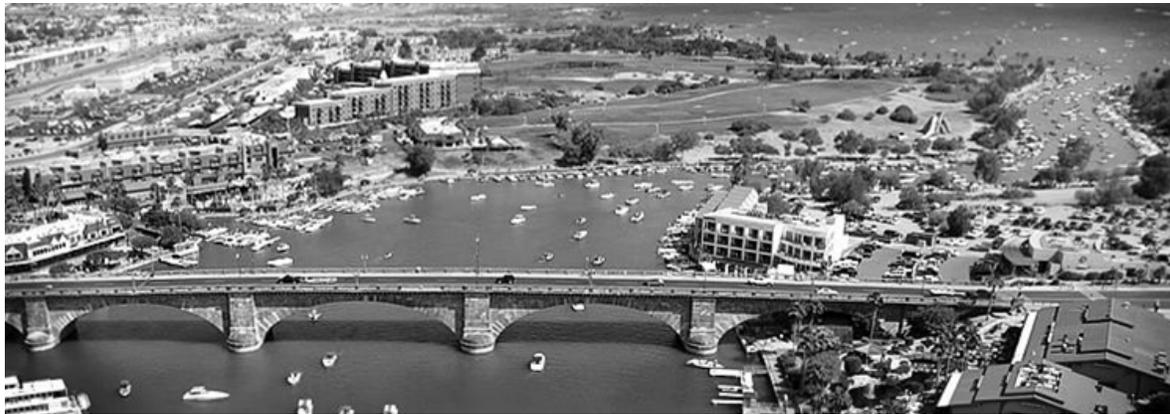
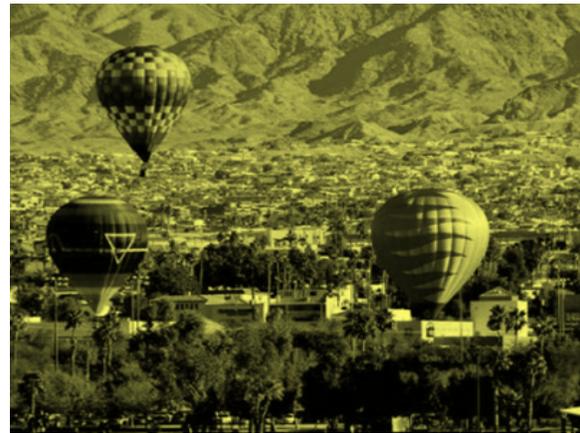
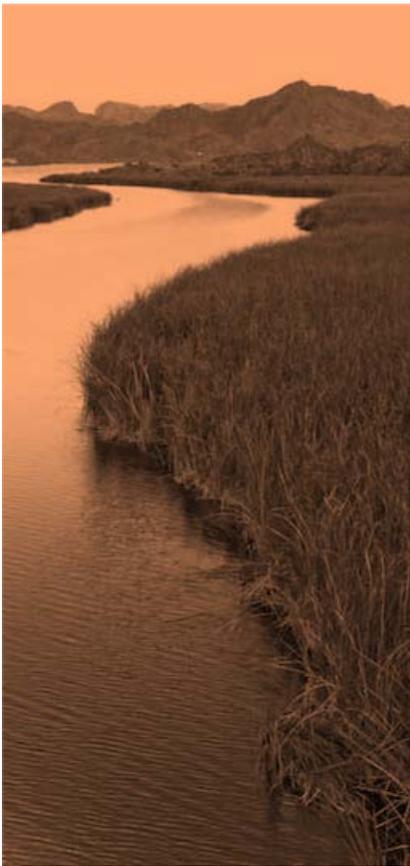




LAKE HAVASU CITY

2015 General Plan



Adoption Draft – May 2015

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Chapter 1: Introduction

WHAT IS THE GENERAL PLAN?

The Lake Havasu City General Plan is a long-range plan to guide the future growth of the community. This General Plan Update replaces the 2002 General Plan for Lake Havasu City and includes by reference subsequently adopted specific plans. The General Plan is a usable, working document that is responsive to changes and unforeseen opportunities that are natural in a dynamic environment and will be updated at least every ten years, according to Arizona statutes.

The Arizona Revised Statutes require that each city adopt a comprehensive, long-range General Plan to guide the community's physical development. The purpose of the General Plan is to:

- Express the community's vision
- Identify the community's goals and development priorities
- Serve as a policy guide for local decision-making
- Fulfill legal requirements created by state law

The General Plan is often confused with zoning actions. It is important to recognize that the General Plan provides for long-range policy direction related to physical development; whereas, zoning is a specific legal action related to land classification governed by the zoning ordinance. The zoning map (available at City Hall) depicts land classifications that must be in substantial conformance with the General Plan; however, the General Plan does not change any zoning until a formal request is made by the landowner or initiated by the City.

The General Plan Update is a statement of policy and an expression of the community's vision for the future. The plan is a tool to help guide and shape the planning area's physical development.

GROWING SMARTER ACT

The General Plan Update process involved considerable public dialogue and input, and was designed to comply with the regulations of the both the Growing Smarter Act and the Growing Smarter Plus legislation. Growing Smarter Plus legislation, which became effective in May 2000, builds upon the 1998 Growing Smarter Act. These requirements created a new framework for the land-planning process in cities and counties within the State.

In accordance with state law, a Public Involvement Plan (PIP) was developed for this project that incorporated a variety of engagement strategies to involve the public in every project phase from initiation to

adoption of the General Plan and Development Code. The Grow Smarter Act (ARS § 9-461.06 (2013)) requires a PIP to provide for:

- The broad dissemination of proposals and alternatives.
- The opportunity for written comments.
- Public hearings after effective notice.
- Open discussions, communications programs and information services.
- Consideration of public comments.

Public involvement strategies were tailored to align with the various stages of the project and included brainstorming and visioning in the early stages, making informed choices and developing consensus in later stages, and building support and consent for adopting the updated General Plan throughout the process.

GENERAL PLAN REQUIREMENTS

The Lake Havasu City General Plan is more than a map depicting proposed land uses. The goals and policies are presented in a series of interrelated “elements.” These elements provide the framework for the City’s policy direction. Table 1.1 references a complete list of the elements required by the Growing Smarter/Plus Act and describes how they are integrated into the Lake Havasu City General Plan. Regardless of whether or not the City’s population remains above 50,000 people, simply exceeding this population threshold triggered a specific set of requirements under the Revised Statutes and Growing Smarter Act. The 2015 Lake Havasu City General Plan meets the requirements of Growing Smarter as well as the General Plan requirements outlined in Arizona Revised Statutes (ARS) 9-461.05.

GENERAL PLAN AND PROPERTY RIGHTS

While the General Plan is intended to be a forward-looking document, it is in balance with the needs of private property owners. One of the key components of the Growing Smarter Act is to provide protections and assurances for owners of private property as outlined in Section 1 C.7. The General Plan or any General Plan amendments may not be construed to cause or allow a taking of private property and does not affect the continuation or improvement of land uses, public services, and development agreements in existence before the act. The intention of the Act is to bolster the “value and utility” of the planning process by providing a future land use vision for the community but ultimately the rezoning process is initiative by landowners or the City.

PROCESS OVERVIEW

The Lake Havasu General Plan 2015 began in April 2014. Following a series of kick off meeting with staff and community members, the project team completed a Plan Assessment. The primary objectives of the Plan Assessment were to confirm key issues and opportunities to be addressed

as part of the Plan Update; identify opportunities to align the updated General Plan and the Development Code; and to facilitate targeted discussions about the existing General Plan. These discussions focused on:

- the identification of goals and policies that would remain the same and should be carried forward,
- those that have changed and required reevaluation,
- new community ideas that had emerged since the 2002 General Plan was adopted, and
- conversations about General Plan elements (e.g. bike and safety) that are now required based on state requirements.

Based on community input received on the Plan Assessment, the General Plan has been updated to confirm the community's desired direction and vision for balanced growth and development in Lake Havasu City.

The General Plan Update process was based on a fundamental goal to solicit widespread community involvement by citizens, landowners, and stakeholders. To ensure consensus on the community's vision and goals, a Public Involvement Plan (PIP) was developed to achieve three objectives: communicate, educate, and involve. The PIP was developed to meet the Growing Smarter Act, which requires:

...effective, early and continuous public participation in the development and major amendment of the general plan from all geographic, ethnic and economic areas of the municipality.

The involvement process included many different approaches to gathering input and tracking consensus. Workshops, surveys, email blasts, news articles, and presentations at various group meetings were done at key points throughout the process to keep people informed and solicit input. A General Plan Advisory Committee (GPAC) was formed for the update and included citizens, agency stakeholders (e.g., the United States Fish and Wildlife Services), and City Council and Planning and Zoning Commission members. Work sessions conducted with appointed and elected officials provided another critical component of the plan's development.

The following list summarizes the key elements of the public involvement process:

- **Lake Havasu General Plan Advisory Committee (GPAC).** The GPAC was appointed by City Council to provide oversight and guidance in the plan's development.
- **Community Workshops.** At key milestones throughout the process, community workshops to solicit public comments were held April 1st, September 8th and 9th, October 30th, and December 4, 2014. Citizens who were not able to attend the workshops were encouraged to participate via online surveys.
- **Public Hearings.** In accordance with hearing requirements outlined in Arizona statutes, public hearings [will be held](#) held with the Planning and Zoning Commission [on March 17 and 18, 2015, and April 29, 2015.](#)

[Public hearings with the City Council will be scheduled in spring/summer 2015.](#)

- **Social Media Outreach.** Notices and project updates were posted on a dedicated page of the City’s website throughout the process, and additional announcements were posted to the Lake Havasu City Facebook and Twitter accounts. Residents were encouraged to sign up for email notifications, and subscribers received notice of all upcoming public workshops and meetings. Feedback was gathered via workshop participation and online surveys, and further notice of project progress was announced via a radio spot and local newspaper articles to maintain interactive community interest.
- **Comment Summaries.** Throughout the review and update process, comments were received via workshop participation, online surveys, and emails from citizens, landowners, developers, and stakeholder agencies. All comments were recorded, filed, and summarized for consideration in the 2015 General Plan.
- **Ratification Election.** According to Arizona Revised Statute (ARS) § 9-461.06, Lake Havasu City must conduct a public vote to ratify the 2015 General Plan.

COMMUNITY DESCRIPTION

PLANNING AREA

The planning area for the Lake Havasu City General Plan Update stretches well outside the current incorporated boundaries of Lake Havasu City. The planning area includes the expanded water service area, future anticipated annexation areas, and areas of influence. The total land area for the planning area is 84.9 square miles, or 54,332 acres. Just over one third of the planning area is privately-held, and the remainder of land falls under the jurisdiction of Mohave County, State of Arizona Trust lands, or the Bureau of Land Management.

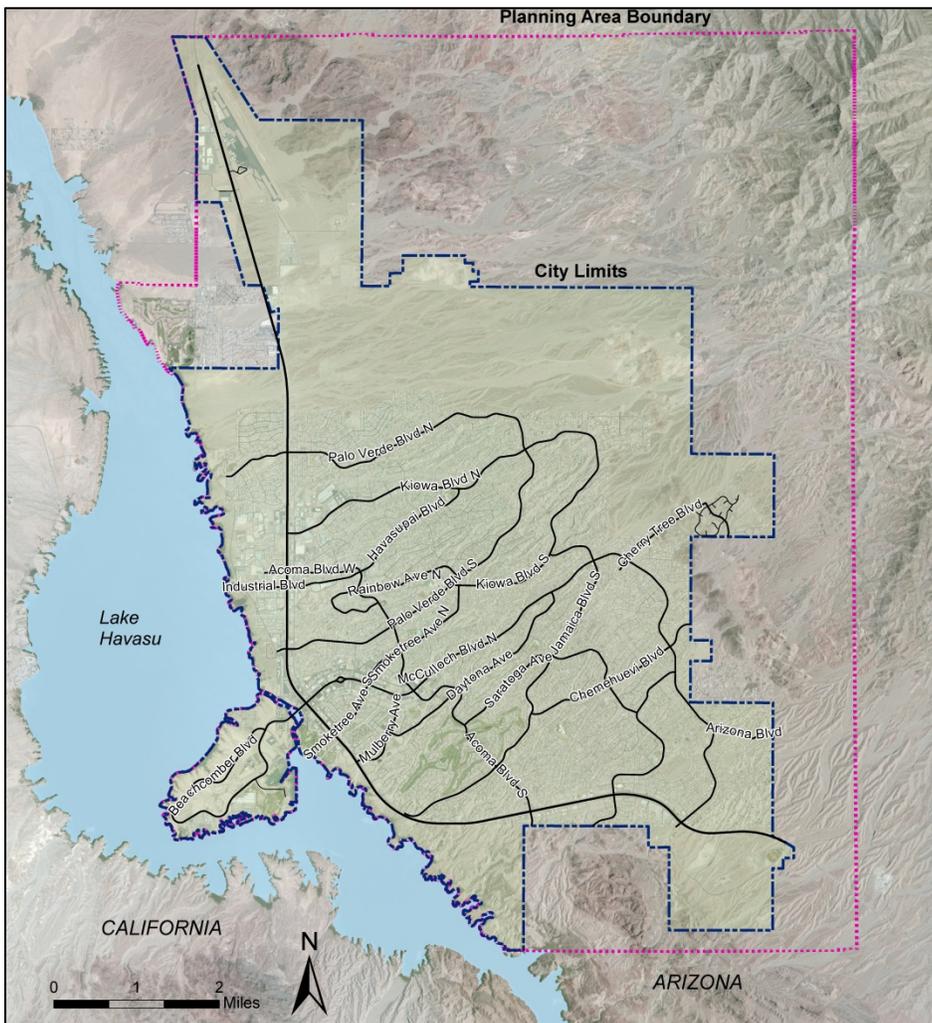


Figure 1.1: Lake Havasu City Planning Area Boundary

REGIONAL CONTEXT

Lake Havasu City is located along the 25-mile long Lake Havasu, formed by the Parker Dam on the Colorado River, and is located in southern Mohave County in the northwestern portion of Arizona. It is a major regional center located approximately 200 miles from the Phoenix Metropolitan Area and is strategically positioned approximately 20 miles south of I-40.



Figure 2.1-Regional Context.

HISTORICAL OVERVIEW

Lake Havasu City was conceived in 1963 as a master-planned community with an emphasis on recreation and residential development. The City's founder, Robert P. McCulloch, commissioned initial comprehensive planning and design studies, and established the City as a destination by transporting the London Bridge from the River Thames to the Bridgewater Channel. The community experienced strong growth during the 1960s and 1970s, which accelerated after official incorporation in 1978. While Lake Havasu City was not conceived as a "retirement community" in the traditional sense—it offers an active, recreation-oriented lifestyle, mild climate, and sense of community that many residents feel make it a great place to retire.

PHYSICAL CHARACTERISTICS

The existing topography of the planning area provided guidance related to suitability of the land within the planning area boundary. The entire planning area is highly undulating with hills and major/minor washes. The planning area is also ringed on the north and east by the Mohave

Mountains. Much of the planning area is sparsely vegetated, typical native desert terrain.

Major drainage ways extend from the mountains to the east and traverse Lake Havasu City, depositing run-off water into the Colorado River. Small drainage channels and off-road vehicular disturbances dissect portions of the Shoreline with flats covered by desert and sparse vegetation.

Freshwater marshes and aquatic habitats occur within a narrow (i.e., 10 to 25 feet) stretch of exposed beach in the winter months, when the water level of Lake Havasu lowers approximately three to five feet.

Additional information regarding the current natural conditions of the planning area is included in Appendix C: Community Data and Trends.

USING THE GENERAL PLAN DOCUMENT

In compliance with the Arizona Revised Statute Ann. § 9-461.05, the General Plan includes the following elements:

TABLE 1.1-GENERAL PLAN ELEMENTS	
Element	Statement
Chapter 3: Growth Management	
 Growth Area	Provides overarching guidance on where development will be focused over the next 20 years. Preserves and enhances the community’s unique character (e.g., lake shoreline, natural wildlife refuge area, foothills, washes, and sensitive land areas); promotes a sustainable community form and preserves natural resources.
 Environmental Conservation and Planning	Addresses policies and strategies for the management of the natural environment in within the Lake Havasu City planning area.
 Water Resources	Provides goals and policies to ensure that adequate water resources are available to support the land use pattern proposed in the Future Land Use Plan.
 Energy	Provides goals and policies to encourage energy efficiency and the use of renewable resources.
Chapter 4: Land Use	
 Land Use	Establishes the existing and preferred growth patterns of urban development within the City and its planning area. The Land Use Plan Element provides the general guidelines for making future land use decisions, while the Land Use Map graphically and generally depicts how land uses will be distributed throughout the planning area. The goals and policies and map must be used together to determine future land use decisions.
 Community Conservation, Rehabilitation, Redevelopment	Supports community revitalization, infill development, and redevelopment, and the elimination of underutilized areas.
Chapter 5: Housing & Neighborhoods	
 Housing	Establishes goals and policies to address housing quality, variety and affordability. This element is designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed, age, or economic level. Also provides recommendations for standards and programs to support the implementation of the housing goals and policies.

TABLE 1.1-GENERAL PLAN ELEMENTS		
Element	Statement	
 Neighborhood Preservation and Revitalization	Establishes goals and policies to address neighborhood stability and enhancements, improved services, appropriate transitions (i.e., buffers) between established residential areas and commercial redevelopment or infill.	
Chapter 6: Economy		
 Economic Development	Identifies areas of interest and expected economic change.	
Chapter 7: Circulation		
 Transportation / Circulation	Establishes a multimodal transportation/circulation system that supports future growth within the planning area and outlines a series of strategies to ensure network implementation. Also includes policies and strategies that are designed to make automobile, transit, and other multimodal circulation more efficient.	
 Bicycle	Addresses proposed bicycle facilities such as bicycle routes, bicycle parking areas, and designated bicycle street crossing areas.	
Chapter 8: Open Space & Recreation		
 Open Space	Establishes an inventory of open space areas by type and policies for the protection and management of open space areas and recreational resources. Also indicates conservation of significant natural resources and open space in the growth areas and coordinates their location to similar areas outside the growth area boundaries.	
 Recreation	Defines the various types of recreational facilities that serve the community and identifies recreational needs and possible locations for proposed facilities.	
Chapter 9: Public Facilities & Services		
 Public Facilities and Services	Addresses the full range of public facilities, utilities, and services—police, fire and EMS, trash, water, sewer, electricity, natural gas, etc.	
 Cost of Development	Identifies policies and strategies to require development to pay its fair share toward the cost of additional public service needs generated by new development. Aims to make infrastructure expansion more economical, and provide for a rational pattern of land development.	
 Public Buildings	Addresses the locations of existing and proposed civic and community centers, public schools, libraries, police and fire stations, and other public buildings.	

TABLE 1.1-GENERAL PLAN ELEMENTS	
Element	Statement
<i>Chapter 10: Community Safety</i>	
 <p>Safety</p>	Establishes goals and policies to protect the community from natural and artificial hazards and geologic hazard mapping in areas of known geologic hazards.

CHAPTER STRUCTURE

The organizational structure of the chapters and elements in the 2015 General Plan is as follows:

- **Background and Context.** Provides basic background information regarding the element.
- **Key Issues and Opportunities.** Identifies the specific critical issues related to the element.
- **Guiding Principles, Goals, and Policies.**
 - **Guiding Principles.** Describes the community’s aspirations with respect to each element. The guiding principles serve as an organizing framework for the goals and policies below.
 - **Goals:** Establish specific targets or desired outcomes for the future.
 - **Policies:** A means to attain the established goals. Policies provide guidance for decision-making.
- **Element Plan.** Describes the element’s future direction. Where applicable, maps and supporting information will be included to convey future direction (e.g., Future Land Use Plan, Transportation Plan).
- **Recommended Actions.** Identifies specific actions recommended to support the implementation of each element’s guiding principles, goals, and policies. Although linked to a specific element, recommended actions are located in Chapter 10: Implementation Program.

Chapter 2: Community Vision

The Community Vision statement below describes the kind of place residents, community leaders, and business owners want Lake Havasu City to become in the future. Although the Vision statement itself has evolved in minor ways since it was first adopted as part of a comprehensive community visioning process in 1996, the community values reflected in the Vision statement have been confirmed and reconfirmed through public input on numerous occasions over the past twenty years. Together, these values continue to provide a foundation for Lake Havasu City's approach to each of the required plan elements contained in the General Plan.

~~Lake Havasu City will remain a lakeside community unlike any in the world. Its spectacular desert setting is complemented by its attractive, well-planned built environment. The natural environment of Lake Havasu will continue to be preserved within the community to maintain an open space feel and free access to Lake Havasu for future generations.~~

~~While clearly an accessible resort destination, Lake Havasu must continue to strive for a balanced and diverse economy crafted through a comprehensive, cooperative effort to include non-tourism related job opportunities that produce living wages. Special emphasis must be given to life-long learning opportunities and preparing citizens for the future.~~

~~Lake Havasu's abundant recreational and cultural activities and relaxed, outdoor lifestyles are enhanced by the community's meticulous preservation of the environment. Residents and visitors will continue to enjoy amenities and services without compromising the community's values.~~

Our vision for Lake Havasu City is to remain a picturesque, master-planned desert community on the shores of the Colorado River in western Arizona. Our abundant recreational and cultural activities and relaxed, welcoming and friendly attitude serve as a magnet for active people who enjoy an outdoor lifestyle. Our natural environment remains wisely preserved to maintain an open space feel, abundant clean water and free access to Lake Havasu and the surrounding desert for future generations.

We remain one of the safest cities in the West, where a diverse population of all ages makes a conscious decision to live. Our volunteer ethic and urge to take care of each other bolsters numerous charitable endeavors and perpetuates the original pioneer spirit upon which our community was built. Thanks to our business endeavors, cultural arts, education, quality of life and recreation, Lake Havasu City remains a destination of choice with plentiful opportunities for generations to come.

The City and partners continue to develop new venues to improve our quality of life and tourism base. Special emphasis is given to community engagement, life-long learning and preparing citizens for a secure economic future. We maintain robust partnerships with the pK-20 educational community in order to ensure a well-educated and highly trained workforce, especially in the emerging STEM fields (Science, Technology, Healthcare, Engineering and Mathematics).

In the future, we want a diversified economy that is growing more vibrant, livable and sustainable each day. In the spirit of founder Robert P. McCulloch, we are especially supportive of entrepreneurs who wish to create and grow small to medium-sized businesses. Those who crave to invent, explore and build will be encouraged by the City's investments to remain competitive in the 21st Century, especially broadband infrastructure and other technologies.



Chapter 3: Growth Management



Photo: Lake Havasu City Convention & Visitors Bureau

BACKGROUND AND CONTEXT

This chapter provides guidance on how Lake Havasu City can effectively manage the location, type, and quantity of future growth within the City limits and its larger planning area over the next ten to twenty years. Lake Havasu City’s unique setting is one of its greatest assets and its natural features—Lake Havasu on the west and three mountain ranges: the Chemehuevi and Whipple Mountains to the west and the Mohave Mountains to the east—together help define the community’s character and overall growth area. As such, the goals and policies in this chapter are intended to preserve and enhance the community’s many distinctive natural features—the lake shoreline, natural wildlife refuge area, foothills, washes, and other sensitive land areas—protect air, water, and energy resources, and promote a sustainable community form.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the core elements addressed in this chapter—Growth Area, Environmental Conservation and Planning, Water Resources, and Energy—include:

- **Urban Containment Boundary.** The Urban Containment Boundary (see

This chapter contains information related to the following statutory elements:

- **Growth Area Element**
- **Environmental Conservation and Planning**
- **Water Resources**
- **Energy**

The goals and policies in this chapter are intended to support the following guiding principles:

- An orderly, sustainable pattern of growth.
- Conservation of the City’s diverse natural resources.
- Reduced water and energy consumption.

- [Growth Management Plan Map](#) (~~Growth Management Plan Map~~) represents the area where Lake Havasu City will consider new development over the next 20-25 year period. Outward growth may be considered in the future based on findings of sufficient financial, water, and other resources to sustain development beyond the Urban Containment Boundary. However, all action programs for municipal services and urban development are currently prioritized within the Urban Containment Boundary, except as may be permitted through the City's planned development process.
- **Infill and Redevelopment.** Concentrating development in locations where infrastructure investments have already been made is Lake Havasu City's first-order growth absorption preference. Opportunities for residential infill development are primarily located within the originally platted area of the City, which included over 30,000 lots. While many undeveloped lots remain, they tend to be scattered throughout the community and often come with physical constraints—whether access limitations, grade issues, or size—that make them more challenging to build on. Additional opportunities for infill and redevelopment exist along the Highway 95 Corridor, adjacent to the Bridgewater Channel on the east side, and along parts of the McCulloch Boulevard or "Main Street."
- **Public land** ~~State Trust land~~ **leases:** Development on the Island is contingent upon long-term leases between the Arizona State Land Department and private developers. While much of the Island remains undeveloped, leases for several of the parcels that have been developed are set to expire in 2015. Ongoing collaboration between the State Land Department, the City, and other stakeholders is needed to help support ongoing efforts to revitalize the Bridgewater Channel area and other parts of the Island as a key amenity for the community.
- **Environmental protection areas:** Ensuring the long term viability of the City's natural environment and its ability to attract residents and tourists will remain a critical issue and opportunity in Lake Havasu City for the foreseeable future. To date, most development has occurred in the non-mountainous areas of the community, as the hillside and mountains are sensitive land areas and most are publicly owned. The wildlife refuge areas and washes, as well as the Lake and its shoreline offer a unique sense of place to Lake Havasu City and are important assets for preservation.
- **Air and water quality:** While the air quality in Lake Havasu City is good and has remained stable over the past decade, the City's primary appeal is the perception of clean, accessible water to fish and swim. Water quality levels were previously of concern, but are now regularly monitored from each of the water processing and provision facilities. Completion of the Wastewater System Expansion (WWSE) has



addressed the vast majority of water quality concerns related to older septic systems.

- **Water supply and conservation:** Careful management and monitoring of water supply is currently practiced. Tools for controlling and monitoring water quality and consumption may be areas for review and potential improvement. There remains an ongoing focus on water conservation in Lake Havasu City, including maintaining the low gallons per capita per day (gpcd) and further reducing consumption by increasing wastewater reuse, encouraging residential customers to reduce demand, and decreasing summer use. The 2010 Water Conservation Plan outlines many of the challenges and opportunities in the desert climate surrounding Lake Havasu.
- **Renewable energy/energy conservation:** The City of Lake Havasu City and the Lake Havasu Unified School District have both been leaders in the use of renewable energy, installing solar collectors on numerous buildings. Likewise, many private business and homeowners have installed solar collectors in recent years. The expanded use of renewable energy and other sustainable development practices should be encouraged for all types of development. The use of solar collectors and small wind generators should be addressed as part of the City's Development Code Update process to remove ambiguity and ensure appropriate development standards are in place to ensure compatibility with established neighborhoods.
- **Cooperative planning.** Numerous public entities and agencies have some degree of jurisdiction within Lake Havasu City's planning area—federal, state, regional, county, city, school districts, and others. Therefore, it is essential to foster joint cooperative planning on an ongoing basis to implement common goals.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE GM.1: AN ORDERLY, SUSTAINABLE PATTERN OF GROWTH

Goal LU.1.1: Promote a compact and efficient pattern of growth that is compatible with the City's existing development pattern.

GROWTH MANAGEMENT

GM.1.1.a – Urban Containment Boundary: Implement the Urban Containment Boundary [as the limit line for City financed infrastructure, beyond which any development will be at the developer's sole expense.](#) [and m](#)Monitor services and resource capacity for residential, commercial, and employment uses consistent with the City's Capital Improvement Program to match investment with growth. Beyond the boundary, continue to accommodate very low density residential development (less than 1 unit/acre) that is compatible with the goals and policies of the General Plan.

GM.1.1.b – Adequate public facilities: Allow development outside the Water Resources Boundary (see map on page [20X](#)) only if an identified minimum level of public facilities is available or can be made available in conjunction with development.

GM.1.1.c – Service levels: Allow development in areas that can be reasonably serviced by police, fire, and emergency response services without negatively impacting service levels or increasing costs for current users.

GM.1.1.d - Infill and Redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, the adaptive reuse of vacant structures for new uses, and the promotion of State Trust Land on the Island and adjacent to the perimeter of the originally platted area as a means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

GUIDING PRINCIPLE GM.2: CONSERVATION OF THE CITY'S DIVERSE NATURAL RESOURCES

Goal GM.2.1: Protect and preserve natural features and environmentally sensitive areas within the planning area.

PRESERVATION OF SENSITIVE LANDS

GM.2.1.a - Washes and Floodplains: Protect major natural washes and floodplains to minimize flood hazards, maintain natural/riparian areas for wildlife migration, and provide natural groundwater recharge of the aquifer.

GM.2.1.b – Steep Slopes: Outside of the preferred Growth Area, avoid development on ridges/crestlines and slopes fifteen percent or greater.

GM.2.1.c - Protecting Native Habitats: Encourage the preservation of indigenous vegetation and riparian habitats as part of larger planned developments, where possible. Evaluate the impact of new development on special-status or endangered flora and fauna species.

GM.2.1.d - Environmental Protection Areas: Protect wildlife habitat and corridors by avoiding sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors. When it is not possible to avoid these natural areas, sensitive areas shall be protected by using innovative planning, design, buffering, and management practices.

GM.2.1.e - Citizen-driven Initiatives: Encourage citizen initiatives to identify, acquire, and preserve sensitive natural open space within the planning area, such as the Shoreline or foothill areas.

GM.2.1.g – Building envelopes: Encourage the delineation of building envelopes in planned communities, where appropriate, that provide natural



buffers between buildings and designate the specific areas that can be disturbed in any way during or following construction. Areas outside the building envelope must be maintained in their natural state.

PRESERVING VIEWSHEDS

GM.2.1.h - Viewsheds: Encourage the protection of view corridors to Lake Havasu, to the maximum extent practicable.

GM.2.1.i - Scenic Amenities: Strive to preserve the scenic quality of the lake and surrounding foothills.

GM.2.1.j – Night skies: Consider adoption of night-sky lighting standards to minimize light trespass from developed areas and reduce sky glow to increase night sky access.

AIR QUALITY

GM.2.1.k - Dust Control: Enforce dust control strategies associated with development activities and ensure all roadways are paved and maintained to reduce air particulates and maintain the area's air quality.

GM.2.1.l - Air Quality Monitoring: Work with appropriate agencies regionally and at the state and federal level to monitor air quality and maintain acceptable levels.

Goal GM.2.2: Implement activities and actions that maintain lake and groundwater quality to meet state standards.

GM.2.2.a – Citywide Sewer System: Conduct ongoing maintenance of the citywide sewer system to protect groundwater supplies.

GM.2.2.b - Solid Waste Control: Work with local, state, and federal agencies or groups to control solid waste on the Lake.

GM.2.2.c - Best Management Practices: Encourage the use of Stormwater Best Management Practices for addressing nonpoint pollution, such as stormwater retention or on-site water treatment technologies, and other techniques to minimize sediment and other pollutant runoff into the area's waters.

GM.2.2.d - Responsible Grading: Encourage the use of grading practices that minimize soil disturbance to ensure that they do not contribute to flooding and erosion.

GM.2.2.e – Landscape Materials: Promote use of native landscape plants that require minimal use of pesticides and fertilizers. Encourage use of organic pesticides and fertilizers in existing turf areas to reduce impacts on area groundwater and the Lake.

GUIDING PRINCIPLE GM.3: REDUCED WATER AND ENERGY CONSUMPTION

Goal GM.3.1: Ensure that the implementation of the General Plan does not negatively impact the supply of Lake Havasu City's water resources.

GM.3.1.a - *Water Conservation*: Implement the water conservation strategies outlined in Lake Havasu City's Water Conservation Plan. As part of the plan's implementation, maintain an aggressive water conservation program that will maximize current resources.

GM.3.1.b – *Drought Tolerant Landscaping*: Encourage the use of drought tolerant trees and native vegetation for landscaping, and irrigation systems that can be tailored to meet the needs of varied landscape materials, to reduce water consumption.

GM.3.1.c – *Public Education and Outreach*: Increase awareness of the City's historical water-per capita consumption rate, its target for the future, and the range of ways households and businesses can increase their conservation efforts.

Goal GM.3.2: Promote the use of environmentally-friendly development practices.

GM.3.2.a – *New Construction and Rehabilitation*: Support reduced water and energy consumption in new construction and the rehabilitation of existing development through the use of low-flow plumbing fixtures, orienting new streets and buildings to optimize solar access, encouraging the use of solar energy systems, and other innovative techniques.

GM.3.2.c – *Municipal Buildings and Facilities*: Continue to demonstrate leadership in energy conservation through City projects and purchases.

GM.3.2.c – *Fleet Vehicles*: Encourage the transition of business and government fleets to alternative fuel vehicles as replacements occur.

GROWTH MANAGEMENT PLAN

Lake Havasu City's Growth Management Plan consists of the following components:

- ***Urban Containment Boundary*:** represents the area where Lake Havasu City will consider new development over the next 20-25 year period- and as the limit line for City financed infrastructure; any development outside of this boundary will be at the developers' sole expense.
- ***Water Service Boundary*:** represents the area planning in the community has historically been based on. Since the 2002 General Plan, development has been permitted outside of this boundary only if



the developer or landowner independently financed and obtained additional water resources to accommodate a project's needs.

