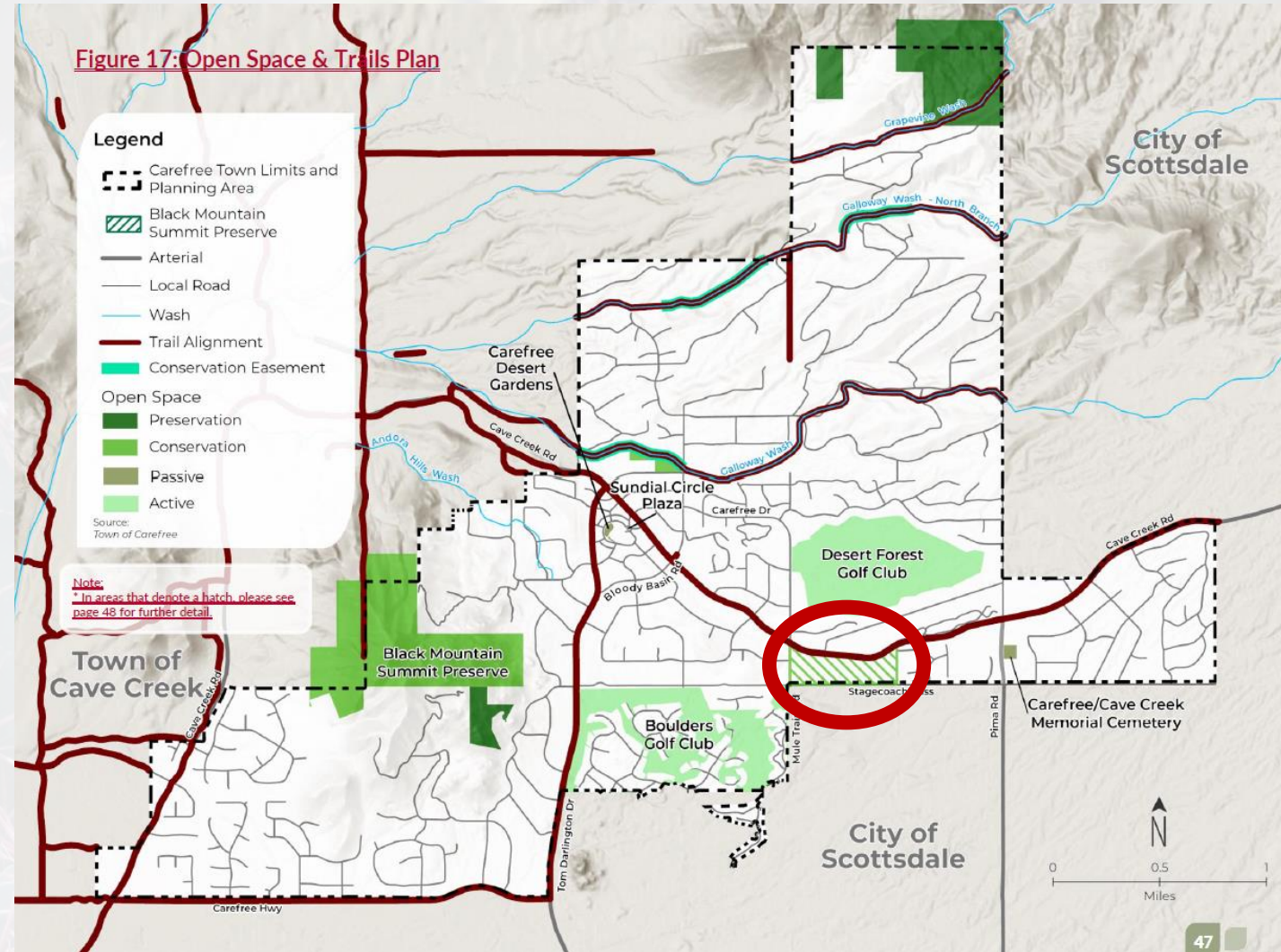
Utilize the Planning and Zoning Commission or a Town Council appointed committee as an economic development advisory group to provide citizen guidance on the redevelopment of the Village Center and SPA areas at the northeast corner (NEC) of Carefree Highway and Cave Creek Road as well as the northwest corner (NWC) of Carefree and Tom Darlington.

