



TOWN OF CAREFREE

GENERAL PLAN 10-YEAR UPDATE

Planning & Zoning Commission Work Session

March 18, 2023

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



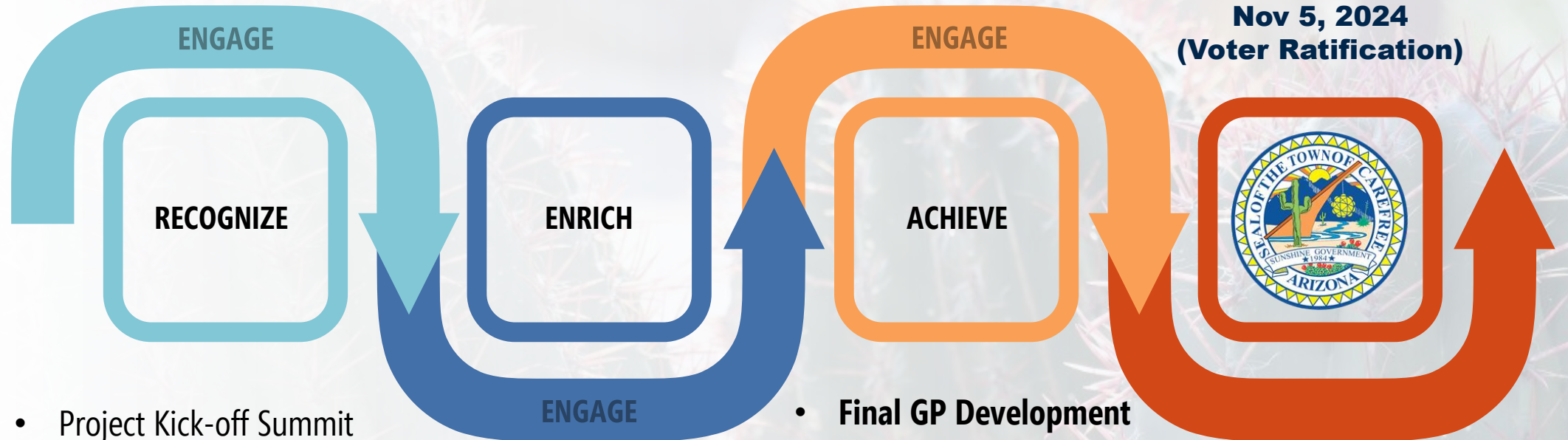
General Plan Process & Progress

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. / 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 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

Discussion Brief Summary

- **SPA Area:** *those that oppose the NWC SPA designation stated they understand the land use/zoning process and various steps assoc. with proposed options (i.e. existing zoning, keep SPA, remove SPA).*
- *Don't dispute that the MGPA process was done properly, but believe surrounding residents should've been better notified/informed.*
- *Don't believe the proposed text to limit the type of development within the SPA is sufficient. Desire any future project to go through the entire GPA, zoning, and site plan process, rather than the zoning and site plan process. Want to slow down process and consider any future project on its own merit.*
- **Community Park/48-Acre State Land:** *residents reiterated they support open space, but had no additional comments regarding overall approach outlined in GP to open space and treatment of State Land.*
- **Residential Above Retail:** *residents that oppose this language stated they understand such a GP text change would not change existing entitlements.*
- *Residents that oppose language stated they understand the Hampton Inn and View Townhomes were not granted any benefits under this provision.*
- *Residents that oppose language shared that they are most concerned about views and overall intensity of development in the Town Center, even if existing zoning allows multi-story development by right.*



General Plan – Public Hearing Draft

Additional Information Requested

- **SPA Area:** Commission requested a report (for the record) on public engagement effort that was conducted for prior NWC SPA process.
- Commission requested legal interpretation on if changing NWC SPA designation would present a Prop 207 claim.
- **Residential Above Retail:** Commission requested interpretation on if removing from GP would present a Prop 207 claim.



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 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

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 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 we are in. The 20+ year drought in the Colorado River watersheds all water supplies in the desert southwest and keeps water resources wisely.

So much so, that the CFWC/UCFD Board of Directors has emphasized 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 at risk.

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 groundwater could change based upon a detailed analysis of the groundwater 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)