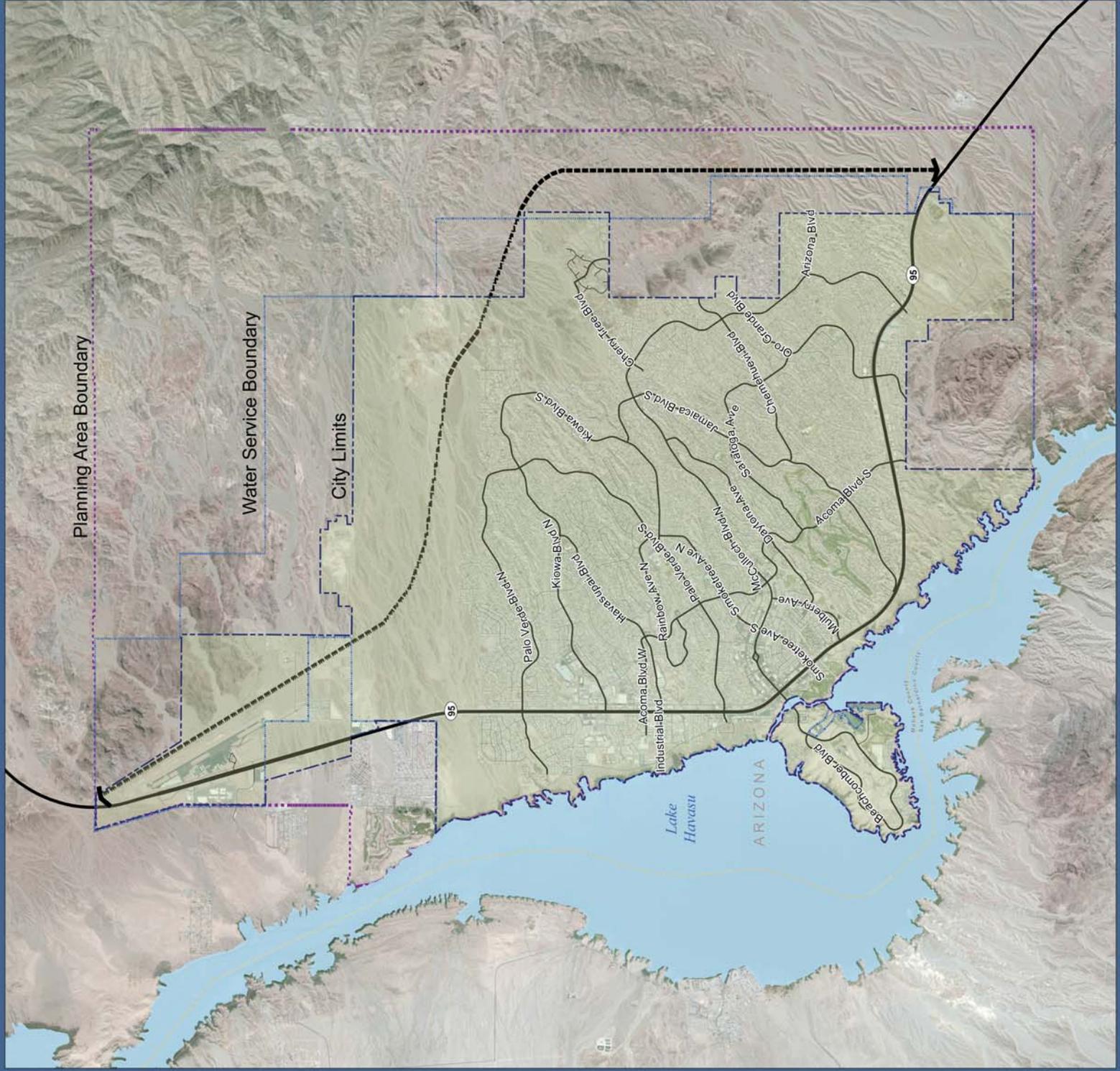
- **Sensitive Natural Features:** Hillside and mountain areas, wildlife refuge areas and washes, as well as the Lake and its shoreline and other important natural features the General Plan seeks to preserve.

The guiding principles, goals, and policies contained in this chapter, along with the Growth Management Plan map, provide guidance regarding the location of future growth and supporting infrastructure, and the conservation of natural resources. This chapter serves as a foundation for all subsequent chapters in the General Plan and is intended to be applied in conjunction with the Future Land Use Plan map, Water Conservation Plan, and other supporting plans as studies, as adopted.



Legend

-  City Limits
-  County Boundary
-  Water Service Boundary
-  General Plan Area
-  Proposed Beltway



Source: Lake Havasu City, 2014; Arizona State Land Department, 2014.



SUPPORTING PLANS AND STUDIES

- [2010 Lake Havasu City Water Conservation Plan](#)
- [Low-Water Plant and Tree Guide: Water Wise Communities](#)

Chapter 4: Land Use



Photo: Lake Havasu City Convention & Visitors Bureau

BACKGROUND AND CONTEXT

Lake Havasu City’s population has increased from 41,938 in 2000 to nearly 53,000 residents in 2013. According to the Arizona Office of Employment and Population Statistics the City is projected to add around 14,000 additional residents by 2040. The General Plan provides policy guidance on myriad considerations that must be taken into account as the City plans for this future growth—water and land availability, housing and neighborhoods, transportation, open space and recreation, infrastructure and services, and many others.

Used in conjunction with the other elements contained in the General Plan, this chapter is intended to guide land use decisions within the Lake Havasu City planning area over the next ten to twenty years. It provides policy guidance related to the overall pattern of development in the City and its planning area, as well as for focus areas within the community that require more tailored consideration.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Land Use and Community Conservation, Rehabilitation, and Redevelopment Elements include:

- **Continued growth:** Population projections for Lake Havasu City indicate a slow, but steady increase of residents in Lake Havasu and Mohave County over the next 25 years. Growth and development trends should be monitored annually in conjunction with the Future Land Use Plan map and associated General Plan policies to ensure sufficient land capacity exists to accommodate the City’s needs.

This chapter contains information related to the following statutory elements:

- **Land Use Element**
- **Community Conservation, Rehabilitation, and Redevelopment Elements**

The goals and policies in this chapter are intended to support the following guiding principles:

- A balanced mix of uses
- Distinct character areas to reinforce Lake Havasu City’s vitality and sense of place.
- Compatible development practices



- **Public Lands and State Trust Land:** The federal and state owned lands bordering the City provide development constraints and some of the most desirable lands in the City—including large portions of the Island—are publicly-owned. Although the City has conducted initial planning for certain areas, such as Body Beach and the Island, and these plans are reflected in the Future Land Use Plan for the City, they remain undeveloped because development approval is not within the City’s authority. The City will continue to encourage active or passive recreational or conservation uses on these lands until such time that individual parcels are leased by the State to private developers at which time the City will participate in the review process to the greatest extent possible.
- **Infill and Redevelopment:** Because much of the vacant land within the City’s planning area is publicly owned, most growth will occur through incremental infill and redevelopment. Primary opportunity areas for non-residential and mixed-use infill and redevelopment include Downtown Lake Havasu City, portions of the Highway 95 Corridor as it passes through the City, and the Bridgewater Channel area. Opportunities for residential infill exist throughout the originally platted area; however, many of the remaining lots have limited potential due to their size, ownership, physical characteristics, or location.
- **Master Planning:** Lake Havasu City was conceived as a master-planned community in 1963 with a recreational and residential emphasis and many of the core components of McCulloch’s original master plan remain intact—most notably the community’s focus on the lake and the natural environment and its ability to attract people seeking a strong sense of community and an active lifestyle. While the originally platted areas of the City are not conducive to large-scale master planning there is considerable land under single ownership within the planning area. As opportunities to develop larger tracts of land arise, a master-planned approach should be used to guide the overall mix of uses, housing types, and character, and ensure new developments are well-connected to established parts of the community through linkages to the overall multimodal transportation system.
- **Land use compatibility:** The City is comprised of several different character areas: the originally platted residential neighborhoods; the tourism-based area along much of the Shoreline and on the Island; and the urban core, which consists of Downtown Lake Havasu and other commercial/employment areas that serve both tourists and local residents. Because these character areas vary in their overall mix of uses and development intensity, ensuring that appropriate transitions between these areas are provided as infill and redevelopment occurs will be important to avoid abrupt discontinuities and promote compatibility between varied uses.

- **Community character & design:** Ongoing enhancements along the Highway 95 Corridor have helped improve the appearance of the City's gateways over the past ten years; however, ongoing improvements are needed in coordination with the Arizona Department of Transportation (ADOT) and individual property owners to fully implement planned improvements to landscaping, signage, and other aspects of the right of way.
- **Cooperative planning.** Numerous public entities and agencies have some degree of jurisdiction within Lake Havasu City's planning area—federal, state, regional, county, city, school districts, and others. Therefore, it is essential to foster joint cooperative planning on an ongoing basis to implement common goals.



GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE LU.1: A BALANCED LAND USE PATTERN

Goal LU.1.1: Plan for the ongoing growth and development of the community.

LU.1.1.a – Range of development opportunities: Maintain a Future Land Use Plan and map that clearly identifies the location and distribution of densities and preferred uses—residential, commercial, employment, resort-oriented, and recreational uses— within the planning area. (Refer to the Future Land Use Plan for additional policy guidance.)

LU.1.1.b – Mix of housing options: Encourage a mix of housing options in Lake Havasu City, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents) as appropriate based on goals and policies for individual character areas within the City and the Future Land Use Plan map. (Refer to Chapter 5: Housing and Neighborhoods for additional policy guidance.)

LU.1.1.c – Infill and redevelopment: Support infill development and the assemblage of small lots, redevelopment of underutilized properties or obsolete uses, and the adaptive reuse of vacant structures for new uses as means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

LU.1.1.d – Mixed-use development: Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) based on goals and policies for individual character areas within the City as a means to promote the efficient use of available land, increase the accessibility of goods and services, and support the revitalization of areas such as Downtown Lake Havasu and the Bridgewater Channel area. (Refer to Guiding Principle LU.2 and supporting goals and policies (below) for additional policy guidance.)

LU.1.1.e – Compatible Commercial in Residential Areas: Support limited professional offices, and retail and service commercial uses in designated neighborhood commercial centers, but only at a scale that is compatible with residential development.

Goal LU.1.2: Foster cooperation on planning and development issues.

LU.1.2.b – State and Federal Lands: Coordinate with State and Federal Agencies, including the Bureau of Land Management, Arizona State Land Department (Arizona State Trust), and Arizona State Parks, whose land holdings are adjacent to the City, to minimize land use conflicts within the urban interface, identify opportunities for shared recreational access or amenities, and to ensure that future plans for state landholdings (whether

changes in use, lease terms, or ownership) are compatible with the goals and policies of the General Plan.

LU.1.2.b – Regional planning: Coordinate with the Lake Havasu Metropolitan Planning Organization (MPO), Mohave County, ADOT, and others as applicable to ensure that the City is appropriately engaged in ongoing regional planning activities and that adopted plans within the region are mutually compatible with the goals and policies of the General Plan.

GUIDING PRINCIPLE LU.2: DISTINCT CHARACTER AREAS TO REINFORCE LAKE HAVASU CITY’S VITALITY AND SENSE OF PLACE

Goal LU.2.1: Promote the revitalization of Downtown Lake Havasu as a central gathering place for the community.

LU.2.1.a – McCulloch Boulevard Revitalization: Encourage infill and redevelopment and the adaptive reuse of vacant, obsolete, or otherwise underutilized structures or commercial centers along the McCulloch Boulevard commercial spine or “Main Street” (which includes commercially zoned properties on Mesquite and Swanson and connecting streets).

LU.2.1.b – Mix of Uses: Encourage the ongoing diversification of land uses in Downtown Lake Havasu to enhance the area’s growing appeal as a destination for residents and visitors alike. Support a mix of non-residential (retail, restaurants, offices) and multifamily residential uses to help promote expanded hours of activity and increased vitality.

LU.2.1.c - Parking: Enhance the availability of parking for Downtown Lake Havasu so as not to obstruct future business development and existing business expansion plans. Support efforts to maximize the use of available parking through consideration of shared parking agreements and other innovative approaches, while minimizing potential effects of spillover parking on adjacent neighborhoods.

LU.2.1.d – Pedestrian-orientation: Support the retention of Downtown Lake Havasu’s pedestrian-oriented character by orienting new buildings towards the street and locating parking behind buildings or on-street. Encourage the integration of patios, outdoor dining, and other outdoor gathering spaces to further enhance the pedestrian-orientation of the McCulloch Boulevard commercial spine or “Main Street.”

Goal LU.2.2: Facilitate the ongoing development of the Commercial and Health District.

LU.2.2.a – Mix of Uses: Encourage the development of a range of health care facilities and supporting services within the Commercial and Health District.

LU.2.2.b – Housing: Encourage the development of medium and high density residential development within the Commercial and Health District to expand housing options for health care workers, seniors, and others who



may benefit from living in close proximity to health care facilities. Concentrate highest intensity residential uses away from adjacent single-family residential neighborhoods and/or transition building heights and development intensities along the shared edge.

Goal LU.2.3: Support ongoing efforts to implement McCulloch's original vision for the Island and Shoreline.

LU.2.3.a – Waterfront Development: Promote environmentally and aesthetically well-conceived waterfront development in conjunction with preservation efforts to enhance the City's quality of life related to the lake and its shoreline.

LU.2.3.b – Mix of Uses: Encourage the development of large-scale resort developments with a mix of commercial and residential uses that enhance the leisure-service industry by providing accommodation and amenities conducive of a world-class destination. Residential uses can be integrated horizontally in separate structures on the same site or vertically integrated within the same building.

LU.2.3.b – Shoreline Access: Ensure public recreation and public access to the Shoreline are maintained and/or implemented as part of future Island development. (See Chapter 8 for additional goals and policies related to shoreline preservation.)

Goal LU.2.4: Promote efforts to revitalize the Bridgewater Channel and London Bridge area.

LU.2.4.a – Mix of Uses: Encourage the development of a mix of Commercial and Resort-Related/Resort-Related Mainland uses adjacent to the Bridgewater Channel and the London Bridge, in accordance with the Bridgewater Channel Redevelopment Plan and supporting studies, as applicable. Refer to Table 4-1 for additional discussion regarding desired uses and characteristics.

LU.2.4.b – Public Spaces: Incorporate a variety of active outdoor spaces (e.g., outdoor dining, boat launches, marinas, plazas, and parks) as part of future redevelopment to facilitate views of and access to the Bridgewater Channel and the London Bridge.

Goal LU.2.5: Support the development of Arizona State University's Lake Havasu City campus.

LU.2.5.a – Collaborative Planning: Collaborate with ASU representatives on efforts to plan for and implement full buildout of the Lake Havasu City campus and explore other opportunities to strengthen the University's relationship to the surrounding community and integration into Downtown.

LU.2.5.b – Student Housing: Support efforts to expand student housing options and supporting services for ASU students on campus or within close proximity to campus.

LU.2.5.c – Complementary Uses: Encourage the development of complementary uses—such as housing or neighborhood-serving commercial and retail services—on parcels that abut the campus.

Goal LU.2.6: Protect and enhance the character of Lake Havasu City’s gateways.

LU.2.6.a – Gateway enhancements: Continue to implement improvements in landscaping, lighting, traffic management, and signage that will enhance the character and functionality of the City’s primary gateway, the Highway 95 Corridor.

LU.2.6.b – Development patterns: Encourage high-quality development along the Highway 95 corridor to enhance the character of the gateway, as well as the economic vitality of the community.

LU.2.6.c – Southgate District: Promote a unified design treatment, master planning of shared parking areas, uniform street landscaping theme, and accommodation of designated commercial outdoor display in the area located generally between Acoma Boulevard South and McCulloch Boulevard South.

LU.2.6.d – Connectivity: Enhance auto, pedestrian and bicycle connections between individual uses along the Highway 95 corridor to support access management controls and increase the accessibility of goods and services for visitors and residents.

GUIDING PRINCIPLE LU.3: COMPATIBLE DEVELOPMENT PRACTICES

Goal LU.3.1: Ensure larger parcels within or adjacent to the City’s Planning Area are planned and developed to ensure compatibility with adjacent uses and the surrounding community.

LU.3.1.a – Master Planning: Encourage, plan for, and partner with the private sector in the development of detailed master-plans for large vacant parcels located within or adjacent to the Planning Area to:

- Evaluate development suitability and infrastructure needs;
- Identify sensitive natural features or areas in need of protection;
- Define an appropriate mix of land uses;
- Establish a multimodal transportation framework;
- Ensure access to urban amenities such as parks, green space, and bike and walking trails; and
- Promote compatibility with adjacent uses.

LU.3.1.b – Area Plans: Support the implementation of previously adopted Area Plans such as, but not limited to: The Havasu 280, Black Rock Cove, Havasu Riviera, Havasu Foothills, and others as applicable.



Goal LU.3.2: Minimize the impact of new development on established uses within the Planning Area.

LU.3.2.a - *Compatible Uses*: Support development proposals that would replace incompatible or non-conforming uses with uses that are compatible with the General Plan.

LU.3.2.b - *Development Compatibility*: Encourage new growth that supports the preservation of the unique environmental resources that contribute to the City’s quality of life—including, but not limited to, Lake Havasu and its shoreline.

LU.3.2.c - *Public Awareness Programs*: Support public awareness programs regarding compatible land use planning in the vicinity of the airport to minimize noise impacts.

LU.3.2.d - *Vehicle Noise*: Support noise mitigation strategies that are compatible with the area’s character along all high-volume roadways (e.g., Highway 95).

LU.3.2.e - *Boat Noise*: Support boat noise mitigation strategies and the enforcement of boat noise regulations.

LU.3.2.f – *Light Trespass*: Minimize light trespass from commercial development onto adjacent residential neighborhoods.

FUTURE LAND USE PLAN

A COMMUNITY-DRIVEN PLAN

The Future Land Use Plan map was created as part of the 2002 General Plan update process based on considerable input from the community about how Lake Havasu City should continue to grow. Early in the 2002 process, participants at the “Future Search Conference” developed vision statements, goals, and land use alternatives. Following the Conference, the Alternatives were analyzed and two land use/transportation alternatives were developed. Additional community input was solicited on the alternatives and refinements were made in response. A preferred alternative was completed and continued to be fine-tuned as the 2002 process evolved. Key concepts that emerged from the 2002 process as a foundation for the Future Land Use Plan map included:

- ***A centralized focus***—with an emphasis on locating jobs, shopping, and recreational opportunities closer to residents’ homes.
- ***Protection of unique character areas***—the Shoreline and Island, Downtown Lake Havasu, University, and others.
- ***Enhanced connectivity***—with an emphasis on cross-town connections, development of Highway 95 as a parkway, limited linkages to adjoining neighborhoods, and a future second bridge to the Island.
- ***Physical amenities***—the Lake should continue to serve as the community’s focal point. Views of Lake Havasu, the mountains, and foothill areas are all important community attributes and must be protected to the maximum extent practicable as the City continues to grow.
- ***Context sensitive building form***—Lake Havasu should continue to exhibit a generally low-rise, horizontal character with mid-rise structures such as offices, hotels, and other uses concentrated in the core area or on the Island. Maintaining wide scenic views will remain a basic component in determining the City’s future vertical form. Non-residential developments in the City’s established suburban neighborhoods should retain a character defined by low buildings, ample open space, and transitional buffering to adjacent residences.
- ***Mix of housing types***— For many years, residential development was the driving force in Lake Havasu’s development; while some opportunities for larger planned residential developments exist or may emerge in the future through the sale or exchange of public lands, residential infill development is expected to be more prevalent on an ongoing basis. Compatible residential infill development will be encouraged on vacant lots within established neighborhoods. These considerations are addressed in detail in Chapter 5: Housing and Neighborhoods.



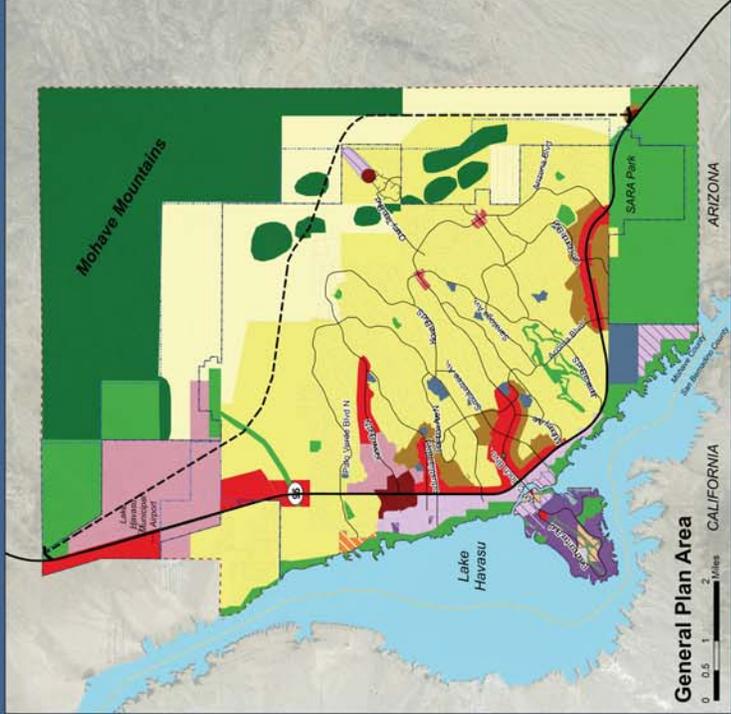
These concepts have been carried forward and updated to reflect current conditions and community input received as part of the 2015 General Plan update process.

FUTURE LAND USE PLAN MAP

The boundaries of the land use classifications shown on Figure 4.1 Land Use Plan and Figure 4.2 Future Land Use Plan (Island and Shoreline) are located along significant natural or manmade features wherever possible. These features include drainageways, washes, roadways, existing subdivisions, land ownership, powerlines, or existing development areas. These boundaries represent general recommendations for future development. However, the precise location of the boundaries may not always be exact or critical. Variations of several hundred feet, particularly where no significant natural or man-made features are present, may be acceptable. It will be the responsibility of the City Council, with recommendation from the Planning and Zoning Commission and the Lake Havasu City Community Services Department, as well as guidance provided by the General Plan, to establish and define the boundaries if questions arise. Additionally, these lines may be further defined through specific area plans or neighborhood plans.

Definitions for each of the land use classifications identified on the Future Land Use Plan map are provided in Table 4.1.

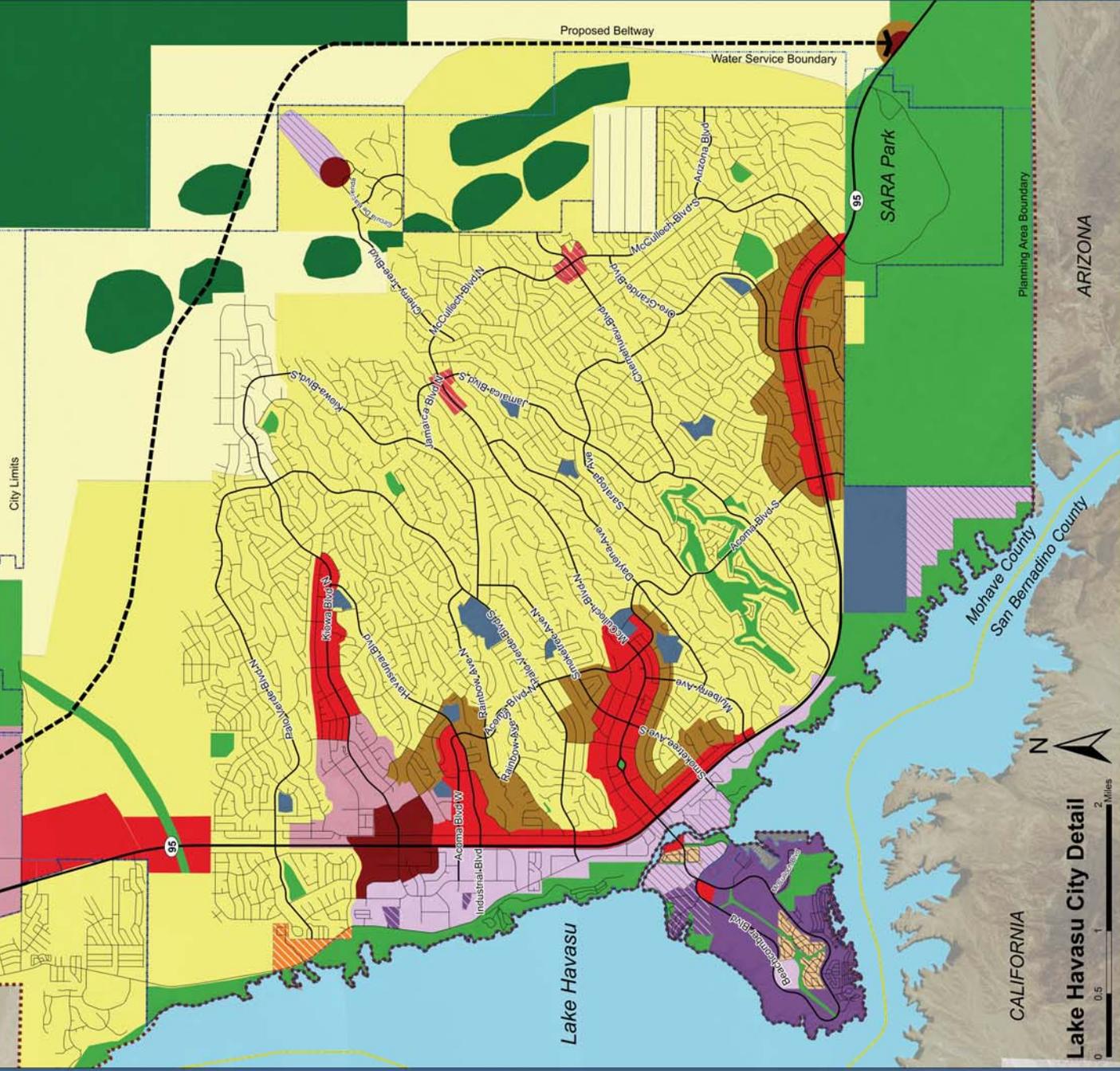
**Figure 4.1
Future Land Use**



- Legend**
- | | | |
|-----------------------------|----------------------------|--------------------|
| Residential | Rural Residential | Public/Semi Public |
| Low Density Residential | Mountain Protection Area | |
| High Density Residential | Open Space & Park | |
| Medium Density Residential | Proposed Beltway | |
| Mixed-Use/Commercial | City Limits | |
| Neighborhood Commercial | Water Service Boundary | |
| Commercial (Nodal) | General Plan Area Boundary | |
| Commercial | | |
| Employment | | |
| Resort | | |
| Resort Residential | | |
| Resort Related Mainland | | |
| Resort Related | | |
| Resort Related Island | | |
| Resort | | |

Source: Lake Havasu City, 2014; Arizona State Land Department, 2014.

FINAL DRAFT MAY 2015



Lake Havasu City Detail

**Figure 4.2
Future Land Use
Island & Shoreline**



Legend

Residential

- Rural Residential
- Low Density Residential
- High Density Residential
- Medium Density Residential

Mixed-Use/Commercial

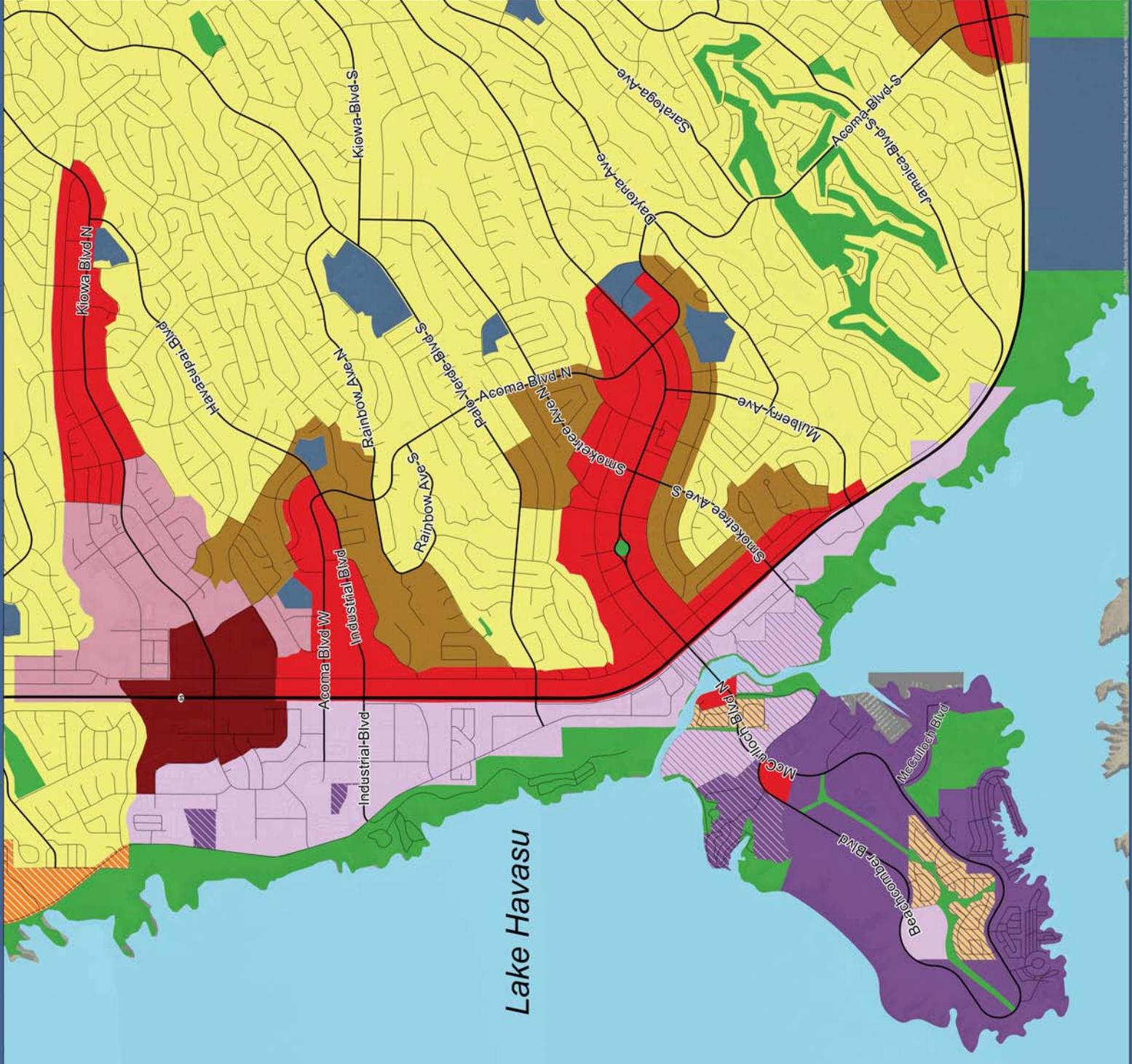
- Neighborhood Commercial
- Commercial (Nodal)
- Commercial
- Employment

Resort

- Resort Residential
- Resort Related Mainland
- Resort Related
- Resort Related Island
- Resort

Other

- Public/Semi Public
- Mountain Protection Area
- Open Space & Park



LAND USE CLASSIFICATIONS

Definitions for each of the land use classifications identified on the Future Land Use Plan are provided in Table 3.1. These definitions are intended to be used when interpreting the Future Land Use Plan map. Though not explicitly stated in the definitions, manufactured housing will be allowed in any residential district if it meets the federal Manufactured Housing Construction and Safety Standards Act of 1974 (as amended and interpreted by the federal courts). Public access along the Shoreline must be addressed within all developments adjacent to the Shoreline of Lake Havasu, as noted. ~~Zone district(s) associated with each land use category reflect the proposed zoning districts, as recommended by the Development Code Update process. Additional refinements may be made as both efforts progress.~~

~~Table 3.1 shows general associations between land use categories, land uses, and zone districts. In some locations, land in a land use category may not be eligible for all of the uses associated with that category, and may not be eligible for zoning into all of the associated zone districts.~~

TABLE 3-1. LAND USE CLASSIFICATIONS

Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
Residential				
Rural Residential	0-4 du/ac	Primary: Large-lot, low density single family housing Secondary: Accessory structures	<ul style="list-style-type: none"> Predominantly located to the north and east of the City's established neighborhoods Intended to retain the rural character of a given location and/or respect environmental constraints. 	R-A, R-E
Low-Density Residential	4-6 du/ac	Primary: Single family housing Secondary: Schools, parks, recreation, and religious uses in a neighborhood setting; accessory structures	<ul style="list-style-type: none"> Characteristic of the majority of the City's original single-family neighborhoods. Suitability for new Low-Density Residential neighborhoods is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints. 	R-1
Medium-Density Residential	4-10 du/ac	Primary: Attached single-family residence, townhouse, and patio homes Secondary: Schools, parks, recreation, and religious uses in a neighborhood setting; limited neighborhood commercial or office where suitable access exists; accessory structures.	<ul style="list-style-type: none"> Intended to provide opportunities for a mix of housing options and densities. Areas should be located within proximity to schools, parks, shopping, and employment. 	R-3, RMH, R-UMS, R-CHD, MU-N, MU-CRW