General Plan – Public Hearing Draft

Community Park/48-Acre State Land Site

ASLD Comment Letter (12/18/23)

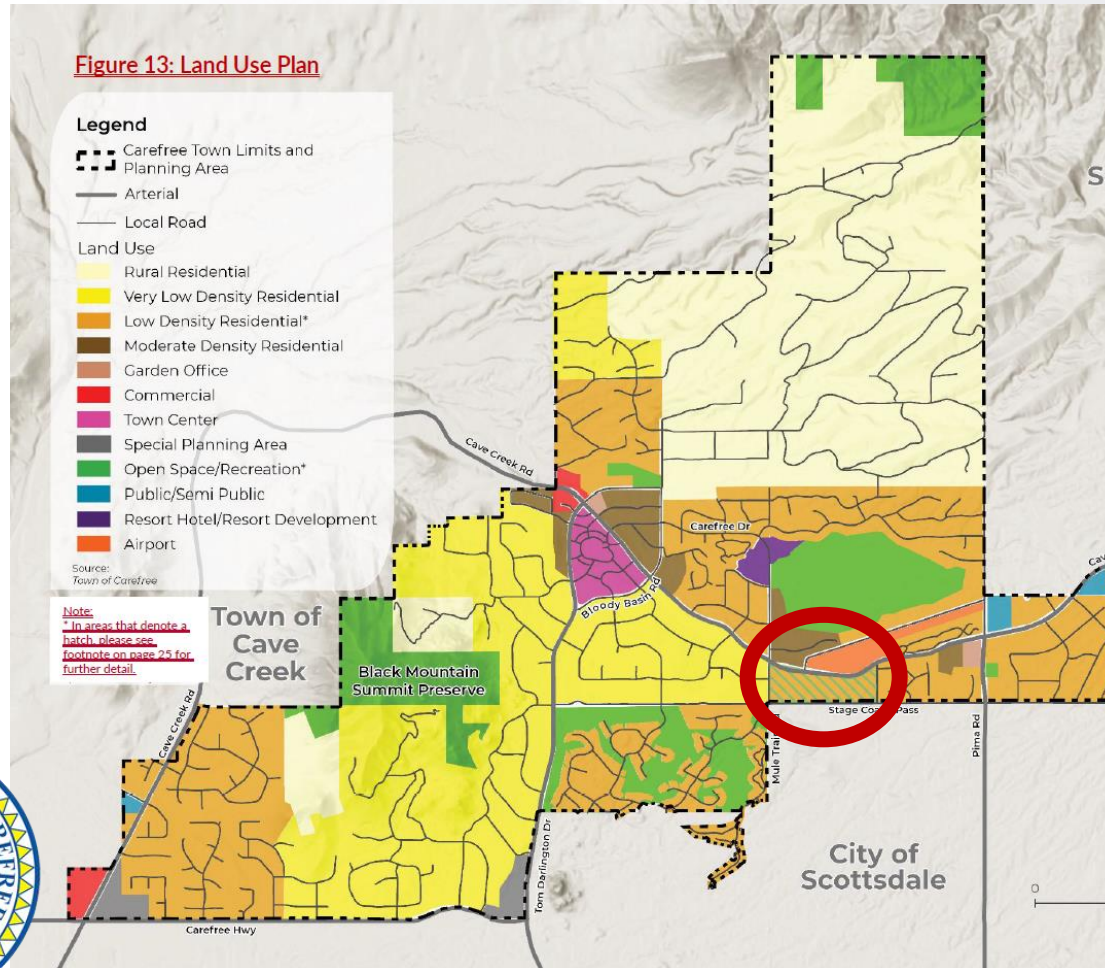
- ASLD objects to the Conservation Overlay applied to STL
- General Plan Land Use should be consistent with existing zoning
- Remove overlay and keep current land use designation
- Acquisition at market value through public auction is the only strategy that can guarantee preservation



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

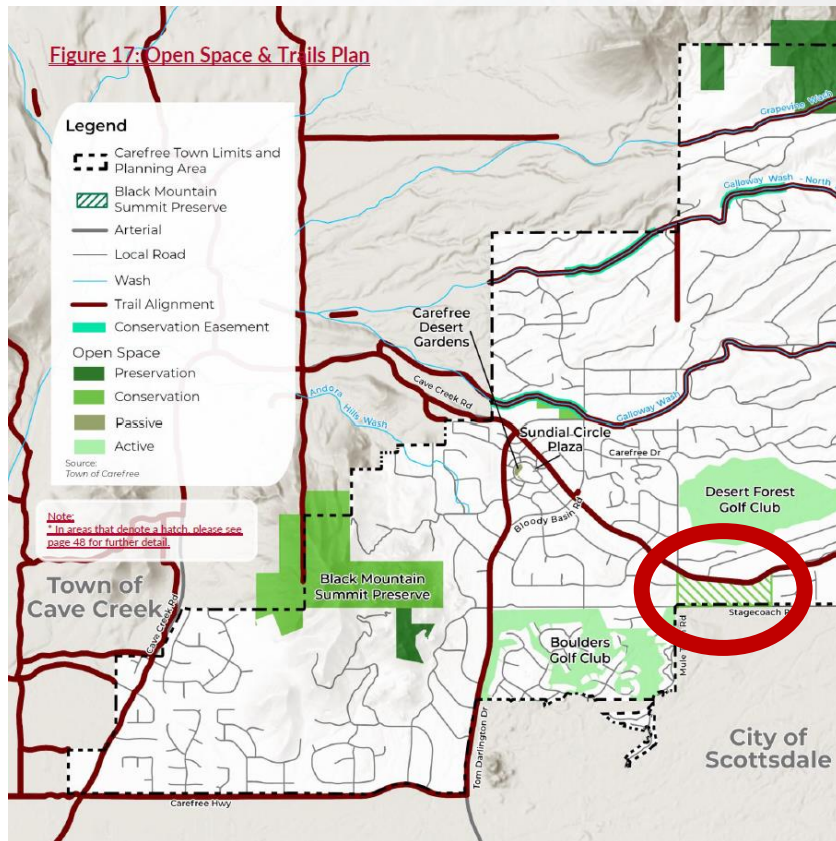
† See "Type of Open Space" on page 40 for more detailed descriptions of each open space land use type. In areas that denote a hatch of two land use types, either land use type may be acceptable based on a formal zoning