TABLE 3-1. LAND USE CLASSIFICATIONS

Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
High-Density Residential	10-20 du/ac	<p>Primary: Attached single-family residences, townhouses, patio homes, apartments/condos, and co-housing and live/work dwellings.</p> <p>Secondary: High density planned communities; accessory structures</p>	<ul style="list-style-type: none"> High-Density Residential uses are clustered adjacent to commercial corridors such as McCulloch Boulevard, Industrial Boulevard, and Acoma Boulevard. Higher densities may be approved by the City through the City’s planned development process. 	R-M, R-UMS, R-SGD, R-CHD, MU-G, MU-UMS, MU-CRW, PD-O
Resort				
Resort	7-25 du/ac	<p>Primary: Visitor accommodations, including hotel facility complexes.</p>	<ul style="list-style-type: none"> Amenities should increase proportionally with intensity of use, and should be pedestrian-oriented. Design options should provide flexibility in the placement of buildings and reasonable and practical use of open space. Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws, should be incorporated. 	MU-G, MU-CRW, C-P, PD-O
Resort-Residential	Varies	<p>Primary: Mixed use and resort-residential development</p> <p>Secondary: Accessory structures</p>	<ul style="list-style-type: none"> Areas where resort residential development is encouraged, primarily on the Island and along the Shoreline. Provides opportunities for innovative resort and mixed use developments that differ from the historic residential pattern in Lake Havasu in terms of overall density, types of housing, open space, and other amenities. Use of clustering, higher densities, and innovative techniques are encouraged. Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws should be incorporated. Resort-residential classification does not allow RV or manufactured home parks. 	MU-N ₇ , MU-CRW, C-P, PD-O

TABLE 3-1. LAND USE CLASSIFICATIONS				
Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
Resort-Related	Varies	<p>Primary: Service, commercial, and retail uses, such as boat rentals, sales and repairs, hotels, motels, restaurants</p> <p>Secondary: Recreational uses such as marinas, golf courses, parks, and recreation trails; accessory structures</p>	<ul style="list-style-type: none"> • Areas intended to serve and support the tourism-oriented resort industry. • Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws should be incorporated. • RV or manufactured home parks are not permitted within the Resort-Related classification. 	MU-G, MU-CRW, C-P, P-1, PD-O
Resort-Related Island	Varies	<p>Primary: Medium- to high-density resort residential uses, such as condominiums, townhomes, patio homes, and extended stay timeshares/hotel.</p> <p>Secondary: Incidental services, commercial, and retail uses—such as boat rentals, sales and repairs, hotels, motels, restaurants, and retail; accessory recreational uses such as marinas, golf courses, parks and recreational trails. Resort-Related Island allows RV facilities and campgrounds as accessory uses within a development, but not as standalone uses; accessory structures.</p>	<ul style="list-style-type: none"> • Areas intended to enhance the leisure-service industry by encouraging large scale resort developments with a mix of uses. • Residential uses may be vertically integrated with commercial uses or integrated horizontally as separate high density uses within a mixed-use development. • The residential element of a mixed use development should generally not exceed 40 percent of the overall building(s) square footage and a hotel use is required within the commercial element. Uses within a development will be calculated by square footage of gross floor area. • Single-family detached residential and apartments are not permitted within the Resort-Related Island classification. • Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws, are important. • Access to existing lighthouses and the Island bike/pedestrian path must be maintained. 	MU-G, C-P, P-1, PD-O



TABLE 3-1. LAND USE CLASSIFICATIONS

Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
Resort-Related Mainland	Varies	<p>Primary: Medium- to high-density resort residential uses, such as condominiums, townhouses, and apartments.</p> <p>Secondary: Incidental services, commercial, and retail uses—such as boat rentals, sales and repairs, hotels, motels, restaurants, and retail; accessory recreational uses such as marinas, golf courses, parks and recreational trails; accessory structures.</p>	<ul style="list-style-type: none"> • Areas intended to serve and primarily support the resort industry of Lake Havasu City and the tourists and visitors the industry attracts. • Encourages mixed-use developments to occur in areas of Lake Havasu City that do not have direct access to the Shoreline. • Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws, should be incorporated. • Mixed-use developments should generally provide a minimum of 20 percent commercial element. • Land use category does not allow RV resorts, manufactured home parks, or campgrounds. 	<p>MU-G, MU-CRW, P-1, C-P, PD-O</p>
Commercial/Mixed-Use/Employment				
Commercial/ Mixed-Use	Varies	<p>Primary: Retail shopping and services, such as health facilities, night clubs, studios, artisan shops, grocery/retail stores, restaurants, banks, medical office/hospital/clinics, veterinary clinics, parking facilities, storage facilities, and personal services.</p> <p>Secondary: High density residential; accessory structures.</p>	<ul style="list-style-type: none"> • Intended to provide the necessary retail and shopping services for the community’s current and future needs; denotes areas where the most intensive types of commercial uses are desired. • Adequate but controlled access to arterial streets is required. • Development or redevelopment at increased land use intensities and types is encouraged in the Upper McCulloch/Main Street area. Mixed-use development that includes both residential and commercial uses is permitted, provided no more than 20 percent of a commercial center is devoted to residential uses. 	<p>MU-G, MU-UMS, MU-CRW, C-1, C-2, C-CHD, C-SGD</p>
Commercial/ Mixed-Use/ Nodal	Varies	<p>Primary: Intensive types of commercial</p> <p>Secondary: High density residential; accessory structures.</p>	<ul style="list-style-type: none"> • Denotes areas where the most intensive types of commercial and high-density residential development can take place in a “multi-use nodal” or a “non-strip” setting. • Intended to develop as the community’s major commercial and service activity centers. • While commercial areas may include either commercial or multi-family development, controlled access to arterial streets is required. • Residential uses are intended to be secondary to commercial uses. 	<p>R-M, MU-G, C-1, C-2, C-SGD, BP</p>

TABLE 3-1. LAND USE CLASSIFICATIONS

Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
Neighborhood Commercial Centers	Typically less than 15 acres per corner	Primary: Neighborhood-scale retail and service commercial uses Secondary: Accessory structures	<ul style="list-style-type: none"> Denotes areas for service retail in an effort to create quality neighborhoods in Lake Havasu City. Retail and service commercial uses will be permitted as part of the neighborhood pattern. Any commercial development must be sited and designed such that the activities proposed will not adversely impact adjacent residential neighborhoods. 	MU-N
Employment	Varies	Primary: Employment-related uses such as light manufacturing, research and development, professional office, and office/showroom. In addition, heavier industrial uses such as manufacturing, warehousing, and distribution may be permitted. Secondary: Service commercial, retail; accessory structures.	<ul style="list-style-type: none"> The particular type of use will be determined based upon its potential impact on adjacent land uses and the intensity of development. Heavier industrial uses—such as intense manufacturing, warehousing and distribution— should be located away from arterial streets and buffered by light industrial uses—such as light manufacturing, research and development, professional office, office/showroom, retail, service, and other related uses—where feasible. Typical techniques such as screening, landscaping buffers, separation of incompatible uses, lighting, design, and architectural standards may be used to promote compatibility with adjacent uses. 	BP-1, MU-G, C-1, C-2, C-CHD, C-SGD
Public/Semi-Public				
Public/Semi-Public	Varies	Primary: Public and semi-public areas that are owned and/or operated by a governmental or philanthropic institution that provide educational, recreational, cultural, governmental, public services, or other similar uses. Secondary: Accessory commercial and accessory residential uses may exist in some locations; accessory structures.	<ul style="list-style-type: none"> Areas that are owned and/or operated by a governmental, nonprofit, or philanthropic institution that provides educational, recreational, cultural, governmental, or other similar uses. Where the General Plan calls for an open space designation, and where consent of the owner is not available, and where state law requires an alternative designation, the alternative designation shall be Rural Residential with densities not exceeding a maximum of one dwelling unit per acre. 	P-1, R-3, R-M, R-UMS, R-CHD, R-SGD, MU-N, MU-G, MU-UMS, MU-CRW, C-1, C-2, BP-1



TABLE 3-1. LAND USE CLASSIFICATIONS				
Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics	Zone District(s)
Parks/Open Lands				
Parks/Open Space	N/A	<p>Primary: Open space, parks, recreational opportunities</p> <p>Secondary: Rural Residential, agricultural; accessory structures</p>	<ul style="list-style-type: none"> • Areas to be precluded from development, except for public park facilities. • Parks/open spaces are generally held in ownership by public entities. • Open space areas should be left in a relatively natural state for scenic purposes due to topographic constraints or the need for buffer areas between potentially incompatible uses. • Where the General Plan calls for an open space designation, and where consent of the owner is not available, and where state law requires an alternative designation, the alternative designation shall be Rural Residential with densities not exceeding a maximum of one dwelling unit per acre. 	P-1, C-P, R-A
Mountain Protection Area	N/A	<p>Primary: Open Space</p> <p>Secondary: Rural Residential; Accessory structures</p>	<ul style="list-style-type: none"> • Areas that with special environmental characteristics located a considerable distance from the developed core and developing fringe of the City. • Detailed studies are required prior to justifying any General Plan amendment that would permit any non-residential or residential development. • Where the General Plan calls for an open space designation, where consent of the owner is not available, and where state law requires an alternative designation, the alternative designation shall be Rural Residential with densities not exceeding a maximum of one dwelling unit per acre. 	C-P, R-A, R-E

GROWTH PROJECTIONS AND CAPACITY

The boundaries of the land use designations shown on the Figure 4.1 Land Use Plan and Figure 4.2 Future Land Use Plan Island and Shoreline are located along significant natural or manmade features wherever possible to assist in identification, including drainageways, washes, roadways, existing subdivisions, land ownership, powerlines, or existing development areas. These boundaries represent general recommendations for future development. Future zone changes should generally adhere to the land use categories depicted on the Future Land Use Plan, but flexibility in interpretation of the boundary may be granted by the City Council, with recommendation and guidance from the Planning and Zoning Commission, the Lake Havasu City Community Services Department, and the Lake Havasu General Plan, provided the proposed change is consistent with the principles, goals, and policies of the Plan. Lines will be further defined through specific area plans or neighborhood plans.

While utilizing the figures from the incorporated area, Growth Area, and Expanded Water Service Area may be a valuable short-term tool, build out population projections for the Planning Area should be used for long-range planning.

The following tables ~~show the population and development projections if illustrate potential buildout if the~~ Lake Havasu City Future Land Use Plan is implemented in full under a medium growth scenario. The designation of ~~a balanced mix of the appropriate proportion of land for~~ residential and employment uses is critical to the community's long term sustainability. The projections have been calculated for land within the currently incorporated area, the Expanded Water Service Area, and for the entire Planning Area. These projections are intended to help guide long range planning decisions.

~~Since this is an inexact science, assumptions have been made to produce the estimates.~~ The following assumptions have been employed in producing the estimates:

Residential Assumptions:

- Buildable acreage is 70% of total acreage to account for roadways, washes, drainage, public facilities, etc. This percentage is increased to 80% for High Density Residential and Resort Residential.
- The average household size for Lake Havasu City is 2.26 persons per the 2010 US Census.

Non-Residential Assumptions:

- Due to terrain, buildable acreage is 70% of total acreage for commercial property. Buildable acreage is 60% of total acreage for employment property.
- The Gross Floor Area assumes a floor area ratio (FAR) of 0.22 for commercial development and 0.20 for employment development.

- ~~• Employment forecasts assume 250 square feet per employee.~~
- ~~• For potential population served, it is assumed that 36 square feet of retail and 20 square feet of general services/commercial space will be needed per resident.~~
- ~~• 50% of total community employment will be accommodated in the Employment Designated Areas and 50% will be accommodated in Commercially Designated Areas.~~



INCORPORATED AREA

Tables 4.2 and 4.3 provide a breakdown of buildout figures for properties located within the City limits of Lake Havasu, as identified on the Future Land Use Plan map.

TABLE 4.2: INCORPORATED AREA—RESIDENTIAL BUILD-OUT				
Land Use Category	Average Density (du/ac)	Total Acres	Buildable Acres	Potential Dwelling Units
Rural Residential	1.25	2,696	1,887	2,824
Low Density Residential	3	15,036	10,525	31,576
Medium Density Residential	7	70	49	341
High Density Residential	15	1,116	893	13,392
Resort Residential	7	89	62	437
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		19,805	13,354	50,072

TABLE 4.3: INCORPORATED AREA—NON-RESIDENTIAL BUILD-OUT				
Land Use Category	Average Density (FAR)	Total Acres	Buildable Acres	Gross Floor Area
Neighborhood Commercial	0.22	67	47	452,447
Commercial/ Mixed-Use (Nodal)	0.22	250	175	1,679,919
Commercial/ Mixed Use	0.22	2,125	1,487	14,254,074
Employment	0.20	2,589	1,559	13,582,313
Resort	0.22	86	51	492,519
Resort Related	0.22	676	474	4,538,080
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		7,127	4,641	34,999,351

* Resort Related Island and Resort Related Mainland allow for a mix of residential and non-residential uses at varying densities. The ultimate yield of these properties will be determined at the time of development.

EXPANDED WATER SERVICE AREA

Tables 4.4 and 4.5 provide a breakdown of buildout figures for properties located within the Expanded Water Service Area, as defined on the Future Land Use Plan.

TABLE 4.4: EXPANDED WATER SERVICE AREA: RESIDENTIAL BUILD-OUT				
Land Use	Average Density(du/ac)	Total Acres	Buildable Acres	Potential Dwelling Units
Rural Residential	1.25	5,673	3,971	4,964
Low Density Residential	3	15,908	11,136	33,407
Medium Density Residential	7	70	49	343
High Density Residential	15	1,182	946	13,416
Resort Residential	7	89	62	437
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		23,641	16,050	52,130

TABLE 4.5: EXPANDED WATER SERVICE AREA: NON-RESIDENTIAL BUILD-OUT				
Land Use Category	Average Density (FAR)	Total Acres	Buildable Acres	Gross Floor Area
Neighborhood Commercial	0.22	67	47	452,447
Commercial/ Mixed-Use (Nodal)	0.22	250	175	1,677,060
Commercial/ Mixed Use	0.22	2,105	1,474	14,120,845
Employment	0.20	2,080	1,248	10,872,576
Resort	0.22	86	51	492,519
Resort Related	0.22	676	474	4,538,038
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		6,575	3,837	32,105,279

* Resort Related Island and Resort Related Mainland allow for a mix of residential and non-residential uses at varying densities. The ultimate yield of these properties will be determined at the time of development.



PLANNING AREA

Tables 4.6 and 4.7 provide a breakdown of buildout figures for properties located within the Planning Area, as defined on the Future Land Use map.

TABLE 4.6: PLANNING AREA—RESIDENTIAL BUILD-OUT				
Land Use Category	Average Density (du/ac)	Total Acres	Buildable Acres	Potential Dwelling Units
Rural Residential	1.25	7,680	5,376	7,193
Low Density Residential	3	17,477	12,234	36,112
Medium Density Residential	7	70	49	341
High Density Residential	15	1,145	916	14,296
Resort Residential	7	89	62	437
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		27,259	18,575	57,505

TABLE 4.7: PLANNING AREA: NON-RESIDENTIAL BUILD-OUT				
Land Use Category	Average Density (FAR)	Total Acres	Buildable Acres	Gross Floor Area
Neighborhood Commercial	0.22	67	47	452,447
Commercial/ Mixed-Use (Nodal)	0.22	264	185	1,770,975
Commercial/ Mixed Use	0.22	2,147	1,503	14,402,591
Employment	0.20	2,872	2,010	15,012,021
Resort	0.22	86	51	492,519
Resort Related	0.22	676	406	4,534,770
Resort Related Island*	--	656	--	--
Resort Related Mainland*	--	142	--	--
Total		7,448	4,918	36,665,417

* Resort Related Island and Resort Related Mainland allow for a mix of residential and non-residential uses at varying densities. The ultimate yield of these properties will be determined at the time of development.

SUPPORTING PLANS AND STUDIES

- [Lake Havasu City Water Conservation Plan \(2010\)](#)
- [Parks and Recreation Department Comprehensive Needs Assessment \(2008\)](#)
- [Bridgewater Channel Redevelopment Area—Financial Analysis of 2006 Plan and Alternative Plan \(2008\)](#)
- [Lake Havasu City R/UDAT \(2007\)](#)
- [Land Development Proposal for Zones 3, 4, 5, and 7—the Property Encompassing the Bridgewater Channel and London Bridge \(2007\)](#)
- [Bridgewater Channel Redevelopment Plan \(2006\)](#)



Chapter 5: Housing and Neighborhoods



Photo: Clarion Associates

BACKGROUND AND CONTEXT

Lake Havasu City was master planned as a community of predominantly detached single-family residential neighborhoods. While demand for this type of housing is expected to continue, an increase in the student and aging population may trigger more demand for low-maintenance, reasonably-priced housing options, as well as those that will allow residents to age in place. Ensuring opportunities for a wider variety of housing types exist in the future will be an important consideration as the City continues to grow and its population changes over time. Because outward growth opportunities are limited, new housing options will be provided through a combination of targeted infill development on vacant lots in established neighborhoods, accommodation of multi-family housing as part of mixed-use developments in commercial centers, and through greenfield development, as land transitions from public to private ownership.

A detailed analysis of housing and neighborhood data and trends can be found in Appendix C.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Housing, and Neighborhood Preservation and Revitalization Elements include:

- **Balancing tourism and neighborhood stability:** Because Lake Havasu’s economy is largely based on tourism, striking a balance between full- and part- time resident housing options, neighborhood

This chapter contains information related to the following statutory elements:

- **Housing Element**
- **Neighborhood Preservation and Revitalization Element**

The goals and policies in this chapter are intended to support the following guiding principles:

- A mix of housing options to meet the short and long-term needs of the population.
- Protection of established neighborhoods.

protections, and tourist lodging options and amenities remains an ongoing issue. Vacancy rates in some neighborhoods are also exceptionally high compared to other communities due to the tourism-based economy, and vacation rentals occasionally result in conflicts with year-round residents regarding excessive noise or parking issues.

- **Providing a mix of housing types and housing affordability:** Many individuals who work in the tourism industry struggle to find adequate affordable housing opportunities. Additionally, the growing retiree and student populations have their own set of housing needs, including accessibility, affordability, and proximity to daily needs and care. Maintaining the appropriate balance of housing options will remain an ongoing issue in the community.
- **Mixed-use development:** Although the City has taken steps to support a mix of residential and non-residential uses in targeted locations, either as a vertical mix of uses (e.g., housing over retail or office uses) or as a horizontal mix of uses (e.g., housing adjacent to and readily accessible to retail or office uses), limited mixed-use development has occurred. Future opportunities for mixed-use development should be considered in targeted areas as a way to promote the revitalization of Downtown Lake Havasu and the Bridgewater Channel/London Bridge area and to help increase the range of housing types available.
- **Infill availability and compatibility:** Due to land constraints, most residential development occurs through targeted infill and redevelopment in established areas of the community. However, many of the vacant residential lots that remain in the City have limited potential due to their size, physical characteristics, or location.
- **Homelessness and transitional housing:** Although some services for the homeless population of Lake Havasu City are currently in place, homelessness and the limited availability of transitional housing to serve vulnerable populations has become a more pressing concern as the City’s population continues to grow. Opportunities may exist for inter-agency coordination of community efforts regarding homelessness, transitional housing, and related assistance programs.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE HN.12: PROTECTION OF ESTABLISHED NEIGHBORHOODS

Goal HN.21.1: Preserve and enhance the character and quality of established neighborhoods within the original site of Lake Havasu.

HN.21.1.a – Existing Housing Stock: Support the retention of existing housing stock throughout the City. Encourage ongoing maintenance and promote reinvestment and improvements in declining areas.



HN.21.1.b – Buffers and Transitions: Develop and adopt standards to address appropriate buffers and transitions when new non-residential or multi-family residential development or infill development occurs adjacent to established single-family homes.

HN.21.1.c – Code Enforcement: Maintain the physical quality of neighborhoods through active enforcement of public health, code enforcement, drainage and stormwater issues, and safety violations in accordance with local building codes, the Development Code, and other applicable ordinances as adopted by the City.

HN.21.1.d – Infrastructure Improvements: Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.

HN.21.1.e – Pedestrian and Bicycle Linkages: Prioritize sidewalk and trail improvements that complete gaps or “missing links” between established neighborhoods and other community destinations such as schools, parks, or shopping areas.

HN.21.1.f – Remnant Parcels: Consider the sale of individual City-owned remnant parcels in the originally platted areas for conversion to residential uses or private open space based on an evaluation of access, site size, and other considerations as opportunities arise. [Maintain ownership of parcels needed to support existing or planned City-facilities.](#)

Goal HN.21.2: Promote the mitigation of impacts from non-residential uses near residential areas.

HN.21.2.a – Subdivision and Site Plan Regulations: Maintain comprehensive subdivision and site plan regulations governing land uses, platting procedures, design standards, public and private land specifications, required improvements, and other factors dealing with the proper subdivision of land.

HN.21.2.b - High-Density Development Standards: Recognize well-designed and constructed high-density development on appropriate sites as being a worthwhile addition to the community and tax base under conditions established in the General Plan and by zoning, subdivision, and other codes and ordinances.

HN.21.2.c - Mitigation of Development Impacts: Protect residential development by minimizing adverse manmade impacts through corrective abatement measures, when necessary.

GUIDING PRINCIPLE HN.12: A MIX OF HOUSING OPTIONS TO MEET THE SHORT AND LONG-TERM NEEDS OF THE POPULATION

Goal HN.12.1: Expand housing variety.

HN.12.1.a – *Mix of Housing Types*: Encourage a mix of housing types, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents). Support a mix of lot sizes, densities, and housing prices and styles in locations designated for Medium or High Density Residential on the Future Land Use Plan map or as part of a larger planned development in accordance with City Standards and Ordinances.

HN.12.1.b – *Infill Development*: Support the development of new homes on remaining vacant lots available on currently subdivided residential streets to promote the efficient use of existing utilities and services and encourage reinvestment in established neighborhoods.

HN.21.1.c – *Accessory Housing Units*: Encourage opportunities for accessory dwelling units within established neighborhoods as a means of expanding affordable housing opportunities and increasing citywide housing variety.

HN.12.1.d – *Housing for Vulnerable Populations*: Promote ongoing coordination among all active housing organizations in the Lake Havasu City area to identify targeted needs and opportunities for collaborative efforts or programs to help meet those needs.

Goal HN.12.2: Create high quality residential neighborhoods that provide safe and convenient access to open-space and recreational opportunities, schools, and essential services.

HN.12.2.a – *Location Efficient Development*: ~~Encourage~~ ~~Ensure~~ new residential development ~~occurs~~ in locations that promote the efficient use of existing utilities; offer reasonable response times by police, fire, and emergency services; provide reasonable access to schools; offer neighborhood or community shopping options within ½ mile and 1-2 miles respectively; reduce the need for long auto trips; and encourage the use of alternative modes of transportation—walking, bicycling, and taking public transit (as available).

HN.12.2.b - *Neighborhood Identities*: ~~Encourage the development of~~ ~~Ensure~~ -new planned neighborhoods ~~that~~ have a distinct identity in terms of their mix of housing types, mix of architectural styles on a given block, ~~and~~ supporting uses, ~~and~~ ~~and that they overall character occur~~ on land suitable for residential uses ~~while ensuring and that~~ new developments relate positively to adjacent existing development.

HN.12.2.c – *Siting of Higher Density Uses*: Locate higher-density residential uses near major roadway corridors to promote an efficient



transportation system and prevent an excessive amount of vehicular traffic from using minor residential streets.

HN.12.2.d – Circulation and Access: Ensure new neighborhoods have reasonable accessibility to existing highways or arterial streets through utilization of the collector street system. Incorporate an onsite network of pedestrian/bicycle connections in new neighborhoods and provide linkages to the overall sidewalk and trail system to facilitate access to nearby community destinations.

HN.12.2.e - Access to Open Space: Locate medium-, high-density and multiple-family housing developments in close proximity to public open space such as parks, playgrounds, schools, and similar uses; or incorporate adequate open recreational space on site for use by residents. Provide clear and direct pedestrian and bicycle connections leading from new developments to nearby schools, parks, or playgrounds.

HN.12.2.f - Lakefront Areas: Discourage residential development in lakefront areas except as part of a mixed-use development that retains public physical access and visual connection to the waterfront.

HN.12.2.g – School Capacity: Coordinate with the Lake Havasu Unified School District to ensure schools have the current or potential capacity to support the increased enrollment generated by planned new developments.

HN.12.2.h - Quiet, Safe Residential Areas: Design all residential development, but in particular low-density developments, to provide a quiet and safe environment for its residents.

GUIDING PRINCIPLE HN.2: PROTECTION OF ESTABLISHED NEIGHBORHOODS

Goal HN.2.1: Preserve and enhance the character and quality of established neighborhoods within the original site of Lake Havasu.

HN.2.1.a – Existing Housing Stock: Support the retention of existing housing stock throughout the City. Encourage ongoing maintenance and promote reinvestment and improvements in declining areas.

HN.2.1.b – Buffers and Transitions: Develop and adopt standards to address appropriate buffers and transitions when new non-residential or multi-family residential development or infill development occurs adjacent to established single-family homes.

HN.2.1.c – Code Enforcement: Maintain the physical quality of neighborhoods through active enforcement of public health, code enforcement, drainage and stormwater issues, and safety violations in accordance with local building codes, the Development Code, and other applicable ordinances as adopted by the City.

~~**HN.2.1.d – Infrastructure Improvements:** Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.~~

~~**HN.2.1.e – Pedestrian and Bicycle Linkages:** Prioritize sidewalk and trail improvements that complete gaps or “missing links” between established neighborhoods and other community destinations such as schools, parks, or shopping areas.~~

~~**HN.2.1.f – Remnant Parcels:** Consider the sale of individual City-owned remnant parcels in the originally platted areas for conversion to residential uses or private open space based on an evaluation of access, site size, and other considerations as opportunities arise.~~

~~**Goal HN.2.2: Promote the mitigation of impacts from non-residential uses near residential areas.**~~

~~**HN.2.2.a – Subdivision and Site Plan Regulations:** Maintain comprehensive subdivision and site plan regulations governing land uses, platting procedures, design standards, public and private land specifications, required improvements, and other factors dealing with the proper subdivision of land.~~

~~**HN.2.2.b – High-Density Development Standards:** Recognize well-designed and constructed high-density development on appropriate sites as being a worthwhile addition to the community and tax base under conditions established in the General Plan and by zoning, subdivision, and other codes and ordinances.~~

~~**HN.2.2.c – Mitigation of Development Impacts:** Protect residential development by minimizing adverse manmade impacts through corrective abatement measures, when necessary.~~

SUPPORTING PLANS AND STUDIES

- [Commercial and Health District Ordinance \(2008\)](#)
- Uptown McCulloch Main Street District (2008)
- [Parks and Recreation Department Comprehensive Needs Assessment \(2008\)](#)



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Chapter 6: Economy



Photo: Lake Havasu City Convention & Visitors Bureau

BACKGROUND AND CONTEXT

Lake Havasu City’s dramatic setting, diverse recreational opportunities, and mild climate attract hundreds of thousands of visitors each year and entice many retirees and families to make the City their permanent home. As a result, the economic base of Lake Havasu City remains rooted in tourism and residential growth. In 2012, less than half of Lake Havasu City’s population participated in the labor force, highlighting the presence of a sizeable—and growing—retiree population. Both retirees and families value the quality of life and sense of community the City offers and the ability to live an affordable lifestyle. Looking to the future, Lake Havasu City seeks to promote a strong and balanced economy that builds on the community’s many strengths.

This chapter is intended to promote a collaborative approach to economic development in Lake Havasu City and the surrounding region, reinforcing the ongoing efforts of the many economic development organizations working to support local businesses, promote economic development, and promote tourism in Lake Havasu City today. It is also intended to reinforce the role each of the General Plan’s elements play in the economic health of the community—land use, housing and neighborhoods, open space and recreation, and many others.

This chapter contains information related to the following statutory element:

- **Economic Development Element**

The goals and policies in this chapter are intended to support the following guiding principle:

- A strong and balanced economy.



KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Economic Development Element include:

- **Tourism:** Continued expansion of the tourism and service commercial sectors is critical to economic health of the City, as is continuing to build the Lake Havasu City brand as a world-class destination through the development of enhanced amenities, lodging, wayfinding, and recreational opportunities, and national events.
- **Diversifying the City's economic base:** In conjunction with expanded tourism, continuing to expand the diversity of employment options in Lake Havasu City remains an ongoing issue. The recent location of an Arizona State University campus in the City has provided a new opportunity for economic expansion, but has also highlighted ongoing challenges the community faces, including the retention of students after graduation, workforce training, and the ability of the community to provide the types of housing and lifestyle options that many college students seek.
- **Public land State Trust leases:** Development on the Island is contingent upon long-term leases between the Arizona State Land Department and private developers. While much of the Island remains undeveloped, leases for several of the parcels that have been developed are set to expire in 2015. Ongoing collaboration between the State Land Department, the City, and other stakeholders is needed to explore the provision of longer-term leases, potential changes in ownership, or other strategies, where feasible. Ongoing collaboration will play an important role in helping to provide increased predictability for businesses and potential tenants necessary to support ongoing efforts to revitalize the Bridgewater Channel area and other parts of the Island as a key amenity for the community.
- **Regional Collaboration:** In addition to the City, numerous organizations and other stakeholders play a role in supporting local businesses, promoting economic development, and promoting tourism in Lake Havasu City. Formal economic development organizations include the Partnership for Economic Development (PED), Lake Havasu City Convention & Visitors Bureau, and Lake Havasu Chamber of Commerce. Other economic development stakeholders that play an important role include the Lake Havasu City Main Street Organization, Lake Havasu Marine Association, and Lake Havasu Hospitality Association. Ongoing collaboration between these groups, the City, Mohave County, state and federal agencies, and other stakeholders such as the Board of Realtors is essential to leverage available resources, minimize duplication of efforts, and to identify potential opportunities for public/private partnerships.
- **Downtown and Bridgewater Channel Revitalization:** Maintaining a centralized focus on the community's commercial districts was, and



Photo: Lake Havasu City Convention & Visitors Bureau

remains, an important driver of the General Plan. In particular, efforts to revitalize both Downtown Lake Havasu and the Bridgewater Channel area present significant opportunities to enhance the quality of life of residents and to help enhance the visitor experience for tourists desiring a unique experience and a vibrant shopping and dining scene within walking distance of their hotel.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE EC.1: A STRONG AND BALANCED ECONOMY

Goal EC.1.1: Promote increased diversity in the City’s employment base.

EC.1.1.a—Diversified Economy: Retain, expand, and attract business and industry uses that provide employment that improve the overall quality of life for all Lake Havasu City residents.

EC.1.1.b—Local Business Support: Support the creation and retention of local businesses by reducing barriers to opening new businesses and exploring potential incentives and financial tools to assist in new business establishment.

EC.1.1.c—Continuing Education/Workforce Development: Support the efforts of Arizona State University, Mohave Community College, and Northern Arizona University to expand educational and employment opportunities for the residents of Lake Havasu City and workforce development opportunities for existing and future employers.

EC.1.1.d—Lake Havasu Municipal Airport: Explore opportunities to leverage the Lake Havasu Municipal Airport as a way to provide more air transportation connections to Lake Havasu City for residents, visitors, and the movement of goods, as well as the marketing of other supporting services, such as refueling.

EC.1.1.e—Agave Business Park: Continue to actively market the Agave Business Park, identifying uses and businesses that could be attracted to the airport area, benefit from a location next to the airport, can increase the usage of airport facilities.

EC-1.1f—Regional Retail: Discourage the expansion of strip commercial development. Ensure that retail centers and areas are well-connected to each other to facilitate and maximize exposure of different retail areas, and encourage the clustering of retailers to encourage shoppers to visit multiple stores per trip. [Prioritize support for existing retail centers, such as the mall.](#)

EC.1.1.g - Coordination: Coordinate with local businesses, economic development organizations, state and federal agencies, property owners, and other stakeholders on economic development initiatives.

ECONOMIC DEVELOPMENT ORGANIZATIONS

The following organizations play a primary role in supporting local businesses, promoting economic development, and promoting tourism in Lake Havasu City and the surrounding region.

- **Partnership for Economic Development (PED):** Funded by a levee on hotel and restaurant/bars (of which 25-percent is allocated to PED). In partnership with the City and other organizations, PED provides a variety of services to support community building—focusing on workforce training, educational attainment, and numerous other opportunities to promote the economic vitality of Lake Havasu City.
- **Lake Havasu City Convention & Visitors Bureau (CVB):** Funded by a levee on hotel and restaurant/bars (of which 75-percent is allocated to the CVB) to attract and engage visitors to the area in order to enhance the economy.
- **Lake Havasu Chamber of Commerce:** Represents over 700 businesses and individuals that employ more than 20,000 in the greater Lake Havasu area and helps promote business within the city.
- **Mohave County Economic Development Department (MCEED):**—At a regional level, MCEED collaborates with Lake Havasu City-based organizations and other partners, focusing on increasing regional employment opportunities and tax base, facilitating the creation of livable-wage jobs and strategically positioning the region to compete in the global economy.



EC.1.1.h - Public/Private Partnerships: Foster public/private partnerships to help promote economic development and tourism in Lake Havasu City.

EC.1.1.i – Marketing: Continue to promote Lake Havasu City’s assets outside the region to increase awareness of the specific opportunities the community has to offer for businesses, residents, and visitors.

Goal EC.1.2: Strengthen Lake Havasu City’s role as the regional center for entertainment, employment, shopping, educational, and health care within the Colorado Basin.

EC.1.2.a— Downtown Lake Havasu: Continue to strengthen and promote Downtown Lake Havasu as a central gathering place and destination for the community and region. Provide opportunities for businesses, landowners, and the public sector to continue to rehabilitate and revitalize the City’s “Main Street” along upper McCullough Boulevard. Increase housing options in and adjacent to Downtown for retirees, young adults, and students seeking an active, low maintenance, urban lifestyle.

EC.1.2.b—Bridgewater Channel area: Continue to promote the redevelopment and revitalization of the Bridgewater Channel and London Bridge area through a variety of mechanisms, including, but not limited to public/private partnerships, investment in public infrastructure, and possible development incentives.

EC.1.2.c—Quality of Life Initiatives: Continue to work with community organizations, state and federal agencies, the private sector, and other organizations as applicable to support recreational programs, facilities, and access; arts and cultural programs; community events and activities; and other initiatives that enhance the quality of life of Lake Havasu City residents, contribute to regional tourism, and strengthen the economic health of the community.

EC.1.2.d—Community-Oriented Events: Continue to support a range of year-round community-oriented events that appeal to residents of all ages, including, but not limited to: Relics and Rods Car Show, London Bridge Days Parade, Fright Night, Spring Wellness Festival, Little Delbert Days, Winterfest, 4th of July Fireworks Show, Sand & Water Show, Chillin’ n Swillin Beer Festival, Gem and Mineral Show, the Boat Parade of Lights, Western Pyrotechnics, gatherings like drum circles at the City’s many spiritual vortex sites, and others as they arise.

EC.1.1.e—Wayfinding Signage: Support the implementation of enhanced wayfinding signage throughout the City and planning area to improve visitor navigation, increase awareness of existing community amenities, and increase visibility for major community destinations such as the London Bridge and the Bridgewater Channel area and Downtown Lake Havasu.

**ECONOMIC DEVELOPMENT
STAKEHOLDERS**

Numerous other organizations play a role in supporting local businesses, promoting economic development, and promoting tourism in Lake Havasu City.

- **Lake Havasu City Main Street Organization:** Represents businesses in Downtown Lake Havasu City (the “Downtown Havasu District”), helping to promote the district to residents and tourists.
- **Lake Havasu Marine Association:** Represents the boating and marine industry within the city and promotes the freedom to boat, a safe and clean lake and river environment, and enhance the boating experience.
- **Lake Havasu Hospitality Association:** Represents the hospitality industry in Lake Havasu City. As a tourist destination, the LHHA encourages the “development of key educational and promotional programs to maximize the overall of visitor experience.”

Goal EC.1.3: Continue to promote tourism as a key component of Lake Havasu City's economy.

EC.1.3.a—Leisure-Service Industry: Maintain an aggressive market share in the increasing leisure-service industry by continuing to enhance and expand amenities, support services, additional hotels, name franchise restaurants and resorts, and accommodations for visitors.

EC.1.3.b— National Events: Continue to support a range of year-round national events including, but not limited to: International Jet Ski Finals, Boating Association World Finals, Thunder on the River, Bassmaster Elite Fishing Tournament, Havasu Island Balloon Festival, Western Winter Blast Pyrotechnic Show, Lake Havasu Marine Association Boat Show, Bluegrass on the Beach, HITS Triathlon Series, Lake Havasu City Rockabilly Reunion, Desert Storm Poker Run, and Shootout & Street Party.

EC.1.3.c—Wireless Community: Investigate the potential costs vs. benefits of becoming a wireless community. Consider the incremental implementation of public wireless access in targeted locations, such as Downtown Lake Havasu.

EC.1.3.d—Public Land State Trust lands: Cooperate with the Arizona State Land Department to assist in marketing of their properties and transitioning key parcels from short-term leases to longer-term leases, particularly on the Island, to assure highest and best use of properties. Where feasible, encourage the transition of Arizona State Land Department parcels to private ownership.

SUPPORTING PLANS AND STUDIES

The following previously developed plans and studies may or may not have been formally adopted as a part of the General Plan; however they provide important background information regarding ongoing economic development efforts in Lake Havasu City.

- [Lake Havasu City Tourism Vision Plan \(2014-16\)](#)
- [Parks and Recreation Department Comprehensive Needs Assessment \(2008\)](#)
- [Bridgewater Channel Redevelopment Area—Financial Analysis of 2006 Plan and Alternative Plan \(2008\)](#)
- [Lake Havasu City R/UDAT \(2007\)](#)
- [Bridgewater Channel Redevelopment Plan \(2006\)](#)
- [Land Development Proposal for Zones 3, 4, 5, and 7—the Property Encompassing the Bridgewater Channel and London Bridge \(2007\)](#)



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Chapter 7: Circulation



Photo: Lake Havasu City Convention & Visitors Bureau

BACKGROUND AND CONTEXT

People travel for a variety of reasons—to get to work or school, to meet their daily needs (e.g., shopping, doctor visits), to deliver goods and services, and to recreate. In Lake Havasu City, tourism-related travel is also an important consideration. The purpose of the Transportation/Circulation Element is to present a multimodal transportation framework that supports the projected future growth of the community. This framework is critical to Lake Havasu City’s future economic and community development and provides residents and visitors the ability to move easily around the community and to other parts of the region.

In accordance with Federal requirements, the Lake Havasu Metropolitan Planning Organization (Lake Havasu MPO) was established in 2013 to serve as the policy board designated to carry out the metropolitan transportation planning process for Lake Havasu City and the surrounding region. The Lake Havasu MPO is in the process of initiating the development of its 2040 Regional Transportation Plan (RTP). The RTP will address all aspects of the multimodal transportation system—roadways; pedestrian, bicycle, and trail facilities; transit service; freight; and infrastructure technology. The RTP process was initiated in December 2014 and the process is anticipated to take up to one year to complete. Updated travel forecasts will be developed as part of the RTP based on population and employment projections in order to develop an effective system that supports the current and future land use patterns.

This preliminary draft of the Circulation chapter reflects input received from the community as part of the General Plan update process and an overall

This chapter contains information related to the following statutory elements:

- **Transportation / Circulation Element**
- **Bike Element**

The goals and policies in this chapter are intended to help support the following guiding principles:

- An efficient, cost-effective, and safe multimodal transportation system that serves both residents and visitors.
- A connected community and region.



refinement of the 2002 General Plan goals and policies. Specific recommendations that emerge from the RTP will be used to help inform further refinements to this chapter, both in terms of the goals and policies and specific recommendations regarding future improvements to the multimodal transportation system, prior to the adoption and ratification of the 2015 General Plan.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Circulation Element include:

- **Improving Safety and Connectivity for Bicyclists and Pedestrians:** While significant improvements in the bike and pedestrian system have been made since 2002, supported by the 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan, continued improvements in system connectivity and support facilities (e.g., shade, water, night lighting) are needed in targeted locations to create a community-wide pedestrian and bicycle system that serves both residents and visitors.
- **Public Transportation:** Continued support for the maintenance of transit service—and for the potential of reestablishing public transit—is essential to serve residents of and visitors to Lake Havasu City and the surrounding region; however, a relatively low population density and the dispersed nature of activity centers in the community present ongoing challenges in terms of balancing the needs of different riders and sustaining funding levels needed to support ongoing operations.
- **Ongoing Improvements to the Transportation Network:** Similar to the recent Highway 95 improvements, additional improvements based on previous planning studies should be explored to provide adequate connections, smooth or reduce traffic congestion, improve wayfinding signage, and improve night lighting. Proposed roadway improvements at critical connection points (such as a second bridge to the Island) should be pursued.
- **Regional Coordination:** The recent formation of the Lake Havasu MPO represents an important step in the City’s ability to actively participate in discussions regarding the long term transportation needs of the City and surrounding region. Close collaboration with the MPO, Mohave County, and other regional partners, as well as with the Arizona Department of Transportation is needed.
- **Circulation Development Policy:** The 2002 General Plan identified the need for determining responsibility (i.e., public vs. private) and costs associated with future improvements to accommodate development of proposed growth areas. Clear policy direction on this issue was not provided in the 2002 General Plan and requires further discussion as part of the 2015 General Plan.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE CC.1: AN EFFICIENT, COST-EFFECTIVE, AND SAFE MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES BOTH RESIDENTS AND VISITORS

Goal CC.1.1: Maintain and enhance the efficiency of the transportation network.

CC.1.1.a – Priority Improvements: Prioritize transportation improvements and aggressively pursue federal, state, local, and private funding sources for the development of the circulation system.

CC.1.1.b - Right-Of-Way Acquisition: Minimize rights-of-way costs associated with transportation projects through early acquisition of properties for planned facilities.

CC.1.1.c - Emerging Technologies: Embrace emerging transportation and information technologies to build upon existing systems and promote system efficiencies such as coordinated signalization systems and other means of optimizing traffic flow.

CC.1.1.d - Traffic Impact Analysis: Analyze traffic impacts of new development in accordance the City's Traffic Impact Study Guidelines, as adopted, to determine if the development negatively impacts mobility, and identify potential mitigation strategies.

CC.1.1.e - Minimizing Congestion: Minimize congestion by designing streets with adequate capacity for peak travel demands.

CC.1.1.f - Transportation Project Guidelines: Develop Standard Guidelines for Transportation-Related Projects that build upon the foundation provided in the Transportation/Circulation Element.

CC.1.1.g - Promoting Community with Transportation: Provide a transportation/circulation system that fosters an aesthetically pleasing community image.

Goal CC.1.2: Develop a basic network of facilities to serve pedestrians and bicyclists.

CC.1.2.a - Traffic-calming: Use traffic-calming techniques in pedestrian areas where appropriate to reduce vehicular speed limits and encourage a bicycle- and pedestrian-friendly environment.

CC.1.2.b - Complete Streets: Design new streets and retrofit existing streets as Complete Streets that accommodate all modes of transportation, where feasible based on existing rights-of-way. Provide pedestrian- and bicycle-friendly areas on widened roadways and all arterials throughout the Lake Havasu City planning area.



CC.1.2.c – Pedestrian- and Bicycle-Oriented Development: Encourage land uses that foster pedestrian and bicycle travel.

CC.1.2.d - Accessibility: Develop pedestrian and bicycle standards that provide American Disabilities Act (ADA) accessible surface and clearance for all pedestrian areas where possible.

CC.1.2.e - Pedestrian and Bike Linkages: Support the continued expansion of pedestrian and bicycle linkages as identified as part of the Pedestrian and Bike Path Plan (1998), Lake Havasu Trails Plan (2007), and other applicable plans, as adopted.

CC.1.2.f - Meeting Pedestrian and Bicyclist Needs: Ensure that adequate pedestrian and bicyclist facilities and storage/security (bike racks) are made available to encourage pedestrian and bicycle trips to all major employment, commercial, and activity centers.

Goal CC.1.3: Maintain and enhance public transportation options.

CC.1.3.a - Mobility Options: Attain and maintain transportation options to provide mobility for those who cannot or choose not to drive motor vehicles due to age, ability, or income level; striving to maintain connections between residential, commercial, employment, and activity/recreational areas.

CC.1.3.b - A Seamless Transportation Network: Ensure that multimodal services and facilities are connected to provide a “seamless” system. This requires that someone can walk or bicycle to catch a bus or that park-and-ride facilities are provided in close proximity to highways.

GUIDING PRINCIPLE CC.2: A CONNECTED COMMUNITY AND REGION

Goal CC.2.1: Improve access to and around the Island, Shoreline, and major community activity centers

CC.2.1.a - Public Lake Access: Continue to expand public access to the Island and Shoreline.

CC.2.1.b - Recreational Lake-Access Paths: Provide facilities to support the recreational development of the Island and Shoreline, including hiking/biking trails or paths along the Shoreline both on the Island and Mainland.

CC.2.1.c - Access to the Island: Expand McCulloch Boulevard and Beachcomber Boulevard to four lanes on the Island, and encourage the development of the second bridge to the Island area (that includes pedestrian and bicycle access) to promote the Island’s development [and address safety concerns](#).

CC.2.1.d - Access to Community Activity Centers: Maximize circulation access to community activity centers such as the downtown area bounded

by Mesquite, Swanson, Lake Havasu, and Acoma Avenues; the hospital and other emergency services; employment and retail centers along Highway 95 and at the airport; and recreational areas along the waterfront, Island, and parks.

Goal CC.2.2: Coordinate transportation infrastructure improvements with regional agencies to improve Lake Havasu’s accessibility within the region.

CC.2.2.a – Regional Coordination: Coordinate with the Lake Havasu MPO, Arizona Department of Transportation (ADOT), Mohave County, and other regional stakeholders on planning efforts and future improvements to promote efficiency and continuity in the regional transportation system.

CC.2.2.b - Coordinated Accident Response: Increase coordination and communication between responding agencies to minimize congestion associated with traffic accidents.

CC.2.2.c - Improved Interagency Communications: Maintain communication with County, State, and National agencies regarding future transportation plans and improvements in the Lake Havasu area.



CIRCULATION PLAN

Note: The Future Transportation/Circulation Plan map will be updated and added based on input from the Lake Havasu MPO's 2040 RTP effort that is currently underway.

STREET CLASSIFICATIONS

In the State of Arizona, three major types of functional street classifications are recognized; arterials, collectors, and access streets or minor streets. Arterial streets are designed to provide efficient flow of through traffic with minimum direct service to abutting land uses. Collector streets connect residential and commercial areas to arterial streets. Access streets serve local abutting land uses and neighborhood traffic. The street groupings comprise the hierarchy of functional roadway classes that directly relate to the types and lengths of generated trips.

In Lake Havasu City, there are four basic functional categories that are used to classify roadways. A brief description of each functional classification is described below.

Major Arterial. Major arterials consist of both freeways and expressways; they form the primary roadway network within and through a region. They provide a continuous road system that distributes traffic between neighborhoods and central business districts. They also handle significant levels of urban travel between central business districts, outlying residential areas and major inner-city communities, and major suburban centers. Major arterials are high traffic volume transportation facilities and carry a major proportion of the total urban traffic on a minimum of mileage. In Lake Havasu City, Highway 95 is an example of a major arterial.

Minor Arterial. Minor arterials function as necessary connections to principal arterials. They provide functional service to retail, commercial, and industrial land uses and have been located at one-mile intervals. Traffic movements are at higher speeds and the arterials connect rather than penetrate residential neighborhoods. In Lake Havasu City, North Kiowa Boulevard, Chenoweth Boulevard, Lake Havasu Avenue, McCulloch Boulevard are examples of minor arterials.

Collectors. Major collectors exhibit the following characteristics: traffic movements are between traffic generators, and between traffic generators and routes of higher classification. Collectors usually experience low side friction traffic and are striped for one lane in each direction. Developments may front directly on collectors and traffic signal spacing is usually two miles or greater. In Lake Havasu City, roadways with name extensions of Boulevard and Avenue are considered collector streets with the exception of the segments listed above.

Minor Streets. Minor streets consist of traffic movements between collectors and adjacent lands involving relatively short distances. Minor streets that penetrate neighborhood and homes will typically front these

streets. In Lake Havasu City, roadways with name extensions other than Boulevard and Avenue are considered minor streets.

STREET ALIGNMENT

The layout of street patterns should be sensitive to development, construction, and operation and maintenance costs. Impacts can be minimized by properly aligning street layout to the natural topography. Other factors to consider include soil characteristics, geologic conditions, drainage patterns, potential runoff qualities, length and character of the streets, types and locations of abutting land uses, and purpose of individual streets. Horizontal alignment should be based on terrain, sight distance, and probable roadway speeds, while vertical alignment should be easily negotiated with adequate sight distance.

PROPOSED ROADWAY IMPROVEMENTS

Note: This section to be added based on input from the Lake Havasu MPO's 2040 RTP effort that is currently underway.

PUBLIC TRANSPORTATION

Public transportation is essential for Lake Havasu City residents who are unable to drive due to age or disability or who cannot afford to own a personal vehicle. Many of these residents rely on public transportation to get to work, medical appointments, shop for groceries and meet other daily needs. In 2013, Havasu Area Transit service was halted due to changes in federal funding triggered as a result of the City no longer meeting the population threshold required for assistance. In the absence of an area transit system, the demand-based Havasu Mobility has provided curb-to-curb service for seniors in the community on a limited basis. A new shuttle-voucher program is planned to provide service to low-income residents formerly filled by the now defunct Havasu Area Transit. Ongoing funding to maintain and potentially expand these services over time will remain an important consideration going forward.

Note: This section to be refined based on input from the Lake Havasu MPO's 2040 RTP effort that is currently underway.

PEDESTRIAN AND BIKEWAY SYSTEM

Note: This section to be updated based on input from the Lake Havasu MPO's 2040 RTP effort that is currently underway.

There are currently limited pedestrian facilities in some parts of Lake Havasu City. However, pedestrian facilities are planned as an essential component of future development.

A ten-foot paved, multi-use path around the Island exists adjacent to Beachcomber Boulevard. A key element of the 1998 Pedestrian and Bike Path Plan was "to construct a multi-use path along SR 95 from Kiowa



Boulevard to Smoketree Avenue.” This multi-use path will allow for interaction between the commercial “downtown area” of Lake Havasu City with the existing Island path loop. As a part of the SR 95 Reconstruction and Widening Project, completed by ADOT in 2006, a multi-use pathway was constructed from South McCulloch Boulevard to North Palo Verde Boulevard (Mile Post 177 to 185.5) on alternating sides of the highway, depending on topography. Lake Havasu City has provided a connection to the Queens Bay Parking Lot and McCulloch Boulevard sidewalks that access the Island Pathway and the London Bridge Beach area. Connecting Havasu plans (an extension of the R/UDAT Study in 2007) have been implemented to expand pedestrian and bicycle facilities along the pathway, including the installation of landscaping amenities, ramadas, and rest areas. Cycling will continue to be encouraged as an integral part of development projects to reduce the use of automobiles for short trips and encourage more recreational bicycle use.

A complete pedestrian and bikeway system should also include support facilities to promote walking and bicycling, including shade, water, bicycle storage, and safe parking areas at trailheads and rest areas. The construction of the Multi-Use Pathway along SR 95 (one side only) from South McCulloch Boulevard to North Palo Verde has provided the skeleton to a multi-modal pedestrian and bicycle support facility that has been connected to both the Island Jogging Pathway and Rotary Park along city streets. The City will strive to continue these efforts with connections to Windsor Beach State Park and London Bridge Road.

SUPPORTING PLANS AND STUDIES

- 1998 Pedestrian and Bike Path Plan
- [2005 Lake Havasu City Small Area Transportation Study](#)
- [2006 Lake Havasu Trails Plan](#)
- 2013 Arizona Bicycle and Pedestrian Plan

Chapter 8: Open Space and Recreation



Photo: Lake Havasu City Convention & Visitors Bureau

BACKGROUND AND CONTEXT

Lake Havasu City is a recreation-oriented community that attracts over 775,000 visitors annually. Residents and visitors value the community's spectacular natural setting and access to the Lake, its shoreline, and its riparian habitats. In addition, they value the many other community-oriented recreational facilities offered within Lake Havasu City, and the ease with which the vast public lands surrounding the community may be accessed—providing unlimited access to a variety of dry land recreational pursuits, such as hiking, mountain biking, jeeping, and wildlife watching.

From the beginning, Lake Havasu residents and leaders placed an emphasis on creating a strong parks, recreation, and open space program. First, the Lake Havasu City Parks and Recreation Department was established in 1989 and continues to play a critical role in developing and providing quality programs. Second, the Parks Maintenance Division was established in 1991 and is responsible for total maintenance of city parks, parkway vistas, medians, entry monuments, street tree programs, Highway 95, and recreational special events held citywide. Lastly, since Lake Havasu City is surrounded by public lands, state and federal agencies—including the Bureau of Land Management (BLM), [State Land Department](#), US Fish and Wildlife Service, and others also play a key role in any discussion regarding current and future open space and recreation needs for the community and surrounding region.

This chapter contains information related to the following statutory elements:

- **Open Space Element**
- **Recreation Element**

The goals and policies in this chapter are intended to help support the following guiding principles:

- Quality parks and recreation facilities and services that are balanced across the City for all residents to enjoy and take pride in the system.
- An integrated system of open space that preserves fragile, natural resources from degradation and maintains the scenic quality the City is recognized for.
- A healthy, livable, engaging, and active environment for all residents.



One of the many benefits of the City's sustained focus on open space and recreation over the past twenty five years and on the need for collaboration with other agencies has been a marked increase in the quantity and quality of parks, trails, and other recreational facilities available to both residents and visitors. However, ongoing focus and collaboration on the key issues and opportunities outlined below will be required as the community continues to grow and evolve.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Open Space and Recreation Elements include:

- **Preservation of major community assets:** Ongoing effort is needed to protect the Shoreline, the Havasu National Wildlife Refuge, Colorado River, and other sensitive areas within the planning area (e.g., steep slopes, washes) and ensure the quality of these unique resources is not diminished. Ownership, funding, and agreements for operation and maintenance are key issues.
- **Meeting the needs of a changing community:** More families and active retirees are moving to the area and different age groups may have different recreational needs. The parks and recreation system will need to continue to adapt and respond to these varying needs over time, as well as to ensure the location and types of facilities provided are accessible to all members of the community. Ongoing collaboration between the City, the Lake Havasu Unified School District, and state and federal agencies is needed to promote efficient and effective use of available recreational facilities and resources within the planning area.
- **Continued expansion of the trail system:** While the trail system has expanded significantly 2002, supported by the 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan, continued improvements in system connectivity and support facilities (e.g., shade, water) are needed to create a comprehensive network that connects key activity centers, parks, and other destinations throughout the planning area. Special consideration will be needed for additional future sidewalk and bike or multimodal path systems.
- **Improved park access:** Although the total acreage of parks per 1,000 residents far exceeds the recommended national standard, some neighborhoods in the community lack direct access to neighborhood level parks and recreation. Improved pedestrian and bicycle connections to existing parks and recreational facilities, and school facilities is needed. Likewise, the location of new park facilities in underserved areas can help increase access.
- **Continued development of SARA Park facilities:** The completion of numerous new recreational facilities at the 1,140 acre SARA Park has made it a major destination for the community and surrounding region. However, ongoing coordination and investment in infrastructure and

programming is needed to continue to develop the park to its full potential.

- **Arts and culture:** Arts and culture also plays a role in the quality of life of the City’s residents and related activities serve as a form of recreation for many residents. At the time of the 2002 General Plan, the Lake Havasu City Arts and Culture Commission was in existence and provided guidance to the Recreation and Parks Department and acted in an advisory capacity to the City Council and to broader arts and cultural community. The commission is no longer active; however, the Lake Havasu City Allied Arts Council—which is not affiliated with the City—exists as the collective voice of the Lake Havasu arts and cultural community, including the Lake Havasu Unified School District, Creative Cultural Center, Lake Havasu City Convention & Tourism Bureau, Chamber of Commerce, Shoreline Acquisition and Preservation Commission, and the Lake Havasu Genealogical Society.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE OS.1: QUALITY PARKS AND RECREATION FACILITIES AND SERVICES THAT ARE BALANCED ACROSS THE CITY FOR ALL RESIDENTS TO ENJOY AND TAKE PRIDE IN THE SYSTEM

Goal OS.1.1: Create and maintain a high quality of life through the provision of adequate parks and recreational opportunities.

PLANNING AND PROGRAMMING

OS.1.1.a –Facility Classifications: Apply the park and recreation facility classifications within the General Plan to ensure adequate park facilities.

OS.1.1.b - Minimum Park Area Standard: Provide a minimum standard of ten acres of parkland per 1,000 population and, at a minimum, attempt to maintain current service levels.

OS.1.1.c - Equitably Distributed Recreational Facilities: Provide a balanced distribution of parks and recreational facilities throughout the City.

OS.1.1.d –Shared Facilities— Maintain existing agreements and develop new agreements as appropriate with the Lake Havasu Unified School District, and other partners to leverage available resources through the shared use of facilities throughout the community for recreational purposes.

OS.1.1.e – Comprehensive Recreation Needs Assessment: Periodically update the Parks and Recreation Department Comprehensive Needs Assessment to determine the specific size, facilities, and locations for new parks, revitalization activities for existing parks, Island and Shoreline recreational sites and facilities, and programs/enhancements for existing public and private recreation programs.



OS.1.1.f– Site Criteria: Provide a sound basis for developing park sites by establishing criteria for the various types of recreation to be offered, selecting site locations, and considering space requirements.

OS.1.1.g - Review Existing Recreational Programs: Continually review current recreation programs to see if they are meeting the residents' existing needs, and develop new and innovative programs as needs and opportunities arise.

OS.1.1.h - Funding Sources: Research and seek funding to enhance recreational programs.

OUTREACH AND COLLABORATION

OS.1.1.h - Partnership with Educational Institutions: Maintain Intergovernmental Agreements with Lake Havasu School District #1 regarding cooperation in organizing, promoting, and conducting joint community recreation programs.

OS.1.1.i - Public Outreach: Disseminate information to the public through newsletters, flyers, etc. about recreation programs and services being offered by the City.

GUIDING PRINCIPLE OS.2: AN INTEGRATED SYSTEM OF OPEN SPACE THAT PRESERVES FRAGILE NATURAL RESOURCES FROM DEGRADATION AND MAINTAINS THE SCENIC QUALITY THE CITY IS RECOGNIZED FOR

Goal OS.2.1: Maintain and enhance the open space system within and adjacent to the planning area.

OS.2.1.a – Regional Coordination: Collaborate with the Bureau of Land Management, and other land owners adjacent to the planning area regarding opportunities to enhance connections and access to surrounding public lands.

OS.2.1.b – Linkages: Continue to expand Greenways, Corridors, Linear Parks, and other Linkages as opportunities arise as a means of enhancing connections between disparate portions of the regional open space system within the planning area.

Goal OS.2.2: Preserve free public access to and enjoyment of the Lake Havasu shoreline and Island open space.

OS.2.2.a - Public Lake Access: Expand free public access along the Shoreline to Lake Havasu.

OS.2.2.b - Shoreline Acquisition: Actively pursue the acquisition of the Lake Havasu shoreline, concentrating initially on the channel and mainland shorelines.

Goal OS.2.3: Preserve and enhance the unique scenic, historic, and recreational resources of the Body Beach District.

OS.2.3.a – Development Standards: Encourage context sensitive site design that protects natural features, accentuates views and maintains public access to the lake.

OS.2.3.b – Public Amenities: Promote the incorporation of public recreation amenities such as parks, trails, restrooms, benches, fishing facilities, shoreline and pedestrian access easements, marinas, and other improvements as part of future development.

OS.2.3.c - Black Rock Cove: Pursue the acquisition of a portion of Black Rock Cove (shown on the Future Land Use Map) as a public access conservation area through the Arizona Preserve Initiative (API) or other innovative techniques.

GUIDING PRINCIPLE OS.3: A HEALTHY, LIVABLE, ENGAGING, AND ACTIVE ENVIRONMENT FOR ALL RESIDENTS

Goal OS.3.1: Enhance arts and cultural knowledge, understanding, exhibition, and opportunities within Lake Havasu City.

OS.3.1.a - Community Identity: Identify and clearly define the Lake Havasu City cultural community.

OS.3.1.b - Funding: Identify sources for the community’s cultural development.

OS.3.1.c - Cultural Development Planning: Develop short-range goals and objectives and a long-range plan for community cultural development.

OS.3.1.d - Arts and Culture Network: Create a network of community arts and cultural groups by identifying artists and cultural institutions within the community and establishing an artists’ registry.

OS.3.1.e - Public Art: Encourage the placement of art in public places and develop a mechanism to ensure upkeep and maintenance.

OS.3.1.f – Events and Activities: Support and promote cultural events, lectures, workshops, and demonstrations.

OPEN SPACE AND RECREATION PLAN

The Parks/Open Space designation on the Land Use Map of the General Plan denotes those large areas optimally suited to be maintained or enhanced in their natural condition based on their environmental value or developed for recreational activities. Residential development, at densities at a minimum of one dwelling unit per acre (ARS 9-461.06 (N)) is permitted in these areas subject to compliance with the City’s development and environmental regulations. Lake Havasu City utilizes the following definitions when defining parks and recreation facilities and open space.



PARK AND RECREATION FACILITY CLASSIFICATION

The following park classifications were developed as part of the Parks and Recreation Department’s 2008 Comprehensive Recreation Needs Assessment. They provide guidance regarding the design, maintenance, and operations of parks in Lake Havasu City. A detailed discussion of parks and recreation needs by type of facility is provided as part of the Comprehensive Recreation Needs Assessment.

Table 8-1. Park and Recreation Facility Classification

SIZE	SERVICE AREA	USES/CHARACTERISTICS	EXAMPLES
Neighborhood Park			
1-10 acres	½ mile radius	Neighborhood parks serve a variety of age groups within a limited area or neighborhood. Length of stay is usually one hour or less. A neighborhood park is intended for passive recreation and contains flexible open space that can be utilized for activities such as picnicking and use of playgrounds. If present, active sports recreation facilities should be utilized for practice or pick-up games only. Facilities are generally unlighted and there is limited parking, if any. Publicly accessible open space at elementary schools is also included as a subset of neighborhood parks.	<ul style="list-style-type: none"> • Avalon Park • Daytona/Cypress • Jack Hardie • Yonder Park
Community Park			
10-50 acres	2 mile radius	Community parks are larger than neighborhood parks and generally serve multiple neighborhoods. Length of stay is generally two to three hours. Community parks may include areas for intense recreation activity such as sport field assets of game/tournament quality, swimming pools, tennis courts, volleyball courts and playgrounds. Opportunities may exist for passive recreation such as trails for walking and biking, fishing, view sheds, sitting, and picnicking.	<ul style="list-style-type: none"> • London Bridge Beach • North Park • Rotary Park • Dick Samp Memorial Park
Regional Park			
50-1,000 acres typical	2-5 mile service area	Regional parks typically provide the most diverse recreational opportunities in comparison to community and neighborhood parks. Although many contain field assets and complexes, an emphasis is also placed on passive recreational opportunities. Active recreational facilities located in a regional park can include active play areas, sport field assets, hard surface courts, golfing, swimming, boating, multi-purpose play fields, picnic facilities, and various types of trails—hiking, biking, and equestrian. Many regional parks are specialized in their offerings to the public and draw participants from throughout the community and surrounding region.	<ul style="list-style-type: none"> • SARA Park

SIZE	SERVICE AREA	USES/CHARACTERISTICS	EXAMPLES
Greenways/Corridors/Linear Parks/Linkages			
Varies	N/A	Greenways/Corridors/Linear Parks/Linkages are built connections or natural corridors that can link parks or amenities together. Typically, these corridors are developed and/or dedicated for one or more modes of recreational travel such as walking, jogging, biking, inline skating, hiking, and horseback riding. These facilities are unique to the community based upon local conditions such as drainage ways or washes. Linear parks are public spaces that border vehicular routes and define the driving experience with distinctive settings and may feature landscape/hardscape elements, trails, historic elements, art and memorials. Linear parks serve the overall community and link various destinations.	<ul style="list-style-type: none"> • Lake Havasu Avenue • Mesquite/Capri • Mesquite/Smoketree • Mulberry • North Channel • Swanson/Capri • Swanson/Smoketree
Special Use Areas			
Varies	N/A	Special use areas are for single purpose recreational activities. These may include areas such as aquatic centers, stand-alone sports complexes, recreation and community centers, senior centers, plazas, nature centers, conservatories, arenas, entertainment districts, community gardens, or amphitheaters.	<ul style="list-style-type: none"> • Island Ball Field • London Bridge Road • McCulloch Boulevard • Pima Square • Site Six
Conservation/Preservation/Wilderness Areas			
Varies	N/A	These areas include special sections for protection and management of the natural, cultural, and habitat environment, with recreation use as a secondary objective. Recreation use might include passive recreation such as viewing and studying nature and wildlife habitat.	<ul style="list-style-type: none"> • Undeveloped portions of SARA Park

OPEN SPACE CLASSIFICATIONS

A total of 2,831 acres has been designated for Parks/Open Space in the Future Land Use Plan as a long-term vision for the community. Of this total, just over 1,200 acres are formally designated and currently in use. In addition, a significant amount of Mountain Protection Area has been designated.

Island Open Space

The Island’s open space contains four components: shoreline protection zone, golf facilities, interior Island open space system, and park areas.

The open space system has been delineated to protect and enhance remaining areas of natural condition while providing a system of active and passive recreation opportunities along the Island’s shoreline and interior. The open space system also provides a major visual and functional amenity that will benefit the community, visitors, and property owners while providing public access to shoreline areas.

The Shoreline Protection Zone consists of the area from the 450-foot lake elevation to the inland boundary of the public access easement located on the bluff, including the beach, bluff slope, and top of the bluff that have all been established as free public access easements. The General Plan prescribes that residential development be set back further from the public



access easement boundary than commercial, resort, and recreation uses that typically allow and encourage public access in their facilities. Additional access to the Shoreline can only be assured in perpetuity through the acquisition of lands or access rights along the Shoreline and in the Island's interior.