General Plan – Public Hearing Draft

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

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

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

- 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

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.

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

General Plan – Public Hearing Draft

Residential Above Retail

Issues & Concerns

- This policy will only help to further the negative impacts on views in the Town Center
- “Hampton Inn and The View TownHomes have blemished and detracted the magnificent views Carefree residents once enjoyed”



Non- Residential Land Uses

Non-Residential Land Uses include all land uses that are not residential or that are intended to provide associated services to residential uses.



Garden Office
Small areas of garden offices provide medical/dental and other professional offices and ancillary uses to supplement the Town Center in servicing residents.

Commercial
Includes a wide range of commercial, office and service uses.

Town Center
This category allows mixed uses, including residential above commercial and offices and public/semipublic uses within the area bounded by Bloody Basin, Cave Creek Road and Tom Darlington Drive.

Resort and Resort Hotel
Provides for a major resort or resort hotel, with associated retail, service and recreational uses.



General Plan – Public Hearing Draft

Residential Above Retail

Additional Considerations

- Residential above retail was part of the original vision for the Town Center
- Prop 207 – Passed in 2006 (ARS 12-1134: Diminution in value; just compensation)
 - Proposition 207 requires local governments to compensate a private property owner if the value of a person's property is reduced by the enactment of any land use law.
 - Prop 207 is the reason why changing land use/zoning provisions to permit less intensive development is difficult to accomplish in Arizona. Property owners must either waive their entitlements voluntarily or be compensated for the reduction in value of their property.



General Plan – Public Hearing Draft

Residential Above Retail

*What does the draft
General Plan Say...*

Goal SC-3: Protect scenic views (i.e. viewsheds) of regionally significant mountains and natural features, in or adjacent to the Town.

Policies:

1. Maintain the panoramic views throughout the Town with specific limits on development conditions such as building and wall heights, grading, disturbance areas, lot coverage, and setbacks so as not to impede significant views of surrounding mountains, ridgelines, boulder piles or other natural features in a manner that is consistent with private property rights.
 - a. ~~Continue to c~~ Consider viewsheds as part of the development review process, recognizing that mountain and natural scenic views are both a community and an individual asset.
 - b. ~~Continue to~~ Continuously monitor the effect of, and adjust where necessary and possible, Town Codes (e.g. Mountainside Development Review Manual) intended to minimize the impact of new development on mountain views and prominent natural features from both public rights-of-way and neighboring properties.

Scenic Community Character Actions:

SCA-A	Review and strengthen the zoning ordinance and building codes that consider appropriate heights, view access, and mitigate adverse impacts of development to hillsides, washes, and natural landscapes. <u>a – utilize a stakeholder advisory group to assist in developing and reviewing proposed changes prior to the formal adoption process.</u>
SCA-B	Review and update the Town’s Community Design Standards and Guidelines to assure Carefree is maintaining its scenic rural character. <u>a – utilize a stakeholder advisory group to assist in developing and reviewing proposed changes prior to the formal adoption process.</u> <u>b - Explore the creation of town-wide Community Design Standards and Guidelines and enhanced design review standards for the purpose of maintaining Town character. <u>Focus should be given to maintaining cohesiveness and promoting quality design through elements such as architectural style, use of materials, and application of colors.</u></u>



General Plan – Public Hearing Draft

Carefree Water Company

Issues & Concerns

- 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 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

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 in shortage conditions, such as our Colorado River supply 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...

■ 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.

Next Steps

- **Events**
 - PZ Commission Work Session #2 (March 18)
 - Council Work Sessions #1-2 (April 2 & 9)