Acquisition of the Shoreline through dedication of land or access rights and lease/purchase will require the redevelopment and long-range conversion of some existing uses to higher and better uses. In some cases, preparation of a public access easement as a part of a zoning request will suffice. The open space defined in the General Plan indicates the most beneficial public location and configuration of such spaces. Its designation on the Land Use Plan is generalized and should be reviewed on a project-by-project basis with a coordinated applicant and City procedure, including accurate topographic and boundary surveys, and field inspection conducted with staff and applicant present. Continued protection and enhancement of open space is also critical to maintaining the Island's unique environment and recreational opportunities.

A service and recreational trail/bikeway system is planned to link the Island and the open space system along the Shoreline, as well as along roadways for pedestrian and bicycle movement. The system should include pedestrian paths and bikeways along the major loop road, trails through and between the developed parcels, and trails that encompass the Island within the Shoreline Protection Zone. The bluff line is supplemented with trails that connect to the loop road trails and traverse the slope down to the beach. The open space and trail system should be accessed via adjacent properties and at specifically identified staging areas which provide parking, information, and comfort stations.

Shoreline Open Space

The open space system along the Shoreline has been delineated to protect and enhance remaining areas of natural condition while providing a system of active and passive recreational opportunities. The open space system will provide a major visual and functional amenity that will benefit the community, visitors, and property owners while providing unobstructed public access to shoreline areas with pedestrian linkages connecting parks and defining open space that will be protected from adjacent land use and building encroachments.

The Shoreline open space system contains a wide range of components, including the Wildlife Refuge, City parks, State parks, and the executive golf course. The open space system has been designated in locations that will allow a variety in the user's experience, and the General Plan is structured to achieve public shoreline access in perpetuity through the dedication and acquisition of lands along the Shoreline.

Acquisition and ongoing development of the Shoreline for public use will require close coordination with the following agencies: Arizona State Land Department, Arizona State Parks Department, Game and Fish, Bureau of

CHAPTER 8: OPEN SPACE & RECREATION

Land Management, Bureau of Reclamation, and Corps of Engineers. In some cases, preparation of a public access easement as part of a zoning request will suffice. The open space defined in on the Future Land Use Plan map indicates the most beneficial public location and configuration of such spaces. The area identified is generalized and should be reviewed on a project-by-project basis with a coordinated applicant and City procedure, including accurate topographic and boundary surveys, and field inspection conducted with staff and applicant present. Continued protection and enhancement of open space is also critical to maintaining the Island's unique environment and recreational opportunities.

Protection and enhancement of open space is critical to maintaining the unique environment and recreational opportunities of the Shoreline for Lake Havasu City's citizens and visitors. The General Plan stresses the importance of establishing the maximum opportunity for leisure activity, a quality environment, and shoreline access. As open space lands are acquired through dedication, the City should work to establish recreational programs for each site including development plans, activity programs, and maintenance programs with agreements assigning responsibilities for these items.

A recreational trail/bikeway system is planned to link through the open space system along the Shoreline to allow for pedestrian and bicycle movement. The Shoreline trail is intended to provide a continuous trail system along the Shoreline and connect to supplemental interior and linkage trails that tie back into the community. The open space and trail system should be accessed via adjacent properties and at specifically identified staging areas which provide parking, information, and comfort stations. Additional detail regarding the Proposed Trails Network is provided in the 2006 Lake Havasu City Trails Plan.

SUPPORTING PLANS AND STUDIES

- [2005 Sara Park Master Plan](#)
- [2005 North Park Master Plan](#)
- [2005 Mohave Community College Regional Park Master Plan](#)
- [2006 Lake Havasu City Trails Plan](#)
- [2008 Parks and Recreation Department Comprehensive Needs Assessment](#)
- [2013 Arizona Bicycle and Pedestrian Plan](#)



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Chapter 9: Public Facilities and Services



Photo: Jeremy Abbott, P.E.

BACKGROUND AND CONTEXT

It is critical that Lake Havasu City has the necessary public facilities and services to support new growth and existing development, as well as adequate policies in place to determine what role the public sector plays in financing public services and facilities. This chapter provides an overview of the various public facilities and services provided by the City and other service providers, outlines the role that the City will play in the development of facilities and services, and provides goals and policies to ensure that the City is able to maintain the same levels of service for future residents as are provided for existing residents.

Table 9-1 on the following page identifies the major services that are provided in Lake Havasu City and the service provider.

This chapter contains information related to the following statutory elements:

- **Public Facilities and Services Element**
- **Cost of Development Element**
- **Public Buildings Element**

The goals and policies in this chapter are intended to help support the following guiding principles:

- A functional and efficient system of public facilities and community services.
- Cost-effective development and service delivery.



TABLE 9-1: PUBLIC SERVICE PROVIDERS	
Water	Lake Havasu City Water
Wastewater	Lake Havasu City Sanitary Sewer
Reclaimed/Reuse Water	Wastewater Division
Police/Public Safety	Lake Havasu City Police Department
Fire Protection/EMS	Lake Havasu City Fire Department
Street Maintenance	Lake Havasu City Operations Department, Maintenance Services Division
Solid Waste Collection	Republic Services (through contract with City)
Electricity	UniSource Energy Services
Telecommunications	Frontier Communications and Suddenlink
Natural Gas	UniSource Energy Services

Additional information regarding public service providers is available in Appendix C: Community Data and Trends.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to the Public Facilities and Services, Cost of Development, and Public Buildings Elements include:

- Ongoing infrastructure improvements:** Over the last decade, Lake Havasu City has made significant improvements in its infrastructure, most notably as part of the Wastewater System Expansion (WWSE) project, which was completed in 2012.
- Adequate public facilities:** Lake Havasu City has historically discouraged development in areas without adequate existing public infrastructure and utilities. However, the City does allow such development to occur as long as the developer agrees to include the cost and installation of the required infrastructure in the development plan of the new area.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE PF.1: A FUNCTIONAL AND EFFICIENT SYSTEM OF PUBLIC FACILITIES AND COMMUNITY SERVICES

Goal PF.1.1: Develop and maintain quality, reliable services in a cost-effective and systematic manner.

PF.1.1a - Capital Improvement Plan: Utilize a minimum five- year and maximum ten-year capital improvement planning process to guide infrastructure, public facility, and service development.

PF.1.1.a - Financial Forecasting: Develop and maintain a mid- and long-range financial forecasting plan.

PF.1.1.b - Facilities Planning: Utilize up-to-date (no more than 5-10 years old) master plans for all major facilities and services to forecast staffing needs, operations and maintenance, and capital expenditures.

PF.1.1.c - Joint-use Facilities: Evaluate opportunities for joint-use facilities as part of the master planning process.

PF.1.1.d - Geographic Information System (GIS) Mapping: Maintain a Geographic Information System (GIS) for the community.

Goal PF.1.2: Provide high-quality public safety services.

POLICE SERVICE

PF.1.2.a - Police Response Time: Maintain adequate staffing needed to achieve or exceed target response times for calls of varying degrees of priority (e.g., emergency, urgent, or service calls), as established by the department. Monitor changes in response times over time, and include statistics in annual reporting documents.

PF.1.2.b - Crime Prevention through Environmental Design (CPTED): Work with the community development and facilities development processes to promote safety in the design of the built environment to help lower crime.

PF.1.2.c - Crime Prevention Programs: Continue to support and implement appropriate crime prevention programs such as Block Watch, Neighborhood Night Out, and N.O.V.A. Principles, which focus on Nurturing youth to seek out positive Opportunities, internalize good Values, and to accept Accountability for their choices in life.

PF.1.2.d - Regional Special Event Coordination: Maintain a special event deployment strategy that ensures coordination with other public safety agencies (Mohave County, San Bernardino County, DPS, etc.) during high-use periods on and around the Lake.



FIRE SERVICE

PF.1.2.e - Emergency Response Time: Maintain adequate staffing needed to achieve or exceed target response times established by the department for emergency response, and for all other calls.

PF.1.2.f - Public Safety Master Plans: Continually review and update five-year and ten-year public safety master plans.

PF.1.2.g – Insurance Grading System: Maintain or improve upon the City’s Insurance Grading System (ISO) grading of Class 3.

PF.1.2.h - Adequate Fire Stations: Build new fire stations as the need develops.

PF.1.2.i - Public Education Programs: Support a strong public education program of fire and life safety to all ages in the community.

PF.1.2.j - Fire-Related Crimes: Reduce the number of juvenile fire setters and rate of recurrence to less than five percent through public education and special programs for those involved.

Goal PF.1.3: Work with non-municipal service providers to improve and expand service levels.

PF.1.3.a - Telecommunications: Develop a telecommunications master plan and work with communications providers to explore possible upgrades in telecommunications capabilities (e.g., community wireless).

PF.1.3.b - Power Utilities: Work with power utilities to improve reliability of electric service and support underground utility development where possible.

PF.1.3.c - Educational Facilities: Coordinate with local educational institutions to ensure adequate locations for new or expanded educational facilities and to encourage compatibility with adjacent uses.

PF.1.3.d - Healthcare Facilities: Encourage expansion of the hospital and healthcare system by supporting additional local services.

Goal PF.1.4: Ensure long-term availability and quality of potable water.

PF.1.4.a - Additional Water Supplies: Protect current water allocations and pursue additional allocations to support new growth.

PF.1.4.b - Water Delivery: Regularly inventory the condition of the existing delivery system to ensure its quality and stability.

PF.1.4.c - Development Impacts on Water: Evaluate each development proposal to determine the long-term impact on water resources and the water system.

PF.1.4.d - On-site Water Management: Ensure developers provide on-site water source, storage, and distribution according to Arizona Department of Water Resources and Arizona Department of Environmental Quality requirements.

PF.1.4.e - Fire Protection Standards: Provide water to meet quality, quantity, and pressure standards of the City's fire protection requirements.

GUIDING PRINCIPLE PF.2: COST-EFFECTIVE DEVELOPMENT AND SERVICE DELIVERY

Goal PF.2.1: Carefully manage financial resources to ensure that new development pays its fair share and does not burden existing residents.

PF.2.1.a - Infill Development: Maximize the existing investment in infrastructure by encouraging infill development within the existing platted area of the City.

PF.2.1.b - Utility Infrastructure Quality: Ensure developers install all public utilities and facilities to state and municipal standards, as required by their proposed development project outside of the subdivided area.

PF.2.1.c - Cost / Benefit Analysis: Develop a standardized cost/benefit analysis to be used on all new development project submittals.

PF.2.1.d - Low-Density Residential Services: Develop policies to address low-density residential service delivery costs in the foothills areas of the community.

PF.2.1.e - Public / Private Partnerships: Maximize public/private partnerships in infrastructure development.

Goal PF.2.2: Ensure service delivery in a cost-effective manner.

PF.2.2.a - Utility Rates: Monitor municipal-controlled utility rates and other fees to ensure appropriate levels.

PF.2.2.b - Development Fees: Revisit and update any development fees to ensure equity and legal compliance.

PF.2.2c - Cost / Benefit Analysis: Evaluate potential annexations and development proposals using a standardized cost/benefit analysis that considers all impacts on service delivery.

PF.2.2.d - Water Conservation Plan: Implement the Lake Havasu City Water Conservation Plan, as adopted. As part of the plan's implementation, maintain an aggressive water conservation program that will maximize current resources.



PUBLIC FACILITIES AND SERVICES PLAN

The City has done an excellent job of maintaining service levels throughout a period of rapid development and steady population increase. While the pace of development has slowed significantly over the past decade, water and wastewater considerations have continued to be a focus for the community. Historically, the Water Service Boundary has been used to plan for future growth in the community. For the first time, the 2002 General Plan addressed the fact that development may occur outside of this boundary and additional potable water resources will be needed. Since that time, development occurring outside of this boundary has been required to pursue additional water resources as necessary to accommodate the project's needs.

Lake Havasu City's residential growth pattern has been more compact than many rural Arizona communities. This has made the provision of public services very efficient. The 2002 General Plan recognized for the first time that there would likely be some significant rural residential-type development occurring in the community's foothills area. While development in the foothills area has been relatively limited over the past decade, the City must ensure through its policies and ordinances that future growth in these more expensive service areas does not negatively impact existing residents and developments.

In November 2001, the voters of Lake Havasu City approved a financing program to build a new sewer system over a period of 10 to 20 years. The Wastewater System Expansion (WWSE) project consisted of the installation of a sewer collection system for the community, a new wastewater treatment plant and upgrade/expansion of the two existing treatment plants, and the development of a significant treated effluent reuse/disposal system. These improvements were completed in 2012.

Future and ongoing projects are identified as part of the 10-year Capital Improvement Plan (CIP) and Water, Wastewater, and Drainage Master Plan(s) and include wash maintenance and improvements, a yearly water main replacement program, and a water tank rehabilitation program.

PUBLIC FACILITIES AND SERVICES PLAN MAP

Figure 9.1 shows locations of existing and proposed civic and community centers, schools, libraries, police and fire stations, and other public buildings.

**Figure 9.1
Public Facilities and
Services Plan**

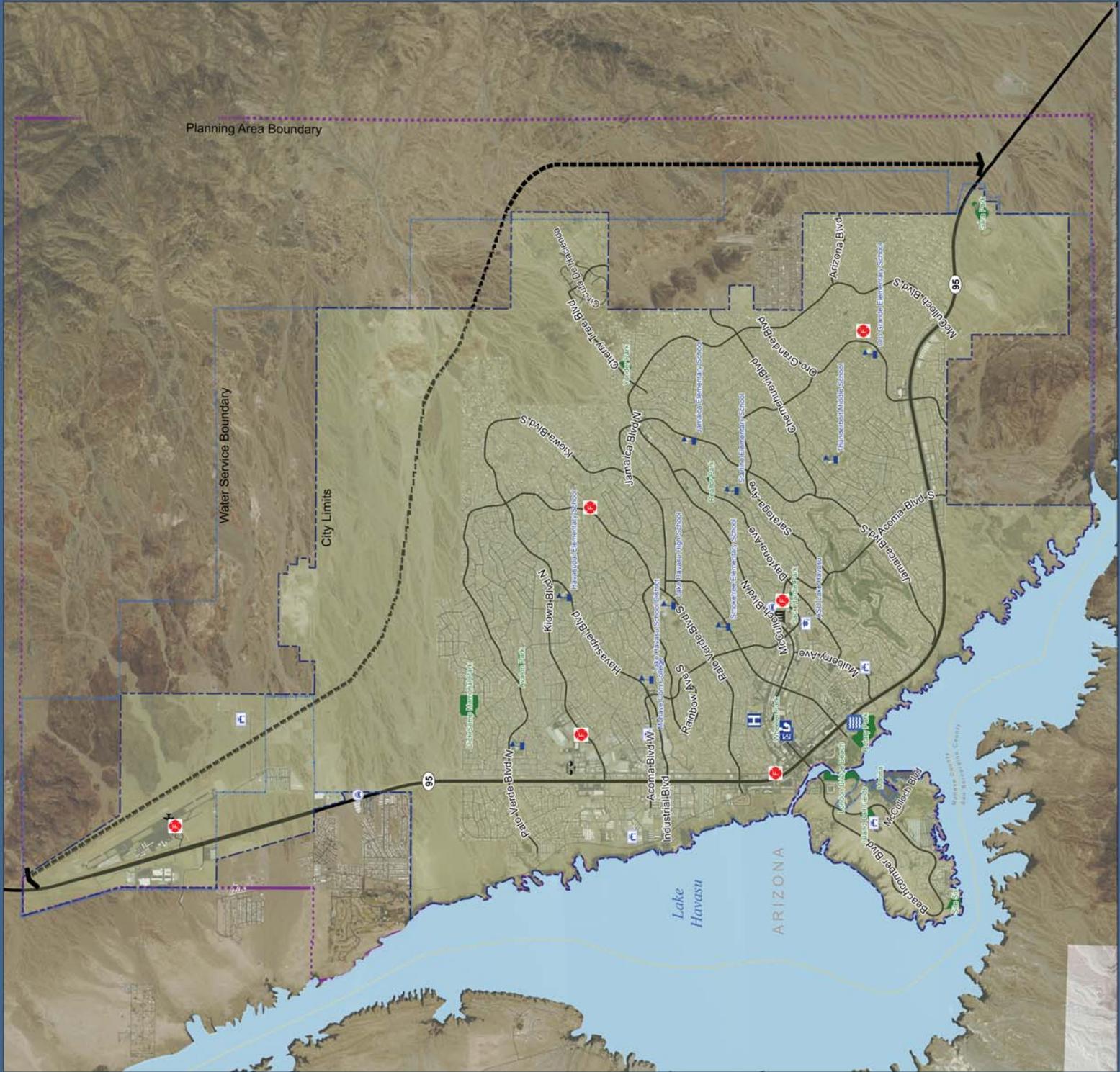


Boundaries

- City Limits
- County Boundary
- Water Service Boundary
- General Plan Area
- City Parks
- Proposed Beltway

Places of Interest

- Airport
- Aquatic Center
- City Hall
- College
- County Court
- Fire Station
- Hospital
- Law Enforcement
- Library
- Post Office
- School
- Water Treatment Plant



Source: Lake Havasu City, 2014; Arizona State Land Department, 2014.



COST OF DEVELOPMENT

It is the City's desire to encourage development that requires little or no extension of services. Development that occurs within or directly adjacent to existing infrastructure or service areas is the most cost effective since much of the investment in providing those services has already been made. Building outside of these existing service areas is very expensive for the community unless the majority of costs are borne by the developer. These costs are not just for the basic infrastructure, but also for public safety services that must expand service areas to accommodate the new development.

COST OF DEVELOPMENT FINANCING OPTIONS

When the City takes on the responsibility for making capital expenditures, there are several mechanisms that can be utilized. Paying for improvements is generally desirable but often not feasible, so it is critical that the City weigh all options when determining the appropriate financing vehicle. The following financing mechanisms are available to finance public service expansion:

Pay-As-You-Go Out of Current Revenues. This is the optimum way to pay service expansion. Current revenues consist mostly of local sales and property taxes, state-shared revenues, and grants. Unfortunately, revenues usually follow development while most service expansions must occur prior to or simultaneously with development.

Revenue Bonds. Revenue bonds are a method of borrowing to finance service expansions. The bonds are paid back through future revenues that are legally pledged to the bond issuer. Revenues generally utilized for debt service are privilege taxes (sales tax), Highway User Revenues Funds (payments made to municipalities from state fuel taxes), and user fees. Bonding must be approved by a public vote.

General Obligation Bonds. General Obligation Bonds (G.O.) are a method of borrowing to finance service expansion. These bonds are based on the full taxing authority of the municipality and are generally paid back through property taxes. The municipality may bond for up to 20 percent of its secondary assessed valuation with an additional 6 percent available for special projects. Bonding must be approved by a public vote.

Certificates of Participation/Municipal Property Corporations. These are methods of borrowing that are paid back by municipal revenues. They are usually not legally tied to a specific revenue stream such as revenue bonds. These methods are subject to public vote in Lake Havasu City.

User Fees. Fees that are charged for services such as water and sewer fees or park and recreation venue admissions.

SUPPORTING PLANS AND STUDIES

- [2010 Lake Havasu City Water Conservation Plan](#)
- [2013 Lake Havasu City Fire and EMS Annual Report](#)



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Chapter 10: Community Safety



Photo: Erik Nielson via Flickr

BACKGROUND AND CONTEXT

In recent decades, natural and human-caused disasters have led to increasing levels of death, injury, property damage, and interruption of business and government services across the United States. Not only do disaster events take a toll on families, individuals, businesses, and the area economy, but affected communities must devote significant time, money and effort to respond to and recover from these emergencies or disasters, often diverting public resources and attention from other important programs and problems. In Mohave County, flooding and flash flooding, along with other weather-related events have caused the largest recorded losses over the last fifty years.

Hazard mitigation planning can be an effective strategy for preventing or significantly reducing the impact of such hazards prior to their occurrence. The mitigation planning process involves identifying and profiling the natural hazards most likely to occur in a community, assessing the vulnerability of critical community facilities and structures, as well as population, to these hazards, and establishing goals, actions, and projects that mitigate the associated risks. Since 2005, Lake Havasu City has participated in Mohave County Multi-Jurisdictional Hazard Plan efforts in collaboration with Mohave County, Kingman, Colorado City, Bullhead City, area Indian tribes, and other stakeholders.

In addition, to help promote disaster preparedness among local residents, the City—working in conjunction with the American Red Cross, Mohave County Department of Emergency Management, and Mohave County

This chapter contains information related to the following statutory element:

- **Safety Element**

The goals and policies in this chapter are intended to help support the following guiding principle:

- Reduced risk and effects of from natural and manmade hazards.



Health Department—released an Emergency Preparedness Guide in 2011. The guide includes information on preparing for and responding to a wide variety of potential natural and manmade disasters in the area. The need to promote preparedness at all levels is further underscored by Lake Havasu City’s remote and isolated location.

KEY ISSUES AND OPPORTUNITIES

Key issues and opportunities related to Safety Element have been identified by the community and are summarized below:

- **Natural and manmade hazards:** The 2010 Mohave County Hazard Mitigation Plan offers preliminary guidance on mitigation practices for natural and artificial hazards in the region, including flash flooding, earthquakes, and others. Ongoing coordination with federal, state, and regional partners on the implementation of the plan and subsequent updates to the plan will be required.
- **Emergency preparedness:** To promote public awareness of emergency preparedness issues, Lake Havasu City has created an Emergency Preparedness Guide, which features a wide range of information on the prevention of and response to both natural and man-made disasters and potentially devastating situations in the area. There are ongoing efforts to distribute this information to ensure this information is broadly available to existing and new residents.
- **Flood and wash conditions:** During the summer monsoon season, Lake Havasu City is subject to periodic flooding and flash flooding. The City does not have a street storm sewer system and development or expansion of the existing system to provide for a traditional storm sewer may prove to be cost prohibitive; as a result flooding is common where washes intersect local streets and can limit access to certain areas during periodic events. The City needs to plan for inclusion of new a storm sewer system where possible to provide flood protection to adjacent properties, provide safe travel ways (especially on arterial/collector streets), and assist in the City’s Phase II, MS₄ storm water requirements goals and objectives. All washes have been identified and all intersections where a wash crosses or goes under a street within the City have been photographed and are within the Emergency Operation Center (EOC) for the City.
- **Buried Utilities:** As opportunities arise, burying of utility systems should be considered to reduce damage to and vulnerability of above ground utilities during flood events, high winds, and other potentially hazardous weather conditions.

GUIDING PRINCIPLES, GOALS, AND POLICIES

GUIDING PRINCIPLE SA.1: REDUCED RISK AND EFFECTS OF FROM NATURAL AND MANMADE HAZARDS

Goal SA.1.1: Limit development in high risk areas.

SA.1.1.a –Development Location: Discourage development in areas recognized as being at risk of being impacted by natural or manmade hazards, including but not limited to washes, floodplains, and steep slopes.

SA.1.1.b - Development Standards: Establish standards for development in these locations to minimize loss of life and property should a natural or manmade disaster occur.

SA.1.1.c - Open Space Protection: Prioritize open space protection in high risk areas.

Goal SA.1.2: Promote ongoing coordination with municipalities and emergency responders.

SA.1.2.a - Regional Hazards Planning: Actively participate in regional hazard planning efforts, such as periodic updates to the Mohave County Hazard Mitigation Plan.

SA.1.2.b - Local Hazards Planning: Integrate hazard mitigation considerations into area plans and policies to increase awareness of the associated risks and costs, identify strategies to minimize threats for existing development in high risk areas, and to promote informed decisions regarding future development within high risk areas.

Goal SA.1.3: Increase public awareness and promote emergency preparedness.

SA.1.3.a - Emergency Preparedness Guide: Maintain and periodically update the Lake Havasu City Emergency Preparedness Guide and other tools to support public awareness.



SUPPORTING PLANS AND STUDIES

- [Lake Havasu City Emergency Preparedness Guide](#)
- [2010 Mohave County Multi-Jurisdictional Hazard Mitigation Plan](#)
- [2010 Lake Havasu City Water Conservation Plan](#)
- [2013 Lake Havasu City Fire and EMS Annual Report](#)
- [Mohave County, AZ and Incorporated Areas Flood Insurance Study](#)
- Watershed Strategic Planning Studies, Volume 4—North Lake Havasu
- Discovery Report, Havasu-Mohave Lakes Watershed, HUC Watershed Number 15030101

Chapter 11: Implementation Program

INTRODUCTION

A key aspect of the General Plan is how it will be carried out after it is adopted. This Implementation Program contains a comprehensive list of recommended actions to help support the implementation of guiding principles in each chapter. The matrix lists each of the actions required to implement the Plan, and indicates the relative priority of actions so the City is able to allocate necessary resources.

The Action Plan matrix identifies a number of areas where the City's development regulations will need to be reviewed and revised as necessary, in order to be consistent with the goals and policies of the Comprehensive Plan. These recommendations specifically relate to the Development Code (Title 14 of the Municipal Code). Revisions to the Code are being completed in conjunction with the General Plan update since the recommendations and policies contained in the Plan generally are advisory in nature and are most often implemented through various regulations and standards.

The General Plan also identifies a number of strategies that will be carried out during day-to-day policy decisions made by Community Services staff, the Planning and Zoning Commission, and Mayor and City Council. Elected and appointed officials will continually make decisions regarding development proposals and plan amendments within Lake Havasu City's planning area. The General Plan serves to guide such policy decisions that will occur throughout the life of the Plan, and should be closely coordinated with the City's Capital Improvement Programs.

In addition, many of the goals and policies in the Plan involve coordination with other agencies, jurisdictions, and organizations. Ongoing collaboration with Mohave County, the Lake Havasu City Metropolitan Planning Organization (MPO), Arizona Department of Transportation (ADOT), Arizona State Land Department, Bureau of Land Management (BLM), US Fish and Wildlife Service, institutions of higher education, economic development organizations, and the community at large will be imperative to support the implementation of the Plan.

ACTION PLAN MATRIX

The Action Plan matrix, below, provides a detailed list of the actions needed to implement each of the General Plan’s guiding principles. The matrix indicates the type of actions that will be required to implement the goals and policies, and the priority of the actions to be initiated. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “Priority” column lists four possible time frames for implementing actions: (1) - Immediate Priority, to be implemented with adoption of the Plan or shortly thereafter. (2) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan ratification. (3) - Moderate Priority, to be completed within three to five years after Plan ratification. (O) - Ongoing, are actions that occur continually.

Table 11-1: Action Plan Matrix

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
<i>Chapter 3: Growth Management</i>		
GUIDING PRINCIPLE GM.1: AN ORDERLY, SUSTAINABLE PATTERN OF GROWTH		
Formalize the location of the Urban Containment Boundary and develop criteria to use in evaluating potential adjustments, in coordination with the Arizona State Land Department, ADOT, Bureau of Land Management, and other stakeholders.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council, Arizona State Land Department, ADOT, Bureau of Land Management	1
Strengthen provisions for alternative energy usage (solar and wind) in the Development Code to streamline the approval process and ensure clear standards are in place to protect adjoining properties from potential impacts.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
GUIDING PRINCIPLE GM.2: CONSERVATION OF THE CITY’S DIVERSE NATURAL RESOURCES		
Restrict development within identified environmentally sensitive areas and natural hazard areas by implementing regulations that identify and codify the location of these areas and include criteria that prevent development from occurring in identified areas such as steep slopes.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	2
Apply Stormwater Best Management Practices to minimize sediment and other pollutant runoff into the area’s waters.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	O
Update lighting standards to focus on energy efficiency, glare reduction—requiring downcast and shielded lighting to minimize light trespass.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Update landscape standards to promote Low Impact Development procedures that mitigate the impacts of stormwater runoff, while enhancing community character, and reducing water consumption.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
GUIDING PRINCIPLE GM.3: REDUCED ENERGY AND WATER CONSUMPTION		
Update the City’s Water Conservation Plan as required and support the implementation of priority initiatives.	Lead: Operations (Water Division) Involves: Planning and Zoning Commission, Mayor and City Council	1

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
Adopt a list of xeric plant materials for use in public and private landscape projects.	Lead: Community Services (Planning and Zoning) Involves: Operations (Water Division) Planning and Zoning Commission, Mayor and City Council	1
Chapter 4: Land Use		
GUIDING PRINCIPLE LU.1.1 A BALANCED LAND USE PATTERN		
Monitor and update the Future Land Use Plan map on an annual basis, or as needed, to reflect future amendments.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	0
Notify state and federal agencies whose landholdings are adjacent to the City of potential changes to the Future Land Use Plan map, as applicable.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council, Bureau of Land Management, Arizona State Land Department (Arizona State Trust)	0
GUIDING PRINCIPLE LU.2: DISTINCT CHARACTER AREAS TO REINFORCE LAKE HAVASU CITY'S CHARACTER AND SENSE OF PLACE		
Work closely with Arizona State University to coordinate on the continued development of the Lake Havasu City campus, expanded housing for students, and enhanced linkages to Downtown.	Lead: City Manager Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Streamline mixed-use zoning districts and development standards for individual character areas within Lake Havasu —Downtown, Southgate District, Resort areas, and others—to clarify allowed uses and promote infill and revitalization.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
GUIDING PRINCIPLE LU.3: COMPATIBLE DEVELOPMENT PRACTICES		
Update lighting standards to focus on energy efficiency, glare reduction—requiring downcast and shielded lighting to minimize light trespass.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Chapter 5: Housing and Neighborhoods		
GUIDING PRINCIPLE HN.1: PROTECTION OF ESTABLISHED NEIGHBORHOODS		
Place increased emphasis on active enforcement of public health, code enforcement, and safety violations in accordance with local building codes, the Development Code, and other applicable ordinances.	Lead: Community Services (Code Enforcement) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Develop and adopt neighborhood protection standards to address new non-residential or multi-family residential development or infill development that occurs adjacent to established single-family homes.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
GUIDING PRINCIPLE HN.2: A MIX OF HOUSING OPTIONS TO MEET THE SHORT AND LONG-TERM NEEDS OF THE POPULATION		
Expand the range of housing types (e.g., internal ADUs, live-work structures, co-housing developments, and cottage-scale infill dwellings) allowed by right in appropriate zoning districts.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
Support the assembly and appropriate combination and re-subdivision of existing lots to encourage cost-effective, compatible infill development on currently subdivided residential streets.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	0
Consider offering (defined) flexibility in regulations to support infill on individual lots whose viability is limited by size, physical constraints, access, or other factors.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	0
Coordinate with housing and social service providers on the siting of new or expanded facilities.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	0
Complete targeted updates to the Development Code to ensure the Code is consistent with applicable state and federal laws (e.g., the Fair Housing Act (FHA)).	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Support the transfer of City-owned property remnants within established neighborhoods to private ownership for conversion to residential use as opportunities arise, provided lots meet applicable requirements for residential parcels.	Lead: Community Services (Planning and Zoning) Involves: Mayor and City Council, City Manager's office	0
GUIDING PRINCIPLE HN.2: PROTECTION OF ESTABLISHED NEIGHBORHOODS		
Place increased emphasis on active enforcement of public health, code enforcement, and safety violations in accordance with local building codes, the Development Code, and other applicable ordinances.	Lead: Community Services (Code Enforcement) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Develop and adopt neighborhood protection standards to address new non-residential or multi-family residential development or infill development that occurs adjacent to established single-family homes.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	±
Chapter 6: Economy		
GUIDING PRINCIPLE EC.1: A STRONG AND BALANCED ECONOMY		
Consider the incremental implementation of public wireless access in targeted locations, such as Downtown Lake Havasu.	Lead: Mayor and City Council Involves: City Manager's office, Lake Havasu City Convention & Visitors Bureau, Lake Havasu City Main Street Organization	2
Support the implementation of enhanced wayfinding signage to improve visitor navigation, increase awareness of existing community amenities, and increase visibility for major community destinations.	Involves: Lake Havasu City Convention & Visitors Bureau, City Manager's office, Mayor and City Council, Community Services (Aquatics & Recreation/Planning & Zoning)Lake Havasu City Main Street Organization, ADOT	1
Continue to seek opportunities to advance efforts to promote the revitalization of the Bridgewater Channel/London Bridge area	Lead: Mayor and City Council Involves: City Manager's office, Partnership for Economic Development, Lake Havasu City Convention & Visitors Bureau	0

CHAPTER 11: IMPLEMENTATION PROGRAM

LAND USE AND GROWTH MANAGMENT		
Action	Lead/Partners	Priority
Continue to seek opportunities to advance Downtown revitalization efforts.	Lead: Lake Havasu City Main Street Organization Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council, Partnership for Economic Development	O
Cooperate with the Arizona State Land Department to assist in marketing of their properties and transitioning key parcels from short-term leases to longer-term leases or fee-simple ownership, particularly on the Island.	Lead: Mayor and City Council Involves: City Manager’s office, Partnership for Economic Development, Lake Havasu City Convention & Visitors Bureau, Lake Havasu Chamber of Commerce	

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
Chapter 7: Circulation		
<i>Note: Additional recommended actions for this chapter to be added as necessary as a result of the MPO's 2040 Regional Transportation Plan process.</i>		
GUIDING PRINCIPLE CC.1: AN EFFICIENT, COST-EFFECTIVE, AND SAFE MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES BOTH RESIDENTS AND VISITORS		
Include new access and circulation provisions (e.g., connectivity standards) in the Development Code	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Review and update Roadway and Engineering Standards as may be necessary to ensure compliance with ADA requirements.	Lead: Operations Involves: Planning and Zoning Commission, Mayor and City Council, Community Services (Planning and Zoning)	2
Continue to pursue a range of options to meet the community's short and long-term needs with respect to public transportation.	Lead: Operations Involves: Mayor and City Council, Lake Havasu Metropolitan Planning Organization, ADOT, Mojave County	1
GUIDING PRINCIPLE CC.2: A CONNECTED COMMUNITY AND REGION		
Coordinate with the Lake Havasu Metropolitan Planning Organization, ADOT and Mojave County on regional transportation issues.	Lead: Operations Involves: Community Services (Planning and Zoning) Planning and Zoning Commission, Mayor and City Council, Lake Havasu Metropolitan Planning Organization, ADOT, Mojave County	0
Chapter 8: Open Space and Recreation		
GUIDING PRINCIPLE OS.1: QUALITY PARKS AND RECREATION FACILITIES AND SERVICES THAT ARE BALANCED ACROSS THE CITY FOR ALL RESIDENTS TO ENJOY AND TAKE PRIDE IN THE SYSTEM		
Support the implementation of the Parks and Recreation Department Comprehensive Needs Assessment, as updated.	Lead: Community Services (Aquatics & Recreation) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Identify and pursue funding resources and partnerships with related organizations and agencies to acquire, develop, and/or improve parks, recreational facilities, trails, open spaces, and related amenities.	Lead: Community Services (Aquatics & Recreation) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council, Bureau of Land Management, Arizona State Parks, State Land Department (Arizona State Trust)	1
Explore the potential costs/benefits of expanding the use of City parks and facilities for regional sports tournaments and other events.	Lead: Community Services (Aquatics & Recreation) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	1
Encourage staff to attend workshops and conferences to gain new and innovative approaches to providing recreation services for a changing population.	Lead: Community Services (Aquatics & Recreation) Involves: Mayor and City Council	0

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
GUIDING PRINCIPLE OS.2: AN INTEGRATED SYSTEM OF OPEN SPACE THAT PRESERVES FRAGILE NATURAL RESOURCES FROM DEGRADATION AND MAINTAINS THE SCENIC QUALITY THE CITY IS RECOGNIZED FOR		
<p>Continue to facilitate the creation of continuous, permanent, system of open space corridors by:</p> <ul style="list-style-type: none"> • Collaborating with the Bureau of Land Management, Arizona State Parks, State Land Department (Arizona State Trust) regarding opportunities to enhance connections and access to surrounding public lands through active and passive uses; • Improving enhanced pedestrian and bicycle access to washes and drainages where appropriate; • Identifying priority linkages to target; and • Continuing to use required setbacks and easements for shoreline protection. 	<p>Lead: Community Services (Aquatics & Recreation) Involves: Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council, Bureau of Land Management, Arizona State Parks, State Land Department (Arizona State Trust)</p>	O
<p>Consider establishing a consistent set of open space dedication and connectivity requirements for private developments above a certain size (e.g., large master planned developments)</p>	<p>Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council</p>	1
<p>Continue to pursue acquisition of the Lake Havasu shoreline, placing the highest priority on the channel and mainland shorelines.</p>	<p>Lead: Mayor and City Council Involves: Community Services (Planning and Zoning), Planning and Zoning Commission</p>	O
GUIDING PRINCIPLE OS.3: A HEALTHY, LIVABLE, ENGAGING, AND ACTIVE ENVIRONMENT FOR ALL RESIDENTS		
<p>Provide continued support to the installation of art in public places and develop a mechanism to ensure upkeep and maintenance of public art installations throughout the community.</p>	<p>Lead: Mayor and City Council Involves: Community Services (Planning and Zoning), Planning and Zoning Commission</p>	O
<p>Provide continued support for educational or arts and cultural related events, activities, and demonstrations.</p>	<p>Lead: Mayor and City Council Involves: Community Services (Planning and Zoning), Planning and Zoning Commission</p>	O
Chapter 9: Public Facilities and Services		
GUIDING PRINCIPLE PF.1: A FUNCTIONAL AND EFFICIENT SYSTEM OF PUBLIC FACILITIES AND COMMUNITY SERVICES		
<p>Continue to use the 10-year Capital Improvements Plan as a tool to guide infrastructure, public facility, and service development.</p>	<p>Lead: Operations (Water and Wastewater Divisions) Involves: Operations (Maintenance Services) Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council</p>	O
<p>Continue to monitor police, fire, and EMS service levels annually and plan for improvements as necessary.</p>	<p>Lead: Fire Department, Police Department Involves: Mayor and City Council, City Manager’s office, Community Services (Planning and Zoning)</p>	O
GUIDING PRINCIPLE PF.2: COST-EFFECTIVE DEVELOPMENT AND SERVICE DELIVERY		
<p>Develop a standardized cost/benefit analysis to be used on all potential annexations and new development project submittals.</p>	<p>Lead: Finance Involves: Mayor and City Council, City Manager’s office, Community Services (Planning and Zoning)</p>	2

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
<i>Chapter 10: Community Safety</i>		
GUIDING PRINCIPLE SA.1: REDUCED RISK AND EFFECTS FROM NATURAL AND MANMADE HAZARDS		
Continue to improve the existing system of washes and roadways per the Drainage Master Plan.	Lead: Operations (Wastewater Division) Involves: Fire Department, Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Plan for inclusion of new storm sewer system where possible to provide flood protection to adjacent properties, provide safe travel ways (especially on LHC’s arterial/ collector streets), and assist in the City’s Phase II, MS4 storm water requirements goals and objectives.	Lead: Operations (Wastewater Division) Involves: Fire Department, Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	0
Develop and adopt standards for development in high risk areas for implementation as part of the Development Review Process.	Lead: Community Services (Planning and Zoning) Involves: Fire Department, Planning and Zoning Commission, City Council	1
Participate in the implementation of and subsequent updates to the Mohave County Multi-Jurisdictional Hazard Mitigation Plan.	Lead: Fire Department Involves: Arizona Division of Emergency Management, Mohave County, Colorado City, Kingman, Bullhead City, and other stakeholders	0

MONITORING THE GENERAL PLAN

The Community Services Department will be responsible for the regular monitoring of the General Plan’s implementation. At least annually, staff will provide a written status report to the Planning and Zoning Commission and City Council on development activity and the Action Plan matrix in the General Plan. The reports will also assist in determining if any major or minor amendments (as defined below) should be initiated by the City. The annual report will be distributed to residents and made available on the City’s website.

GENERAL PLAN AMENDMENTS

The Planning and Zoning Commission will meet annually, or as necessary, to review and make recommendations regarding potential updates to the General Plan. The Community Services Department will receive requests and submit a report for discussion by the Planning and Zoning Commission. After careful review and receiving public input, the Planning and Zoning Commission will make a recommendation to the City Council regarding the compatibility of the proposed General Plan amendment requests.

In 1998 the State of Arizona passed revisions to the section of law that defined General Plan “major amendments” in terms of increases or decreases in land use intensity or in changes to major streets. This was combined with a requirement for a two-thirds majority vote for approvals by City Councils. In February 2000 the statutes for General Plans were again modified. The new requirements took effect in May 2000.

The new wording eliminated any reference to streets as well as land use intensity. The new language refers to “substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing General Plan land use element.”

DEFINING MAJOR AND MINOR AMENDMENTS

A major amendment to the General Plan is any proposal that would result in a change to the Future Land Use Plan that would substantially alter the City’s planned mixture or balance of uses. It is important to examine the implications of the project on the cumulative impact on the entire planning area. The criterion for determining whether or not a proposed amendment to the General Plan is a major amendment is based upon the relative size and amount of change proposed in addition to its relationship with surrounding land uses and its impact upon major public infrastructure.

Table 11-2 identifies the criterion for determining a major or minor amendment to the General Plan, based on whether the proposed change is located within or outside of the platted areas of the City. The platted areas are those areas that were originally platted at the time of City incorporation as well as any subsequently recorded subdivisions. The platted areas also include the mainland side of the Channel but not the Island side of the Channel or the balance of the Island. Outside the platted areas includes the remainder of the City.

Table 11-2: Defining Major and Minor Amendments

DEFINING MAJOR AND MINOR AMENDMENTS		
Amendment Type	Within Platted Area	Outside Platted Area
Major Amendment	<ul style="list-style-type: none"> Any land use change of 5 or more acres that requires a change to the Future Land Use Plan Category. 	<ul style="list-style-type: none"> Any proposed land use change of more than 40 acres
Minor Amendment*	<ul style="list-style-type: none"> All other amendments (i.e., besides those that meet the guidelines for a Major Amendment). Minor Amendments include minor text changes and corrections that do not impact the substantive portions of the Land Use Plan’s mix or balance of uses. Any change mandated by initiatives or state law shall utilize the Minor Amendment process. Though an amendment may be considered a Minor Amendment it must go through the appropriate public hearing process prior to the adoption of the amendment. 	<ul style="list-style-type: none"> Any proposed land use change of 40 acres or less that requires a change to the Future Land Use Plan classification. All other amendments (i.e., besides those that meet the guidelines for a Major Amendment). These Minor Amendments include minor text changes and corrections that do not impact the substantive portions of the Land Use Plan’s mixture or balance. Any change mandated by initiatives or state law shall utilize the Minor Amendment process. Though an amendment may be considered a Minor Amendment it must go through the appropriate public hearing process prior to the adoption of the amendment.
<p><i>*A request for a Minor Amendment involving a change to a property’s Future Land Use Map Designation shall require written notification of all owners of real property within a 300-foot radius.</i></p>		

PROCEDURE FOR GENERAL PLAN AMENDMENTS

Lake Havasu City will consider major amendments to the General Plan once each year per Arizona statutes. Major amendment applications must be received between January 1 and February 15th and reviewed by July 1st, in accordance with the General Plan Amendment process in the Development Code. Public hearings will be held by the City during the calendar year the proposal is made. City Council must review all amendments the City proposes for adoption at a single public hearing by October 1st of every year (i.e., major amendment review period). The major amendment applications must be submitted within the same year they are heard and a 2/3-majority vote of the City Council is needed to approve them. In addition, all major amendments must meet the public involvement criteria outlined in the state statutes that reads, *"effective, early, and continuous public participation in the development and major amendment of the General Plan from all geographic, ethnic, and economic areas of the municipality."*

GENERAL PLAN UPDATES

State law requires that a comprehensive update of the General Plan be conducted and ratified by the citizens of Lake Havasu at least once every ten years. With regular monitoring of the implementation program, the Community Services Department, the Planning and Zoning Commission, and the City Council will determine when an update will be needed. Substantial population shifts, socio-economic changes, technological changes, and expansion of the planning area might indicate a need to update the plan sooner than the ten-year period. As a matter of practice, General Plan update efforts should generally be initiated one to two years prior to the ten year deadline.

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Appendix A: Glossary of Terms

American with Disabilities Act of 1990 prohibits discrimination on the basis of disability by public accommodations and requires places of public accommodation and commercial facilities to be designed, constructed, and altered in compliance with the accessibility standards established.

Annexation is a legal process that the City uses to bring previously unincorporated land into its jurisdiction.

Arizona State Trust lands granted by Congress to Arizona when it became a Territory in 1863. Today, these lands are held in trust for 14 beneficiaries that include public schools, colleges, and prisons. By Constitution, the State Land Department acts as the Trustee to determine the land's highest and best use. State Trust lands must be revenue producing.

Arizona Revised Statutes are the laws of the State of Arizona.

Buffering is a technique that provides a transition between land uses that may otherwise be incompatible.

Capital Improvement Plan (or Program) (CIP) is a ten-year plan of infrastructure improvements that prioritizes and identifies appropriate funding sources. The CIP is closely tied to the General Plan.

Cluster Development allows the reduction of lot sizes below the zoning ordinance's minimum requirements; if the land thereby gained is preserved as permanent open space for the community. Unbuildable lands (i.e., drainage ways, and steep hillsides) are not typically eligible for these trade-offs.

Cost-Benefit Analysis is an approach to evaluate the advantages and disadvantages of a project, policy, action, etc. in which an attempt is made to quantify the various results, so that the pros and cons can more objectively be compared with one another.

Density is the number of households or dwelling units allowed or built per acre of land.

Fiscal Year (FY) for Lake Havasu City starts July 1 and ends June 30 of every year.

Floor to Area Ratio (FAR) is the amount of actual building under roof for any given parcel.

General Obligation Bonds is a method of borrowing to finance service expansion.

Growth Areas are targeted areas that the City envisions planned development to be encouraged. These areas support a mix of uses, multi-modal transportation, and infrastructure expansion/improvements.

Gross Density means the number of households or dwelling units allowed per acre of total land area.

Growing Smarter legislation was passed by the Arizona State Legislature and signed by the Governor. Growing Smarter Plus became effective in May 2000 and built upon the 1998 Growing Smarter Act that created a new framework for the land planning process in cities and counties.

Infill refers to development on a vacant or substantially vacant tract of land surrounded by existing development in an area where existing infrastructure, services, and facilities are currently in place.

Infrastructure consists of the necessary physical facilities (e.g., water, and sewer) to support municipal operations.

Insurance Services Office (ISO) rates the fire readiness of individual communities as an informational service to potential insurers. ISO rates are based on the adequacy of a community's water supply, its fire department, and its fire alarm system. Public protection classifications range from the most desirable rate of 1 to the least desirable of 10.

Jurisdiction refers to Lake Havasu City and/or the authority provided to the City to govern and legislate through the Arizona Revised Statutes.

Maximum Extent Practicable—Under the circumstances, reasonable efforts have been undertaken to comply with policy, that the cost of additional compliance measures clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Multimodal Transportation provides for all aspects of transportation personal vehicles, mass transit, pedestrians, and bicycles. A multimodal transportation plan provides an opportunity for growth in all of these areas.

Redevelopment refers to development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.

Revenue Bonds are a method of borrowing to finance service expansions.

Right-of-Way is the passage over the property of another. The public may acquire it through implied dedication and most commonly refers to the land on which a road or railroad is located. Utility pathways and drainage ways are usually referred to as easements.

State Land Department— [The State Land Department and the system by which the lands were to be managed were established in 1915 by the State Land Code. In compliance with the Enabling Act and State Constitution, the State Land Code gave the Department authority over all Trust lands and the natural products from these lands. The creation of the State Land Trust in 1915 identified 13 beneficiaries. The Common Schools is the largest beneficiary receiving 8.4 million acres while the other beneficiaries received 2.5 million acres.](#)

Since the State Land Department's inception, its mission has been to manage the Land Trust and to maximize its revenues for the beneficiaries. All uses of the land must benefit the Trust, a fact that distinguishes it from the way public land, such as parks or national forests, may be used. While the public use of the land is not prohibited, it is regulated to ensure protection of the land and compensation to the beneficiaries for its use.

Traffic Calming is the use of various traffic management devices to address concerns about speed, cut through traffic, and safety on neighborhood roads.

Urban Design gives form, in terms of both beauty and function, to physical improvements. The term implies a more fundamental approach than "beautification" and is concerned with the location, mass, and design of various urban components, combining the concerns of urban planning, architecture, and landscape architecture.

User Fees are fees charged for services such as water and sewer fees or park and recreation venue admissions.

Zoning is a specific legal action related to land classifications governed by the Zoning Ordinance. Zoning must be in substantial conformance with the General Plan.

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Appendix B: General Plan Acronyms

ACRONYM TABLE	
Acronym	Definition
ADA	American with Disabilities Act
ADOC	Arizona Department of Commerce
ADEQ	Arizona Department of Environmental Quality
ADOT	Arizona Department of Transportation
ADWR	Arizona Department of Water Resources
API	Arizona Preserve Initiative
ARS	Arizona Revised Statutes
BLM	Bureau of Land Management
BOR	Bureau of Reclamation
CIP	Capital Improvement Plan or Program
CAP	Central Arizona Project
CFU/100 ml	Colony-forming units per 100 milliliters
CDBG	Community Development Block Grant
CRA	Community Reinvestment Act
DU/AC	Dwelling Units per Acre
EMS	Emergency Medical Service
EOP	Edge of Pavement
FT/MSL	Feet Above Sea Level
FY	Fiscal Year
FAR	Floor to Area Ratio
GPCC	Gallons Per Capita Consumption
GPM	Gallons Per Minute
GPAC	General Plan Advisory Committee
GIS	Geographic Information System
GO	General Obligation Bonds
HUD	US Housing and Urban Development
HURF	Highway User Revenue Funds
IGA	Intergovernmental Agreement
ISO	Insurance Services Office
LOS	Level of Service

APPENDIX B: GENERAL PLAN ACRONYMS

ACRONYM TABLE	
Acronym	Definition
MPH	Miles per Hour
MG/L	Milligrams per Liter
MGD	Million Gallons Per Day
NRPA	National Recreation and Park Association
PIP	Public Involvement Plan
PSA	Partners for Strategic Action, Inc.
ROW	Right-of-Way
SR	State Route
TDS	Total Dissolved Solids
TSM	Transportation System Management
TWLTL	Two Way Left Turn Lane

Appendix C: Community Data and Trends

The Community Data and Trends report documents existing conditions, current Census data, and other available trends and analysis on a range of topics to inform individual elements of the General Plan:

- Land Use
- Population
- Housing
- Open Space and Recreational Resources
- Economy
- Education
- Libraries, museums, and other attractions
- Health, safety, and environment
- Transportation
- Community Utilities

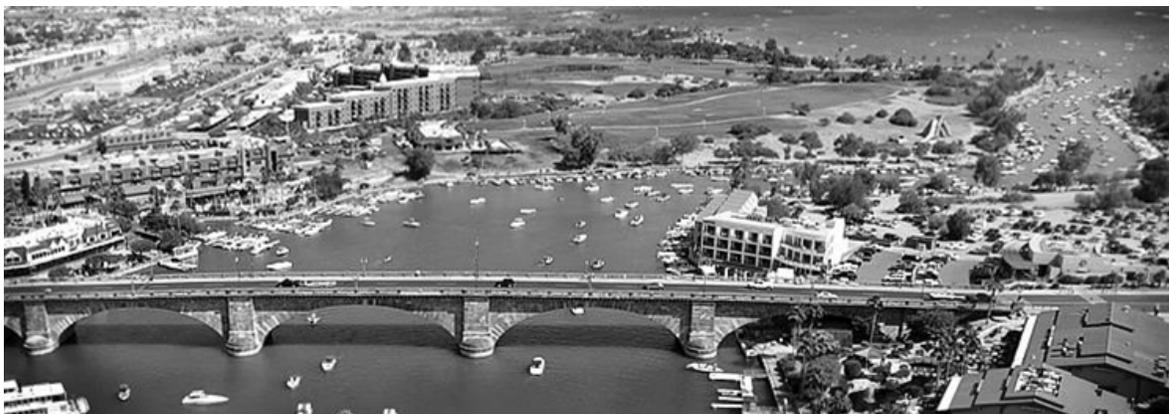
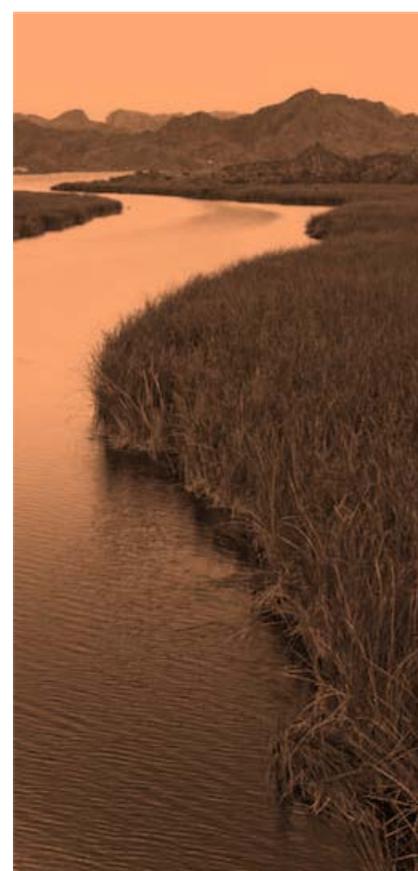
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LAKE HAVASU CITY

Community Data and Trends

APPENDIX C



Adoption Draft – May 2015

C L A R I O N

*Cover photos by: Lake Havasu City Partnership for Economic Development, Erik Neilson via Flickr,
Lake Havasu City, and the Lake Havasu Convention & Visitors Bureau.*

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Introduction



General Plan Update

This information serves as the backdrop to Lake Havasu City's General Plan update effort. The City's last plan was adopted in 2002. Since 2002, many changes have occurred in Lake Havasu City.

The 2014 planning process builds on work that has already been completed and aims to provide clear direction regarding the community's priorities. In particular, the updated plan will provide increased clarity about where, how, and how much Lake Havasu City will grow in the future.

About the Community Data and Trends

In order to create the best plan for the future, it is important to understand what conditions and trends exist today. This report provides a summary of the conditions in Lake Havasu City in the year 2014, along with a discussion of key issues and trends the community will face in the future.

The report addresses nine key areas: Land Use; Population; Housing; Open Space and Recreation; Economy; Education, Health, Safety, and Environment; Transportation; and Community Utilities.

This Community Data and Trends Report is an appendix of the General Plan and should be updated as needed, or as new information becomes available. Updates to this report may occur simultaneously with future General Plan amendments or updates, or separately as necessary.

Planning Area

Incorporated Lake Havasu City encompasses approximately 42 square miles. The land to the north, east, and south falls under the jurisdiction of Mohave County, the Bureau of Land Management, and the State of Arizona Trust Lands. Lake Havasu City's Planning Area includes its expanded water service area, future anticipated annexation areas, and areas of influence resulting in 84.9 square miles or a total of 54,332 acres. Lands outside of the incorporated area are owned by the City, Mohave County, the State of Arizona Trust, and the Bureau of Land Management.

HISTORY & BACKGROUND

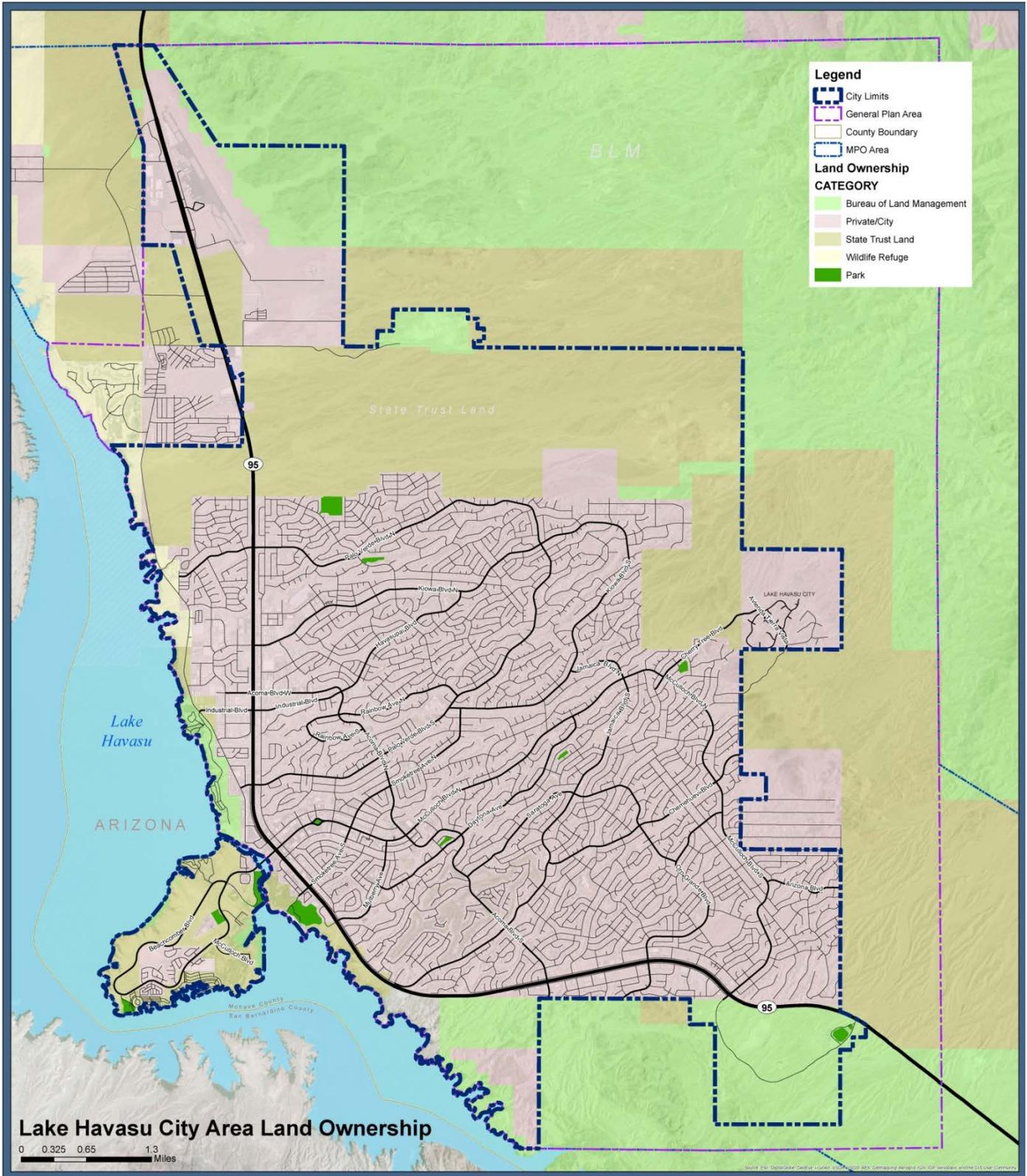
Lake Havasu City was conceived in 1963 as a master-planned community with an emphasis on recreation and tourism. This theme, deriving from the area's outstanding features of scenery, climate, and shoreline, was augmented by adding a strong employment base.

The City's founder, Robert P. McCulloch, commissioned comprehensive planning and design studies. He also brought his own industry as well as others to the community, and put Lake Havasu on the map by acquiring the London Bridge.

The community experienced strong growth during the 1960s and 1970s, which accelerated after official incorporation in 1978. Since the adoption of the 2002 General Plan, Lake Havasu City has surpassed 50,000 residents, prompting a required update to General Plan.

SOURCES:

Photo: Lake Havasu City Convention & Visitors Bureau



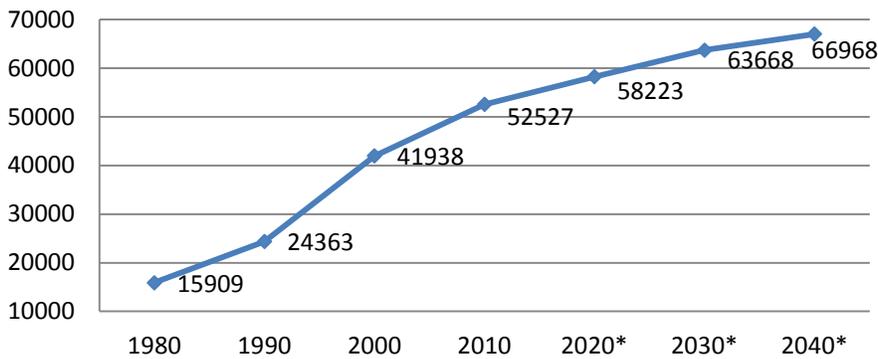
Source: Lake Havasu City Community Services Department, 2014.

People

Population

- **Current:** As of 2012, Lake Havasu City’s population was 52,683.
- **Future Growth Estimates:** According to the Arizona Office of Employment and Population Statistics, Lake Havasu City is expected to add 14,284 new residents by 2040—an increase of approximately 27%. This represents an increase annualized annual increase of 0.97%.

Population Growth

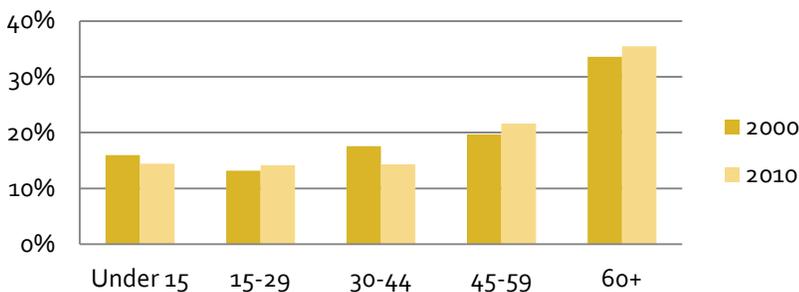


Source: US Census, 2008-2012, AZStats.gov.

Demographics

- **Race:** The majority of the population is white (90.1%). The remaining 9.9% of the population identified some other race or two or more races.
- **Origin:** Persons identifying themselves as Hispanic or Latino (of all races) comprised approximately 12% of the population. (US Census). The US Census considers the terms Hispanic or Latino to be indicative of Ethnicity, rather than race.
- **Ageing Population:** Residents 60 and older make up 35.5% of the population and residents between 45 and 59 make up 21.6% of the population.

Population Distribution by Age



Source: 2000 US Census and 2010 US Census

TRENDS AND KEY ISSUES

GROWING POPULATION

Since the 2002 General Plan was adopted, Lake Havasu City has added over 10,000 residents. Although growth slowed significantly during the Great Recession, continued growth is projected during the planning horizon.

AGING POPULATION

Residents who are 45 years and older make up 57.1% of the population (up from 53.3% in 2000). Planning and development strategies that promote the long term health, safety, and independence of aging populations, and the ability of older residents to age in place, are important considerations.

FULL BUILDOUT

Full buildout of the City’s Future Land Use Plan would result in a population of around 96,000 residents. However, water and developable land availability will continue to be limiting factors and the City is unlikely to reach full buildout in the foreseeable future.

SOURCES:

- US Census (2000 and 2010)
- American Community Survey (2008-2012)
- 2002 General Plan
- County GIS Records



Land Use

Current Land Use

- Residential uses occupy 7,778 acres or nearly 40% of the planning area.
- Public/quasi-public uses occupy 10,794 acres or just over 31% of the planning area.
- Commercial and employment uses comprise just over 500 acres or less than 2% of the planning area.
- Over 25% of the land in the planning area is vacant, creating significant opportunities for infill development.

TRENDS AND KEY ISSUES

PUBLIC LAND OWNERSHIP

Over 31% of the land in the planning area is publicly owned. These lands are controlled by County, State, and Federal Governments. In many parts of the planning area, public lands serve provide open space and recreational amenities to area residents and visitors.

OUTWARD GROWTH LIMITATIONS

Due to physical constraints and the prevalence of public lands, a significant percentage of land within the greater planning area is currently unavailable for future development or annexation.

INFILL FOCUS

Most growth occurs through targeted infill and redevelopment in established areas of the community. However, many of the vacant residential lots that remain in the City have limited potential due to their size, physical characteristics, or location.

CURRENT LAND USE	ACREAGE	PERCENTAGE
EMPLOYMENT/COMMERCIAL		
Industrial	1	0.0%
Commercial	99	0.4%
Mixed-Use	407	1.5%
RESIDENTIAL		
Residential	7,778	27.9%
Multi-Family Residential	311	1.1%
Mobile Home	2,705	9.7%
PUBLIC/QUASI-PUBLIC		
Municipal	1,318	4.7%
County	303	1.1%
State	4,681	16.8%
Federal	2,399	8.6%
Quasi-Public	96	0.3%
OTHER/ VACANT		
Vacant	7,823	28.0%

Source: Mohave County GIS, 2014.

SOURCES:

- 2002 General Plan
- Mohave County GIS, 2014

MAPS

- Current Land Use

Photo: Lake Havasu City Convention & Visitors Bureau

Housing

Occupancy

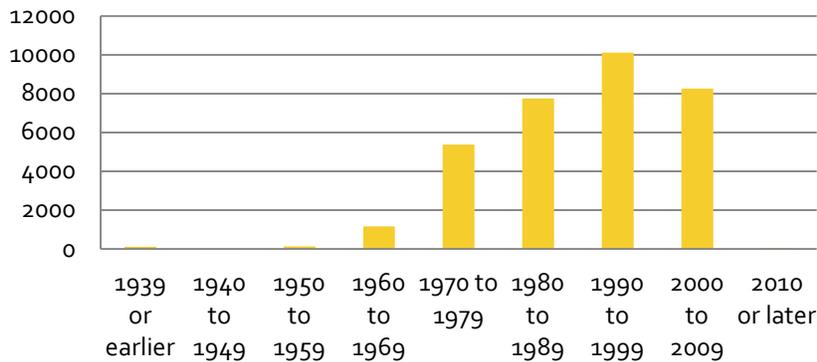
- **Total Units:** In Lake Havasu City, there are a total of 32,941 housing units.
- **Household size:** The average household size in Lake Havasu: 2.26.
- **Vacancy Rate:** Lake Havasu City has a high vacancy rate at 30.8%

VACANCY	2012 ACS ESTIMATE	PERCENTAGE OF STOCK
Occupied Housing Units	22,797	69.2%
• Owner Occupied	15,887	69.7%
• Renter Occupied	6,909	30.3%
Vacant Units	10,145	30.8%
Total Units	32,941	100.00%

Housing Stock

- **Housing Types:** Approximately 78% of Lake Havasu’s housing stock is single-family detached, 12% single-family attached with two to four units, and 10% multi-family with five or more units.
- **Age of Housing Stock:** The gross majority of Lake Havasu City’s housing stock was built after 1970.

Age of Housing Stock



Source: ACS 2008-2012



TRENDS AND KEY ISSUES

VACATION RENTALS

Vacancy rates in Lake Havasu City are exceptionally high (30.8%) compared to other communities due to its tourism-based economy. Vacation rentals are interspersed throughout the City’s neighborhoods and occasionally result in conflicts with year-round residents regarding excessive noise or parking issues.

OCCUPANCY

Occupancy statistics for Lake Havasu City may not accurately reflect how existing housing stock is being utilized. Many residential units are managed as vacation rentals and others are only occupied during winter months. As a result, the supply of housing available for permanent residents can be somewhat limited in terms of overall quantity and options.

SOURCES:

- American Community Survey (2008-2012)
- 2010 US Census
- 2010 Water Conservation Plan

Photo: Keller Williams Arizona Living Realty

TRENDS AND KEY ISSUES

COST BURDENS

- The U.S. Department of Housing and Urban Development considers households who pay more than 30% of their monthly income towards their housing to be “cost burdened.”
- In Lake Havasu City, approximately 5% of Renters and 40% of Homeowners may potentially be considered cost burdened based on the median yearly income of \$42,428, or \$3,536 per month.
- Based on these figures, the rental market may be more affordable than purchasing a home for low to middle income residents.

HOUSING OPTIONS

Attached single-family and multi-family housing options are limited. While local realtors and developers indicate demand for alternatives to single-family detached homes is limited, a growing student population and an increase in the older adult population may trigger more demand for low-maintenance, reasonably priced housing options, as well as those that will allow residents to age in place.

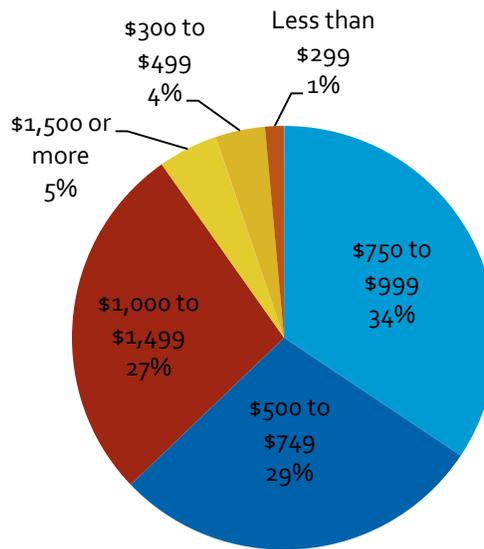
SOURCES:

- American Community Survey (2008-2012)
- U.S. Department of Housing and Urban Development

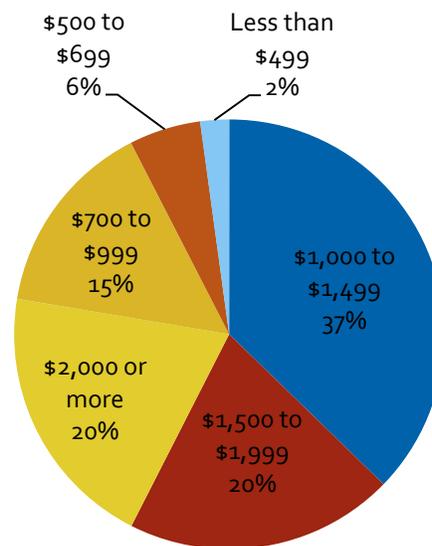
Housing Cost

- **Home Value:** The median value of a home in Lake Havasu City is \$206,400.
- **Mortgages:** According to the 2008-2012 ACS, approximately 63% of homeowners had a mortgage while 37% of homeowners did not.
- **Monthly Cost of Housing:** In Lake Havasu City, the median monthly homeowner cost with mortgage was \$1,364 while the median monthly renter housing cost was \$884.

Monthly Renter Housing Costs



Monthly Homeowner Mortgage Costs



Source: ACS 2008-2012

Open Space and Recreational Resources

Lake Havasu City has an active Parks and Recreation Department that programs parks at the neighborhood, community, and regional level. The city is also growing its stock of greenway/corridors/linear parks/linkages, special use areas, and conservation/preservation areas to further expand recreation opportunities.

Multi-Use Trails

The 2006 Lake Havasu City Trails Plan envisions a comprehensive trail system will enhance recreational opportunities, as well as community connectivity, safety, and accessibility. Existing trails include:

- **Island Trail:** A multi-use trail runs adjacent to Beachcomber Boulevard around Lake Havasu Island.
- **Shoreline Trail:** A multi-use trail from Rotary Park in the south to just north of the London Bridge.
- **Mohave Sunset Trail:** A multi-use trail beginning north of London Bridge to Lake Havasu State Park.
- **Pima Wash Trail:** A multi-use trail beginning at the shoreline/Rotary Park and extending to Acoma Boulevard, the trail along Pima Wash begins in Rotary Park with a connection to the shoreline trail.
- **SR 95 Multi-Use Trail:** Road reconstruction included the addition of a multi-use trail which runs from South McCullough Blvd. to North Palo Verde Blvd.

Other Recreational Amenities

- **Golf Courses:** The Lake Havasu City has multiple golf courses within city limits such as Havasu Island Golf Course, Bridgewater Links, Lake Havasu Golf Course, and the London Bridge Golf Club.
- **Aquatic Center:** The Lake Havasu City Parks and Recreation Department operates an aquatic center with offerings for all ages and abilities. The facility has pools for leisure and competitive swimming as well as therapy. The facility has a lagoon, slides, wave pool, and spray park specifically programmed for children.
- **Other Facilities:** Lake Havasu City's parks offer a multitude of recreational offers for all ages and abilities. Many of the parks are programmed with a combination of sport facilities and passive facilities to encourage a wide variety of visitors.



TRENDS AND KEY ISSUES

NEIGHBORHOOD PARKS

The City has 1,214 acres of designated park space, yet only 103 of the total acreage lies within city limits. As a result, some areas in the City lack neighborhood parks, which put a greater strain of use on other community parks.

VALUE OF PARKS

According to the 2008 Parks and Recreation Needs Assessment, Lake Havasu residents place a high value on their parks and recreational amenities. Some of the most important values are waterfront access, protected and publicly accessible open space, balancing the needs of full time residents, part time residents, and tourists, and proactive planning to position the city for future generations.

MEETING THE NEEDS OF A CHANGING COMMUNITY

More families and active retirees are moving to the area and different age groups may have different recreational needs. The parks and recreation system will need to continue to adapt and respond to these varying needs over time, as well as to ensure the location and types of facilities provided are accessible to all members of the community.

TRENDS AND KEY ISSUES

CONTINUED EXPANSION OF THE TRAIL SYSTEM

While the trail system has expanded significantly since 2002, supported by the 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan, continued improvements in system connectivity and support facilities (e.g., shade, water) are needed to create a comprehensive network that connects key activity centers, parks, and other destinations throughout the planning area.

CONTINUED DEVELOPMENT OF SARA PARK FACILITIES

The completion of numerous new recreational facilities at the 1,140 acre SARA in recent years has made it a major destination for the community and surrounding region. However, ongoing coordination and investment is needed to continue to develop the park to its full potential.

IMPROVED PARK ACCESS

Some areas lack direct access to neighborhood level parks and recreation. Improved pedestrian and bicycle connections to existing parks and recreational facilities, and school facilities is needed. Likewise, the location of new park facilities in underserved areas can help increase access.

SOURCES:

- US Fish and Wildlife Service: Havasu Wildlife Refuge
- 2007 Piping Components for the Wastewater Treatment System Expansion Project for Lake Havasu City: Environmental Assessment
- 2008 Comprehensive Recreation Needs Assessment
- 2010 Water Conservation Plan

CITY PARK	ACREAGE	AMENITIES
Avalon Park	2.0	Playground, Covered Ramadas, Walking Path, Dog Park, Open Field, Basket Ball Court
Yonder Park	4.8	Playground, Bocce Ball Court, Picnic Ramada, 1/2 Basketball Court, Horseshoes, Natural Trail
Jack Hardie Park	2.6	Picnic Ramadas, Barbeques, Playground, Grass Area, ADA Accessible
Wheeler Park	1.0	Walking trail, Site for community banners
SARA Park (County Leased)	1,082	Softball and Baseball Fields, Raceway, Hiking Trails, BMX Track, Shooting Range, Dog park, in-line hockey, RC Racetracks, Rodeo Grounds
Rotary Park	44	Beach, Picnic Facilities, Barbeques, 3 Playgrounds, Six Beach Volleyball Courts, Baseball Fields, Buoyed Swim Area, Skate Park, 3 Bocce Ball Courts
London Bridge Park	11	Beach, 12 Ramadas, 2 Playgrounds, Volleyball, Basketball Court, Dog Park, Stage
Site Six	12	Small Beach, Fishing pier, Fish Cleaning Station, Public Boat Launch
Island Ball Fields	4.9	Football and Soccer Fields, Walkway, Bike Path, Softball field
Dick Samp Memorial	No Data	Baseball fields, Playground
Realtor Park	3	Picnic Ramadas, Playground, Bocce ball, Horseshoe Courts, Trail system

Source: 2008 Comprehensive Recreation Needs Assessment

Area Amenities

- **Havasu National Wildlife Refuge:** Located to the north of the City, this refuge provides critical habitat for migratory birds by protecting over 300 miles of shoreline and 30 miles of river.
- **Aubrey Hills:** Located south of Lake Havasu City, Aubrey Hills is a designated special prescription area known for its non-motorized recreational opportunities, desert geology, and biodiversity.
- **Crossman Peak:** Located to the east and northeast of the City, the Crossman Peak Area is a designated Natural Scenic Area not only provides cultural and scenic value, but also lambing grounds for the desert bighorn sheep.

Economy

Recent employment and income figures in Lake Havasu are consistent with the large retiree and service industry population trends.

- **Labor Force Participation:** 49.6% of Lake Havasu City’s population is in the labor force.
- **Unemployment Rate:** Lake Havasu City has an unemployment rate of 10.9% compared to 14.2% for Mohave County and 9.8% for Arizona.
- **Household Income:** Lake Havasu City has a median household income of \$42,428.

Employers

According to a community profile authored by the Lake Havasu City Chamber of Commerce, there are 2,754 establishments providing employment.

MAJOR EMPLOYER	EMPLOYEES
Lake Havasu Unified School District	670
Lake Havasu City	615
Havasu Regional Medical Center	615
Sterilite	425
Wal-Mart	300
Shugrue’s Family of Restaurants	200
Bashas	TBD
London Bridge Resort	180
Mohave Community College	169
River Medical	150

Source: Partnership for Economic Growth (2010)

Economic Development Resources

Numerous organizations play a role in supporting local businesses, promoting economic development, and promoting tourism. Together, these organizations (listed below) established the Ad Hoc Economic Development Coalition.

- **Lake Havasu City Convention & Visitors Bureau:** Funded by a levee on hotel and restaurant/bars to attract and engage visitors to the area in order to enhance the economy.
- **Lake Havasu Chamber of Commerce:** Represents over 700 businesses and individuals that employ more than 20,000 in the greater Lake Havasu area and helps promote business within the City.
- **Lake Havasu Marine Association:** Represents the boating and marine industry within the City and promotes the freedom to boat, a safe and clean lake and river environment, and enhance the boating experience.



TRENDS AND KEY ISSUES

EMPLOYMENT OPPORTUNITIES

Less than half (49.6%) of Lake Havasu City’s population participates in the labor force, highlighting the impact of a sizeable retiree population. Retail Trade provides 19.8% of total jobs, followed by Education and Health Services at 15.8%, and Entertainment, Accommodations, and Food Service at 15.8%.

DIVERSIFYING THE CITY’S ECONOMIC BASE

The current economic base is strongly rooted in continued residential growth and tourism. Greater diversity of economic opportunities in the area is needed for long term sustainability of the market, while maintaining Lake Havasu City as a destination.

SOURCES:

- American Community Survey (2008-2012)
- Lake Havasu Chamber of Commerce
- 2010 Lake Havasu City Demographics: Partnership for Economic Development

Photo: Lake Havasu City Convention & Visitors Center

TRENDS AND KEY ISSUES

IMPACT OF TOURISM

Visitors to Lake Havasu City had an estimated 252.8 million impact and supported 3,766 direct and indirect jobs.

HIGHER EDUCATION AND WORKFORCE TRAINING

The recent location of an Arizona State University campus in Lake Havasu City has provided a new opportunity for economic expansion. However, the retention of students after graduation is a key issue.

- **Lake Havasu Hospitality Association:** Represents the hospitality industry in Lake Havasu City. As a tourist destination, the LHHA encourages the “development of key educational and promotional programs to maximize the overall of visitor experience.”
- **Downtown Havasu District:** Represents businesses in Downtown Lake Havasu City, helping to promote the district to residents and tourists.

- Lake Havasu City Chamber of Commerce
- 2008 Lake Havasu City Tourism Survey

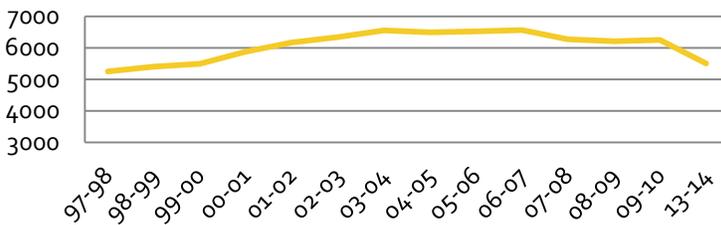
Education

Schools

Lake Havasu City is served by the Lake Havasu Unified School District:

- **Lake Havasu High School**, grades 9-12
- **Thunderbolt Middle School**, grades 7-8
- **Six Elementary and Preschools:** Havasupai, Jamaica, Nautilus, Oro Grande, Smoketree, Starline
- **Other Programs:** HavasuOnline, Round Table Program, Lake Havasu Performing Arts Center
- **Two Charter Schools:** Havasu Preparatory Academy, Telsis Preparatory

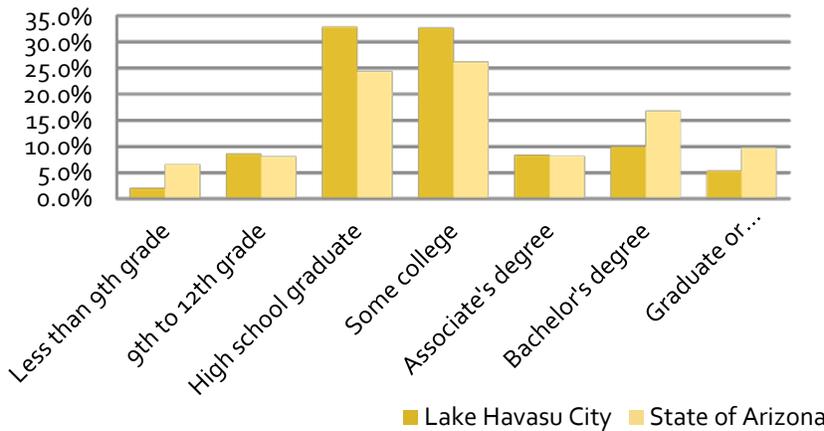
Lake Havasu Unified School District Enrollment



Source: Partnership for Economic Development (2010) & LHUSD (2014)

Education Attainment

Lake Havasu City vs State of Arizona



Source: US Census 2010

Higher Education

Lake Havasu City is home to Mohave Community College, Northern Arizona University, and a new extension of Arizona State University. These higher education institutions will play a role in attracting new employers and diversifying the population and economy of the City.

TRENDS AND KEY ISSUES

EDUCATIONAL ATTAINMENT

Compared to the State of Arizona, Lake Havasu City has higher percentages of residents who have completed high school and have attended but not graduated from a higher education institution. The City has a lower percentage of residents who completed a bachelor's degree or advanced degree compared to the state of Arizona.

ENROLLMENT

Total enrollment as of May 2014 in the Lake Havasu Unified School District was 5,565. Combined enrollment at ASU Colleges Lake Havasu City and Mohave Community College is estimated at 2,180.

ARIZONA STATE UNIVERSITY CAMPUS

The expansion of ASU to Lake Havasu City is expected to bring in more than 500 students to the community over the next 5 to ten years.

SOURCES:

- American Community Survey (2008-2012)
- Lake Havasu Unified School District
- Lake Havasu City Demographics: Partnership for Economic Development



TRENDS AND KEY ISSUES

TOURISM

- Lake Havasu City receives approximately 775,000 visitors annually. Approximately 75% of all visitors are between the age of 25 and 54.
- In 2009, approximately 60% of recent overnight visitors stayed in a hotel/motel and 61.8% were traveling for vacation or leisure purposes.
- Data from 2009 shows that 42.3% of all overnight visitors came from California, followed by Arizona with 12.1%, and Texas with 8.2%.

SOURCES:

- Lake Havasu City Convention & Visitors Bureau
- Lake Havasu City Chamber of Commerce
- 2010 Lake Havasu City International Visitor Study
- Lake Havasu City Website

Photo: Aran Johnson via Wikipedia

Libraries, Museums, and Other Attractions

Libraries

Lake Havasu City is part of the Mohave County Library District and has a city branch. The branch offers community space, conference rooms, public internet access, and community events.

Museums

- **Lake Havasu City Convention & Visitors Bureau:** A visitor’s center and art gallery located conveniently near the London Bridge.
- **Lake Havasu Museum of History/Lake Havasu Historical Society:** This privately funded and explores the history of Lake Havasu City.

Attractions

London Bridge: Lake Havasu City is home to the famously reconstructed London Bridge. The bridge is Arizona’s second largest tourist attraction after the Grand Canyon being an iconic structure set against the desert landscape.

Beaches: Beaches are an important part of life in Lake Havasu City. There are several public beaches and waterfront access points, including:

- **Rotary Beach:** 44 acre park with multiple recreational opportunities: volleyball courts, ball fields, designated swim area, exercise station, skate park
- **London Bridge Beach:** community stage, views of famous London Bridge
- **Lake Havasu State Park (Windsor Beach)**

Events

As a tourism and recreation based economy, Lake Havasu City hosts a variety of national events, including:

- International Jet Ski Finals, Boating Association World Finals, Thunder on the River, Bassmaster Elite Fishing Tournament, Havasu Island Balloon Festival, Western Winter Blast Pyrotechnic Show, Lake Havasu Marine Association Boat Show, Bluegrass on the Beach, HITS Triathlon Series, Lake Havasu City Rockabilly Reunion, Desert Storm Poker Run, Shootout & Street Party.

Community Oriented Events: The City also holds a wide range of community events, including:

- Relics and Rods Car Show, London Bridge Days Parade, Fright Night, Spring Wellness Festival, Little Delbert Days, Winterfest, 4th of July Fireworks Show, Sand & Water Show, Chillin’ n Swillin Beer Festival, Gem and Mineral Show, Boat Parade of Lights.

Health, Safety, and Environment

Health

- **Havasu Regional Medical Center:** This medical facility features 181 beds and over 100 physicians providing a broad range of medical specialties covering all major medical disciplines.
- **Havasu Surgery Center:** A “multi-specialty” surgery center for out-patient procedures.

Safety Services

- **Police:** The Lake Havasu City Police Department consists of the following divisions: administration, animal control, investigations, patrol, and records. The department has over 70 sworn offices and 20 additional civilian employees.
- **Fire:** The Lake Havasu City Fire Department is comprised of approximately 87 full and part time employees and has six fire stations with an ISO rating of 3. The department’s response area is 52 miles and provides fire and emergency medical services. It has specialized teams for hazardous materials response, swift water rescue, lakeshore rescue, and desert rescues.

Natural Environment

GEOGRAPHY

Lake Havasu City is located in the foothills of the Mohave Mountains and is bounded by Lake Havasu to the west. The elevation of the City spans from 450 feet above sea level to 1,700 feet with a near uniform slope of 4%. The city is surrounded by three mountain ranges, Chemehuevi and Whipple Mountains to the west on the California side of Lake, and the Mohave Mountains to the east, and is built atop a coalesced alluvial fan. The topography consists of a series of northeast-southeast trending ridges between dry washes. The city is home to abundant geological phenomena such as volcanic and metamorphic rock, geodes, jasper, and other minerals.

CLIMATE

The city experiences a lowland desert climate with over 300 days of sunshine and generally low humidity. From November through April, average temperatures range from the mid-60s in January to the low 80s in April. Summer temperatures hover above 100. The average precipitation is 4.15 inches of rainfall and the wettest month only receives about an inch of water, causing short sporadic weather events resulting in flash flooding.



TRENDS AND KEY ISSUES

EMERGENCY PREPAREDNESS

The City has released an Emergency Preparedness Guide for residents, which includes information on preparing for and responding to a wide variety of potential natural and man-made disasters in the area.

SOURCES:

- 2002 Lake Havasu City General Plan
- Lake Havasu City Chamber of Commerce
- Lake Havasu City Website
- Lake Havasu City Emergency Preparedness Guide

Photo: Lake Havasu City Partnership for Economic Development

TRENDS AND KEY ISSUES

WATER IN THE DESERT

- Lake Havasu City's current Colorado River water entitlement, under normal supply conditions, is projected to be sufficient to support a buildout population of 96,000 in the water service area. However, declared Colorado River shortages conditions may change this outlook.
- With perpetual drought looming, water rights and conservation measures will continue to play an important role in planning decisions on the local, regional, and state level.



NATIVE VEGETATION

Lake Havasu City has sparse native vegetation given its natural climate conditions. The city is home to creosote, bursage, palo verde, brittlebrush, acacia, mesquite, ocotillo, a variety of cacti, and many types of flowering weeds and grasses.

LAKE HAVASU

As the City's greatest asset, Lake Havasu promotes biodiversity, provides recreational opportunities, and quenches thirst for a parched region. Maintaining the Lake's pristine azure is paramount to a thriving city.

- This lake was created by damming the Colorado River downstream near the Bill Williams confluence with the Colorado River..
- The lake can store approximately 211 billion gallons of water.
- The Colorado River provides water to southern California via the Colorado River Aqueduct and to Arizona via the Central Arizona Project canal.
- Approximately two billion gallons are pumped to these canals daily from the lake.

SOURCES:

- 2002 General Plan
- 2006 Trails Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce

Photo: Erik Nielson via Flickr

Transportation

Roadways

The major thoroughfare running through Lake Havasu City is Highway 95. It is classified as a principal arterial and is controlled and maintained by the Arizona Department of Transportation (ADOT). Highway 95 runs north and south through the City and connects with Interstate 40 to the north and the town of Parker and Interstate 10 to the south.

Air

Lake Havasu City is served by the Lake Havasu Municipal Airport which offers flights to Phoenix. McCarran International Airport in Las Vegas is nearest airport with widespread commercial flights which is approximately a two and half hour drive away.

Public Transportation

In 2013, Havasu Area Transit service was halted due to changes in federal funding triggered as a result of the City no longer meeting the population threshold required for assistance. In the absence of an area transit system, the demand-based Havasu Mobility provides curb-to-curb service for seniors in the community to the local senior center, shopping, and medical appointments. A new shuttle-voucher program is planned to provide service to low-income residents formerly filled by the now defunct Havasu Area Transit. Ongoing funding to maintain and potentially expand these services over time will remain an important consideration going forward.

Sidewalks

According to latest figures from the Lake Havasu City Maintenance Services Division, Lake Havasu City has approximately 425 centerline miles of streets. 150 centerline miles have been widened and curbed and approximately 40 centerline miles have sidewalks.

- McCulloch Blvd, Lake Havasu Ave, Smoketree Ave, Oro Grande Blvd are only roadways with sidewalks on both sides of road continuously for longer than a ½ mile segment.
- Daytona, Saratoga, Kiowa, Havasupai, Palo Verde, Smoketree, Thunderbolt, and Newport are the only roadways with sidewalks on one side of road continuously for longer than a one-half mile segment.



TRENDS AND KEY ISSUES

AIRLINE TRANSPORTATION

Although the City has a municipal airport, the nearest commercial flights can be found two and a half hours away in Las Vegas. To meet the needs of its aging population, Lake Havasu City will need to put a greater emphasis on public transportation options for those no longer able to drive.

MULTI-MODAL OPTIONS

As a recreation oriented community, Lake Havasu City has made considerable strides in promoting walkability and bicycle connections through the implementation of the 2006 Trails Plan. However, ongoing focus is needed on enhancing pedestrian and bicycle connections between major activity centers in the community.

SOURCES:

- 2002 General Plan
- 2006 Trails Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce

Photo: Erik Nielson via Flickr



TRENDS AND KEY ISSUES

WATER CONSERVATION

Lake Havasu City has made significant reductions in water usage; in 1980, the gpcd (gallons per capita per day) was 450; in 2009, the gpcd was only 206. Residential use accounts for 73% of total water use. Remarkably, 100% of golf course irrigation comes from effluent reuse.

LONG-TERM NEEDS

Many factors will influence whether the buildout population will be met such as:

- The impact of the recession on residential growth
- The drought cycles of the Colorado River
- The level of effluent use the city can achieve
- Further reductions in water use through conservation measures

SOURCES:

- 2002 General Plan
- 2010 Water Conservation Plan
- Lake Havasu City Operations Administration Division, 2014

Photo: Jeremy Abbott, P.E.

Community Utilities

Water Resources

Lake Havasu City is a fourth priority Colorado River entitlement allowing the City to use 28,332 acre-feet per year. This allocation was secured through multiple contracts and subcontracts with the BLM, Mohave County, and the City of Kingman. The Colorado River is the exclusive source of water for the City.

- In 2014, there were over 30,000 active water accounts in the community and almost 500 miles of water lines.
- The city’s municipal wells serve the entire municipal water service area except for approximately 3,500 acres to the north that are served by EPCOR Utilities, Inc., a private water provider.
- The city controls 14 wells in three well fields for domestic water production. 98 percent of the City’s diverted water comes from one well. The city has 9 reserve wells with 2 out of service in two well fields.
- The city normally stores 18.8 mg in 27 storage tanks but has the capacity to store up to 23.155 mg. The 2010 Water Plan requires the operational storage of 25% of one maximum day’s water use.
- The city’s state of the art treatment plant system has the capacity to treat 26 mgd with the potential to expand to 32 mgd.
- Recent estimates indicate that during a shortage year the City’s water deficit will range from 5,300 to 8,000 ac-ft per year depending on the shortage tier in place.

Water Conservation

The city’s per capita consumption was 212 gallons per capita per day (gpcd) in 2012 compared to 450 gpcd in 1980, highlighting the City’s successful conservation and efficiency measures.

- **Residential Water Use:** Residential per capita use was 135 gpcd in 2013.
- **Conservation Goals:** The 2010 Water Conservation Plan outlined the following goals for increased conservation and efficiency: maintain low gpcd, reduce consumption by increasing wastewater reuse, target residential customers to reduce demand, and decrease summer season usage. This plan is scheduled to be updated in 2015.

Groundwater

Horizontal Well and Water Treatment Plant: The primary source of water for the City comes from a horizontal collector well located at London Bridge Beach on Pittsburg Island. The well has a capacity of 25 mgd but has the capability of producing up to 32 mgd over short high demand periods. The state of the art plant removes manganese, iron, and arsenic from the water and also destroys microorganisms through ultraviolet radiation and chlorine exposure. There is a compliance schedule monitoring specific

elements in place through Arizona Department of Environmental Quality regulations.

Water Quality: The city’s water quality is determined by sampling municipal wells and monitoring wells within the Lake Havasu Basin.

- The groundwater is generally classified as sodium chloride type with a significant sulfate component.
- The average total dissolved solid (salinity) concentration of the water is about 750 ppm and the calcium hardness averages 130 ppm, in the hard water range.

Found Compounds: The following compounds were tested above secondary maximum containment level (MCL): chloride, manganese, sulfate, total dissolved solids (TDS). However, the new treatment plant biologically removes virtually all manganese. Fluoride and nitrate concentrations at several monitoring well locations are higher than MCL. Within 1000 feet of shoreline (where all municipal wells occur) nitrate levels are below 3 Mg/l.

Wastewater Collection and Treatment

Lake Havasu City has three wastewater treatment plants:

- **Island WWTP:** 50% of effluent is reused for irrigation.
- **Mulberry WWTP:** 100% effluent reused for irrigation.
- **North Regional WWTP:** newest plant with advanced membrane bioreactor technology (MBR). Effluent is “injected into the subsurface through vadose zone wells for storage and the rest is transported to the golf course or percolation ponds at the Island WWTP”

Public Sewer: The city sewer system uses 21 miles of force mains, 350 miles of gravity sewer lines, approximately 75 lift stations with 3 sewage treatment plants.

- Approximately 85% of community is currently serviced by the public sewer system.
- In 2014 there were over 26,180 active sewer accounts (total includes all residential and commercial accounts).

Solid Waste Collection

Lake Havasu City is serviced by Republic Services which provides residential refuse and recycling services (through contract with the City).



TRENDS AND KEY ISSUES

MANAGING CONTAMINANTS

High levels of nitrates found in wells within developed areas of city, particularly in a zone between 1,000 feet from the Lakeshore and approximately one mile from shoreline. These high levels come from Lake Havasu City’s reliance on septic tanks for residential development. A nitrate monitoring program has been in effect since 2005 and will continue to track concentrations well after the wastewater expansion program has been completed.

SOURCES:

- 2002 General Plan
- 2010 Water Conservation Plan

Photo: Jeremy Abbott, P.E.

TRENDS AND KEY ISSUES

WASTEWATER SYSTEM EXPANSION (WWSE)

In 2001, Voters approved \$463 million in financing for a conventional gravity sewer system to be installed over 10-20 years to connect residential development to sewer mains and remove septic tanks. The goals of the sewer expansion program are as follows:

- Reduce nitrates in water by decommissioning 25,000 septic tanks
- Protect lake quality by reducing nitrogen and phosphorus: fewer algae blooms
- Recover and reuse effluent water (treated wastewater)
- Reduce dollars needed to acquire additional water supply

Approximately 85% of the city is now connected to the public system.

Power

For electricity, Lake Havasu City is served by UniSource Electric:

Telecommunications

Frontier Communications and Suddenlink provide high speed internet access and traditional telephone services:

Natural Gas

Unisource Energy Services supplies natural gas to Lake Havasu City.

SOURCES:

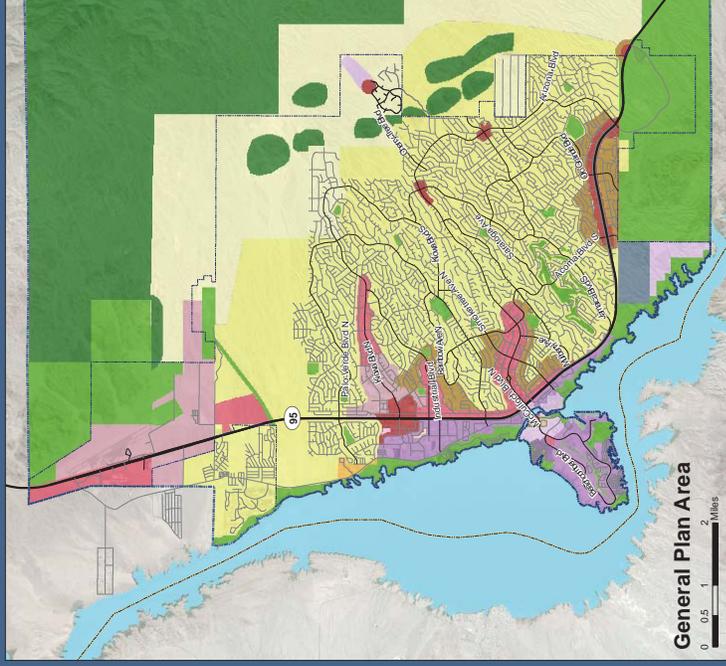
- 2002 General Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce
- www.uesaz.com/
- www.frontieronline.com/
- www.suddenlink.com/

Inventory Maps

- Current Land Use
- Current Zoning
- Public and Private Land Ownership
- Trails and Multi-modal Paths (from 2006 Trails Plan)

GENERAL PLAN

2008 Future Land Use



General Plan Area

0 0.5 1 2 Miles

Legend

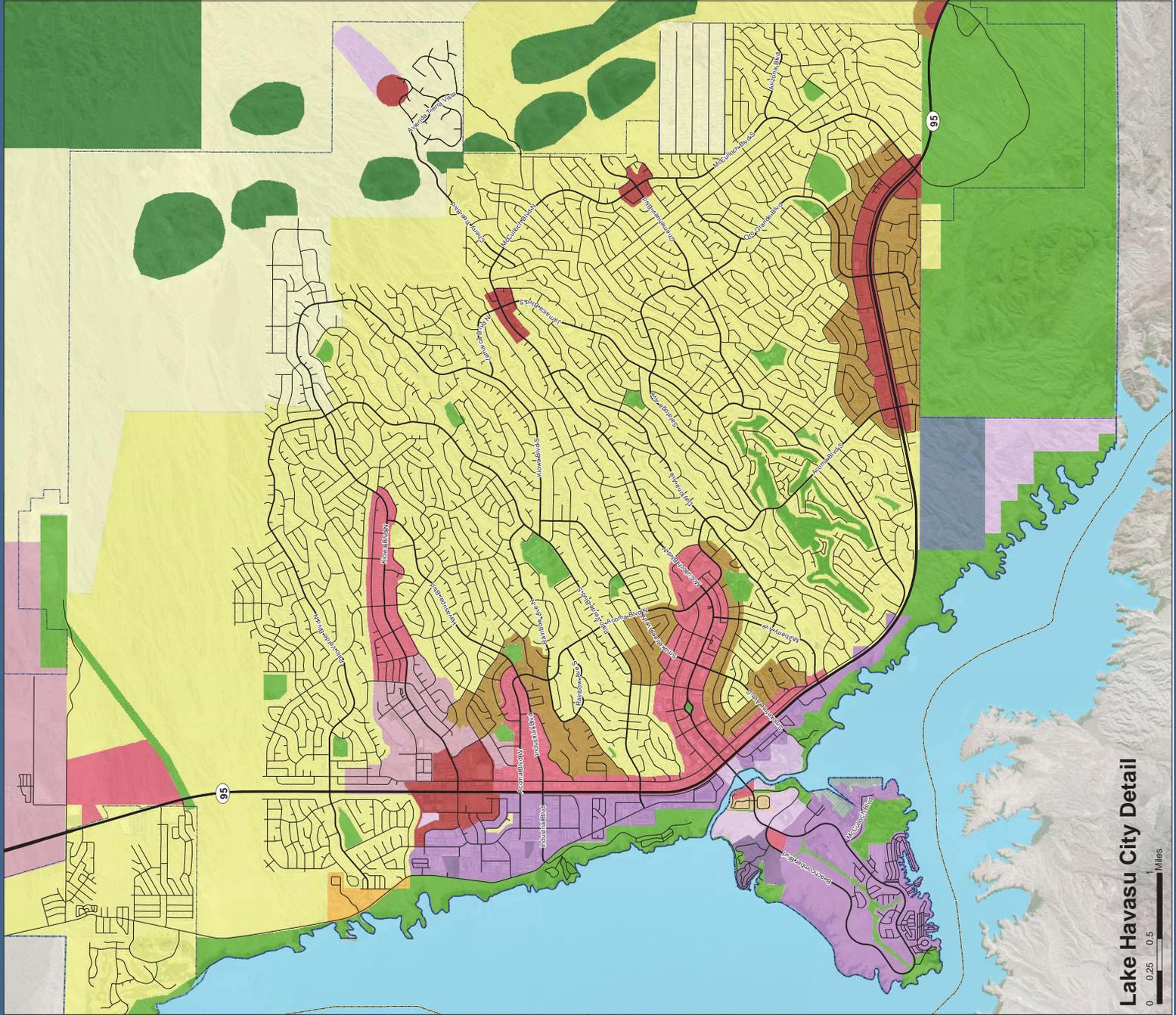
- General Plan Area
 - County Boundary
 - City Limits
 - Water
- Future Land Use**
- Rural Residential
 - Low Density Residential
 - Resort Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial (Nodal)
 - Commercial
 - Employment
 - Resort
 - Resort Related
 - Resort Related Mainland
 - Public/Semi Public
 - Open Space & Park
 - Mountain Protection Area

Sources: Lake Havasu City, 2014; Arizona State Land Department, 2014.



August 2014

CLARION

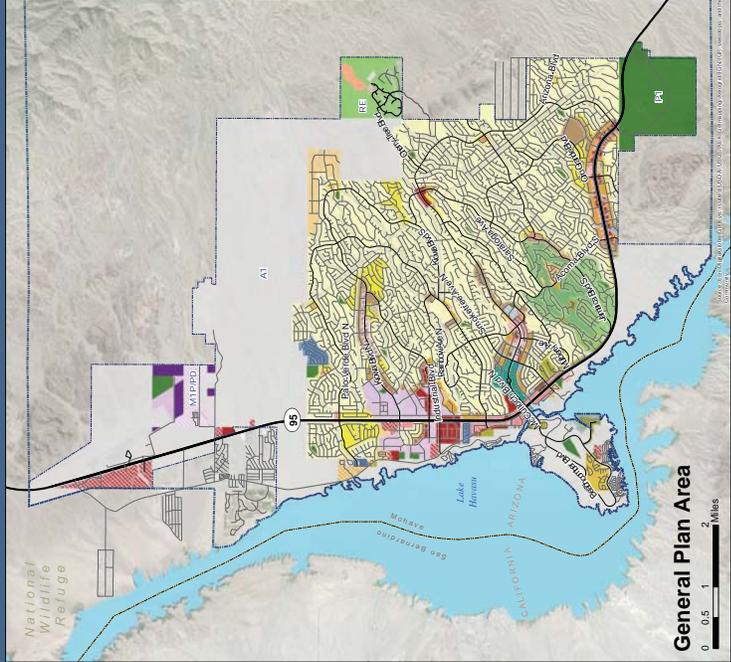


Lake Havasu City Detail

0 0.25 0.5 Miles

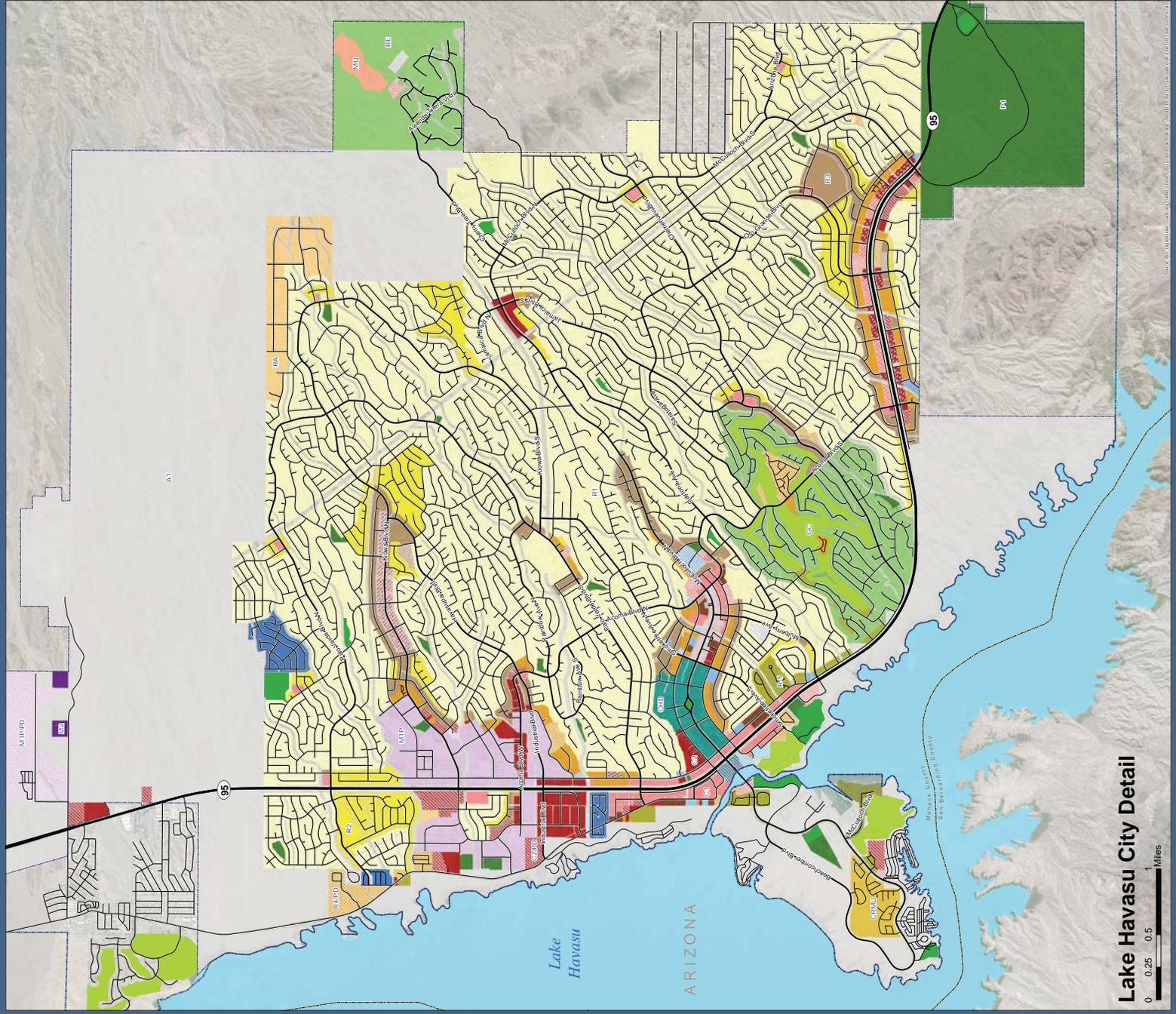
GENERAL PLAN

Current Zoning



Legend

General Plan Area	A1	C2	CRMU	M2	R4/PPD
County Boundary	D/PPD	C2/SG	CRW	MU	R-5
City Limits	A1/PPD	CHD	CRW/PPD	P1	RA
Water	C1	CO	GC	R1	RE
	C1/CKC	CO/PPD	H1	R2	RMH
	C1/PPD	CR	M1P	R3	UMS
	C1/SG	CR/PPD	M1P/PPD	R3/PPD	R4



Appendix D: Public Engagement Summary

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LAKE HAVASU CITY

Public Involvement Plan

General Plan and Development Code Update



Updated December 2014

C L A R I O N

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- General Plan Update: Preliminary Activities and Events Schedule..... 7
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Project Overview

Lake Havasu City has hired Clarion Associates to prepare a comprehensive update of its Development Code and targeted updates of its General Plan to better guide the future development of the city. The General Plan will be updated to include new elements required under Arizona law for a city with a population greater than 50,000. Since the current General Plan was ratified by the community in 2002, the 50,000 threshold has been exceeded.

The primary goals of this project are to eliminate existing conflicts and inconsistencies within the existing Development Code, to ensure that the new code compliments the General Plan, and to make the Development Code simpler and more user-friendly. To address these goals, the updated code will integrate all land use regulations in a logical, simple, and illustrated format that incorporates best practices to guide more consistent decision-making and simplify administration. Throughout this project, Clarion team members will work closely with Lake Havasu City staff to ensure that the General Plan and Development Code reinforce the same vision for the future. Once the updated Development Code has been drafted, zoning map revisions will be identified, to assist the city in aligning the map and the code.

Public Involvement Plan

Purpose and Intent

Generating ideas and building support for the Lake Havasu City Development Code and General Plan Update Project (“Plan and Code Update”) is a primary project objective. This Public Involvement Plan is designed to engage (from the bottom-up) residents, businesses, school districts, associations of government, public land management agencies, city staff, elected and appointed officials, and other stakeholders throughout every stage of the Plan and Code Updates. This plan and schedule are designed to obtain critical public input on the updates and to adhere to Arizona’s Grow Smarter legislation, which amended state law to require effective, early, and continuous public participation when developing or amending a general plan.

ARIZONA’S GROW SMARTER ACT

The Grow Smarter Act (A.R.S. § 9-461.06 (2013)) requires that this public involvement plan provides for:

- The broad dissemination of proposals and alternatives.
- The opportunity for written comments.
- Public hearings after effective notice.
- Open discussions, communications programs and information services.
- Consideration of public comments.

In accordance with state law, this plan incorporates a variety of engagement strategies to involve the public (regularly and often) in every project phase from initiation to adoption of the General Plan and Development Code. The proposed public involvement strategies are tailored to align with the various stages of the project and range from brainstorming and visioning in the early stages, making informed choices and developing consensus in later stages, and building support and consent for adopting the updated Development Code and General Plan throughout the process.

Public Involvement Plan Elements

The Public Involvement Plan contains four key elements, as described briefly below. Details of each element are provided on the pages that follow.

COMMUNICATIONS STRATEGY

This element outlines the various communication tools that will be used to broadly distribute general plan and code work products (for public review and comment) and public meeting and hearing notifications to build awareness of the Plan and Code Update. Using the various means identified in this Public Involvement Plan, every effort will be made to keep the public informed during the Plan and Code Update process.

GENERAL PLAN UPDATE: PRELIMINARY ACTIVITIES AND EVENTS SCHEDULE

This element provides a framework to organize and specify the details of the various events and public engagement activities for each phase of the General Plan Update. A preliminary outline of potential activities and events is provided.

A General Plan Advisory Committee (GPAC), comprised of approximately 15 community stakeholders representing a broad spectrum of city residents and stakeholder groups, will be appointed to serve as a sounding board for the consultant team throughout the process, providing input on interim work products and helping to coordinate the General Plan Update with the Development Code Update and other community efforts, as appropriate.

The GPAC will update the Planning Commission and City Council at key points in the process to keep both groups informed about the General Plan Update effort and to seek input on key questions, as they emerge.

DEVELOPMENT CODE UPDATE: PRELIMINARY ACTIVITIES & EVENTS SCHEDULE

This element provides a framework to organize and specify the details of the various events and public engagement activities, for each phase of the Development Code Update. A preliminary outline of potential activities and events is provided.

A Technical Advisory Committee (TAC), comprised of key community stakeholders and city staff, will be appointed to serve as a sounding board for the consultant team throughout the process, providing input on interim work products and helping to coordinate the Development Code Update with the General Plan Update and other community efforts, as appropriate.

The TAC will update the Planning Commission and City Council at key points in the process to keep both groups informed about the Development Code Update effort and to seek input on key questions, as they emerge.

LIST OF KEY PROJECT STAKEHOLDERS

This element identifies a comprehensive list of key project stakeholders, organizations, and agencies, identified during initial stages of the project. Identified stakeholders, along with the community at large, will be kept informed regarding the Plan and Code Update and given a variety of opportunities to provide input. Additional stakeholders may be identified and added to this list as the process progresses.

Communications Strategy

COMMUNICATIONS METHODS & DETAILS	TIMING/SCHEDULE
<h2>Project Webpage</h2>	
<p>Purpose: Provide a means for the community to get information and share ideas at any time. Enables the community to access draft materials, schedules, and notices of events, and provides opportunities for community members to send comments and participate in online surveys or questionnaires at key points during the process.</p>	
<p>CITY WEBSITE</p> <ul style="list-style-type: none"> City staff will establish a Development Code and General Plan News and Updates link on the city’s existing website: http://www.lhcaz.gov/generalplan/ <p>SITE UPDATES</p> <ul style="list-style-type: none"> Clarion will provide city staff with a project description, event notices, meeting notes, and draft documents to post to the site to correspond with public outreach events. As appropriate, Clarion will provide city staff with links to online surveys (corresponding to Public Outreach Events) to post on the project webpage to solicit input from the community on specific questions to help inform the Plan and Code Update. 	<ul style="list-style-type: none"> Webpage launch-late-March 2014 (numerous related activities noted below) Major updates to occur 1-2 weeks prior to Public Outreach Event (at site launch we will advertise Clarion’s initial visit, tour, and our first informational public meeting (April 1))
<h2>E-Newsletters</h2>	
<p>Purpose: Provide periodic, short project updates and announcements. Allow participants to subscribe/unsubscribe from the newsletters at any point.</p>	
<p>SUBSCRIPTION LIST</p> <ul style="list-style-type: none"> Clarion will manage and maintain the project subscription list developed during the course of the project via the project web page and through public meetings. City staff will provide any existing stakeholder email addresses to Clarion (from existing city databases, if appropriate) to add to the project subscription list. If existing addresses cannot be provided, staff will distribute e-newsletters using existing distribution lists, as available to reach other stakeholders not registered on the project subscription list. <p>NEWSLETTER CONTENT</p> <ul style="list-style-type: none"> Clarion will draft all e-newsletter content prior to each outreach event and distribute to project subscription list City staff will review and approve each e-newsletter prior to distribution 	<ul style="list-style-type: none"> First e-newsletter (flyer) will announce website launch in late-March 2014 and will be distributed to existing city distributions lists, as appropriate. Future e-newsletters will be distributed 2 weeks before each Outreach Event (via project subscription list)

Flyers/Direct Notification	
<i>Purpose: Provide information about the project and identify opportunities for participation.</i>	
<p>FLYERS</p> <ul style="list-style-type: none"> • Clarion will draft flyers prior to each outreach event • City staff will review, approve, print and distribute all flyers <p>OTHER PRINT MATERIALS</p> <ul style="list-style-type: none"> • Clarion will assist in the production of all other printed materials as needed • City staff will review, approve, print and distribute all other direct notification materials • Flyers may be included as water bill inserts for wider distribution at key points in the process, if timing and sequencing of mailings are appropriate. 	<ul style="list-style-type: none"> • Flyers will be drafted 3 weeks before each Outreach Event • Flyers will be distributed 2 weeks before each Outreach Event
Social Media	
<i>Purpose: Share project news and announce opportunities for public engagement. Employ existing City social media accounts to reach an existing audience.</i>	
<ul style="list-style-type: none"> • Clarion will prepare draft posts for the City, including posting dates and times. A project specific hashtag (#PLANUPDATE) will be used to track all posts. • Clarion will coordinate with City staff to post materials to social media accounts and monitor activity 	<ul style="list-style-type: none"> • Posts begin 2 weeks before each public information session
Media Updates/Press Releases	
<i>Purpose: Inform the media and public about the project and opportunities to participate.</i>	
<p>PRESS RELEASES</p> <ul style="list-style-type: none"> • Clarion will draft short news releases prior to each public information session • City staff will review, approve, and distribute all news releases <p>OTHER MEDIA UPDATES/APPEARANCES</p> <ul style="list-style-type: none"> • Clarion will attend/participate in other media interviews/appearances as needed, via phone or in-person when timing coincides with existing trips 	<ul style="list-style-type: none"> • Future press releases distributed 1 week before each public information session • Other media updates to occur as needed

General Plan Update: Activities and Events Schedule

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
<p>Project Initiation</p>	
<p><i>Purpose: Identify key issues and opportunities to be addressed by the General Plan update and collect relevant background information from a broad cross-section of community stakeholders and appropriate local, state, and federal government agencies. During this initial visit, we will meet with the GPAC and interview various stakeholder groups selected by the city.</i></p>	
<p>STAKEHOLDER INTERVIEWS</p> <p>Interviews with a variety of stakeholders will be conducted, drawing upon the preliminary list of interest groups below. Additional stakeholder interviews may be conducted during subsequent project phases, as necessary, to engage other groups and organizations listed on page 15.</p> <ul style="list-style-type: none"> • Economic Development • Mobility and Transportation • Lake Havasu Metropolitan Planning Organization • Neighborhood Associations • Affordable Housing • Developers (Residential and Commercial) • Parks and Recreation (including Site 6 and Sara Park) • Natural Resources (e.g., shoreline protection) • Cultural Resources • Historic Preservation • County Interests • Business Associations • City Staff • Landlord Association • Realtors 	<p>Tuesday, April 1, 2014 8:00 a.m. – 12:00 a.m. 1:00 p.m. – 5:00 p.m. Various times and locations</p>
<p>PUBLIC INFORMATION SESSION #1</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Team Introduction • Project Overview • Public Engagement Opportunities (e.g., online community survey and future information sessions to review and comment on draft general plan documents) 	<p>Tuesday, April 1, 2014 Time: 6:00 p.m. – 8:00 p.m. Location: City Council Chambers</p>

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
General Plan Assessment	
<p><i>Purpose: Prepare a succinct, chapter-by-chapter assessment of the current General Plan, highlighting where targeted updates may be warranted to refresh plan content or comply with additional requirements triggered by population threshold (50,000 people). Prepare a summary of Community Data and Trends to help inform the General Plan process. The assessment and data and trends summary will be posted on the project webpage for public review two weeks prior to GPAC Meeting and Public Information Session #2.</i></p>	
<p>GENERAL PLAN COMMUNITY WORKSHOP (EVENING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project update/overview of major trends and key issues • Seek input on General Plan Assessment (issues, vision, goals, and policies) 	<p>September 8, 2014 Time: 6:00-8:00pm Location: City Council Chambers</p>
<p>GENERAL PLAN COMMUNITY WORKSHOP (MORNING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project update/overview of major trends and key issues • Seek input on General Plan Assessment (issues, vision, goals, and policies) 	<p>September 9, 2014 Time: 9:00-11:00am Location: City Council Chambers</p>
<p>GENERAL PLAN ADVISORY COMMITTEE MEETING #1</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project update/overview of major trends and key issues • Review highlights of community workshop results • Seek input on General Plan Assessment (issues, vision, goals, and policies) 	<p>September 9, 2014 Time: 11:30am-1:30pm Location: City Council Chambers</p>
<p>ONLINE SURVEY: GENERAL PLAN ASSESSMENT</p> <p>An online version of the community workshops will be posted on the project webpage immediately following the September meetings to provide those unable to attend a workshop with an opportunity to weigh in.</p>	<p>September 10-30, 2014 Location: http://www.lhcaz.gov/generalplan/</p>
Draft General Plan	
<p><i>Purpose: Building on input received during the General Plan Assessment phase, prepare a draft of the updated General Plan, for review and comment by city staff and the public before drafting Final General Plan. A Staff Draft of General Plan will be provided for review and comment via a Web Conference prior to presenting the Draft Plan to the public during our September visit. The Draft Plan will be posted on the project webpage for public review two weeks prior to the third round of Community Meetings.</i></p>	
<p>PUBLIC INFORMATION SESSION #3 (EVENING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Overview of Draft General Plan • Gather public input on Draft General Plan to incorporate in Final General Plan 	<p>October 30th, 2014 Time: 6:00-8:00pm Location: City Council Chambers</p>

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
<p>PUBLIC INFORMATION SESSION #3 (MORNING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Overview of Draft General Plan • Gather public input on Draft General Plan to incorporate in Final General Plan 	<p>October 30th, 2014 Time: 9:00am-11:00am Location: City Council Chambers</p>
<p>GENERAL PLAN ADVISORY COMMITTEE MEETING #2</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Discuss current community and agency feedback and coordination • Review and solicit input on Draft General Plan 	<p>October 30th, 2014 Time: 11:30am-1:30pm Location: City Council Chambers</p>
<p>Final General Plan (Adoption Draft)</p>	
<p><i>Purpose: Prepare Final Updated General Plan (Adoption Draft) for approval by Planning Commission and City Council prior to the mandatory 120-day waiting period before General Plan ratification.</i></p>	
<p>PUBLIC INFORMATION SESSION #4 (EVENING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Overview of Final General Plan (Adoption Draft) • Inform participants of public hearing process 	<p>December 4, 2014 Time: 6:00pm-8:00pm Location: City Council Chambers</p>
<p>PUBLIC INFORMATION SESSION #4 (MORNING OPTION)</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Overview of Final General Plan (Adoption Draft) • Inform participants of public hearing process 	<p>December 4, 2014 Time: 9:00am-11:00am Location: City Council Chambers</p>
<p>GENERAL PLAN ADVISORY COMMITTEE MEETING #3</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Overview of Final General Plan (Adoption Draft) • Confirm public hearing process 	<p>December 4, 2014 Time: 11:30am-1:30pm Location: City Council Chambers</p>

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
General Plan Adoption	
<p>PLANNING COMMISSION HEARING #1</p> <ul style="list-style-type: none"> • Provide General Plan to Planning Commission and City Council 60 days prior to hearing. • City will forward the Plan to the following entities for review: <ul style="list-style-type: none"> ✓ Mohave County Planning Agency ✓ Each county or municipality that is contiguous to the corporate limits of LHC or its area of extraterritorial jurisdiction. ✓ The regional planning agency within which the municipality is located. ✓ The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state. ✓ The department of water resources for review and comment on the water resources element. ✓ Military airport of facility notification (N/A). ✓ Any person or entity that requests in writing to receive a copy of the proposal. • City will publish notice of Hearing #1 in local paper at least 15 days (not more than 30), before hearing. 	<p>Date: TBD Time: TBD Location: City Council Chambers</p>
<p>PLANNING COMMISSION HEARING #2</p>	<p>Date: TBD Time: TBD Location: City Council Chambers</p>
<p>CITY COUNCIL HEARING #1 (SAME NOTICE REQUIREMENTS AS ABOVE)</p>	<p>Date: TBD Time: TBD Location: City Council Chambers</p>

Development Code Update: Preliminary Activities & Events Schedule

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
Project Initiation	
<p><i>Purpose: Identify key issues and opportunities to be addressed by the Development Code update and collect relevant background information. A Technical Advisory Committee (TAC), comprised of key community stakeholders and city staff, will meet with consultant on eight occasions to ensure that the community's expectations and concerns are considered throughout the update process.</i></p>	
<p>STAKEHOLDER INTERVIEWS</p> <p>Interviews with a variety of stakeholders will be conducted, drawing upon the preliminary list of interest groups below. Additional stakeholder interviews may be conducted during subsequent project phases, as necessary, to engage other groups and organizations listed on page 15.</p> <ul style="list-style-type: none"> • Economic Development • Mobility and Transportation • Lake Havasu Metropolitan Planning Organization • Neighborhood Associations • Affordable Housing • Developers (Residential and Commercial) • Parks and Recreation (including Site 6 and Sara Park) • Natural Resources (e.g., shoreline protection) • Cultural Resources • Historic Preservation • County Interests • Business Associations • City Staff • Landlord Association • Realtors 	<p>Tuesday, April 1, 2014 8:00 a.m. – 12:00 a.m. 1:00 p.m. – 5:00 p.m. Various times and locations</p>
<p>PUBLIC INFORMATION SESSION #1</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Team Introduction • Project Overview • Public Engagement Opportunities 	<p>Tuesday, April 1, 2014 Time: 6:00 p.m. – 8:00 p.m. Location: City Council Chambers</p>

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
Code Enforcement Review and Options Report	
<i>Purpose: Address current issues and questions regarding zoning code enforcement techniques and best practices to help city contend with existing code enforcement issues in the interim and identify code enforcement practices and tools to include in the revised code.</i>	
TECHNICAL ADVISORY COMMITTEE MEETING #1, ENFORCEMENT MEMBERS (WEB CONFERENCE) Agenda Items: <ul style="list-style-type: none"> • Review Code Enforcement Options Memo • Identify enforcement practices and tools to incorporate into Staff Draft of code 	May 2014
Evaluation of Code	
<i>Purpose: Prepare a detailed evaluation and outline of code identifying parts of the code that need to be fixed, how the code structure will change, where standards will be revised (and why), and where existing material will be carried over.</i>	
TECHNICAL ADVISORY COMMITTEE MEETING #2 Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback (from on-line survey and newsletter) • Review and seek input on Code Evaluation and Outline (Assessment Report) 	July 22, 2014 Time: 4:30 – 5:30 Location: Community Services Department Office
PUBLIC INFORMATION SESSION #2 Agenda Items: <ul style="list-style-type: none"> • Project Update • Review and seek input on Code Evaluation and Outline (Assessment Report) 	July 22, 2014 Time: 2:30-4:00 Location: City Council Chambers
Staff Draft of Code (Module 1 - Administration and Procedures)	
<i>Purpose: Prepare a staff draft of each code "module" (administration and procedures; zone districts and uses; development, design, and form standards) for review and correction by staff prior to public distribution (Public Draft).</i>	
TECHNICAL ADVISORY COMMITTEE MEETING #3 (VIA WEB-CONFERENCE) Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review Staff Draft of Module 1 (Administration and Procedures, including new code enforcement provisions) • Identify necessary revisions to be made in Public Draft 	September 2014 Time: TBD

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
Public Draft of Code (Module 1 - Administration and Procedures)	
<i>Purpose: Gather public input on each "module" of the new code to inform the Final Draft of the new code.</i>	
TECHNICAL ADVISORY COMMITTEE MEETING #4 Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review and solicit input on Public Draft of Module 1 	September 30, 2014 Time: TBD Location: Community Services Department Office
PUBLIC INFORMATION SESSION #3 Agenda Items: <ul style="list-style-type: none"> • Project Update • Review Public Draft of Module 1 • Collect public feedback (likes, dislikes, questions, concerns) 	September 30, 2014 Time: TBD Location: City Council Chambers
Staff Draft of Code (Module 2 - Zone Districts and Uses)	
TECHNICAL ADVISORY COMMITTEE MEETING #5 (VIA WEB CONFERENCE) Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review Staff Draft of Module 2 (Zone Districts and Uses) • Identify necessary revisions to be made in Public Draft 	December 2014 Time: TBD
Public Draft of Code (Module 2 - Zone Districts and Uses)	
TECHNICAL ADVISORY COMMITTEE MEETING #6 Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review and solicit input on Public Draft of Module 2 • Identify key issues to address in Final Draft of Module 2 	January 2015 (2 day trip) Time: TBD Location: Community Services Department
PUBLIC INFORMATION SESSION #4 Agenda Items: <ul style="list-style-type: none"> • Project Update • Review Public Draft of Module 2 • Collect public feedback (likes, dislikes, questions, concerns) 	January 2015 (2 day trip) Time: TBD Location: City Council Chambers
Staff Draft of Code (Module 3 - Development, Design, and Form Standards)	
TECHNICAL ADVISORY COMMITTEE MEETING #7 (WEB CONFERENCE) Agenda Items: <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review and solicit input on Staff Draft of Module 3 (Development, Design, and Form Standards) • Identify necessary revisions to be made in Public Draft 	March 2015 Time: TBD

OUTREACH ACTIVITIES & DETAILS	TIME & LOCATION
Public Draft of Code (Module 3 - Development, Design, and Form Standards)	
<p>TECHNICAL ADVISORY COMMITTEE MEETING #8</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review and solicit input on Public Draft of Module 3 • Identify key issues to address in Final Draft of Module 3 • Discuss integration of all 3 Modules in Integrated Hearing Draft 	<p>April 2015 (2 day trip) Time: TBD Location: Community Services Department</p>
<p>PUBLIC INFORMATION SESSION #5</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Review Public Draft of Module 3 • Collect public feedback (likes, dislikes, questions, concerns) 	<p>April 2015 (2 day trip) Time: TBD Location: City Council Chambers</p>
Code Refinement & Adoption	
<p><i>Purpose: Combine the three code modules into one Integrated Hearing Draft that incorporates all of the changes required as a result of the TAC, and Public Information Session feedback received on each module.</i></p>	
<p>TECHNICAL ADVISORY COMMITTEE MEETING #9</p> <p>Agenda Items:</p> <ul style="list-style-type: none"> • Project Update • Discuss current community feedback • Review Integrated Hearing Draft • Identify key issues likely to come up during adoption process • Discuss additional refinements before adoption 	<p>June 2015 (2 day trip) Time: TBD Location: Community Services Department</p>
<p>PUBLIC ADOPTION HEARINGS</p> <ul style="list-style-type: none"> • Joint Planning Commission & City Council Work Session – Second and Fourth Tuesdays • City Council Hearing – Second and Fourth Tuesdays 	<p>June-August 2015 (TBD) Time: TBD Location: City Council Chambers</p>

List of Key Project Stakeholders

While the general public serves as the single largest stakeholder group for the General Plan and Development Code Update, this process is designed to ensure coordination with and targeted input opportunities for a variety of local, regional, state, and federal entities in addition to providing opportunities for input from the community at large. Below is a comprehensive list of key project stakeholders, individuals, and agencies, identified during initial stages of the project. Stakeholders will be kept informed regarding the Plan and Code Update and provided a variety of opportunities to provide input. Additional stakeholders may be identified and added to this list as the process progresses.

Federal:

- Bureau of Land Management
- Bureau of Reclamation
- Corp of Engineers
- U.S. Fish and Wildlife
- U.S. Coast Guard

State

- Arizona Department of Transportation (ADOT)
- Arizona State Land Department (ASLD)
- Arizona Department of Commerce
- Arizona Department of Environmental Quality
- Arizona Parks
- Arizona Department of Real Estate

Regional

- Mohave County
 - ✓ Planning and Development
 - ✓ Department of Transportation
- Sheriff's Department
- Western Arizona Council of Governments (WACOG)
- Lower Colorado Resource Conservation District
- San Bernardino County Sheriff's Department

Local

- Lake Havasu City
- City Manager's Office
- Community Development
- Engineering
- Water
- Wastewater
- City Attorney's Office
- Parks and Recreation
- Finance
- Police/Fire
- Public Relations
- Airport
- Lake Havasu City Partnership for Economic Development
- Lake Havasu Area Chamber of Commerce
- Lake Havasu Area Visitor and Convention Bureau

PUBLIC INVOLVEMENT PLAN –UPDATED DECEMBER 2014

- Lake Havasu Main Street Program
- Keep Havasu Beautiful Committee
- Lake Havasu Unified School District
- Mohave Community College
- Arizona State University – Lake Havasu City Campus
- Colorado River Builders Association
- Lake Havasu City residents, businesses, and property owners

Private

- Arizona Public Service Company
- Citizen Utilities
- Major Medical Institutions
- Merchants' Association
- London Bridge Shopping Center Association
- Apartment Owners' Association



General Plan and Development Code Update

Public Information Session #1

April 1, 2014

Presentation Overview

- Welcome & Introductions
- General Plan Update & Background
- Development Code Update & Background
- Next Steps
- Questions and Discussions

Lake Havasu City General Plan and Development Code Update

Who We Are



Clarion Associates

- National consulting practice with 22+ years of experience
- Planners, attorneys, designers, landscape architects
- Numerous planning and development code projects nationwide (130+ communities)
- Recognized leaders in comprehensive plans, public engagement, plan implementation, and traditional and hybrid land use codes



Lake Havasu City General Plan and Development Code Update

Team Organization

General Plan Update Development Code Update



Darcie White, AICP
Director/Project Manager



Don Elliott, FAICP
Director/Project Manager



Shelby Sommer, AICP, LEED AP
Associate



Kristin Cisowski, LEED AP
Associate

Lake Havasu City General Plan and Development Code Update

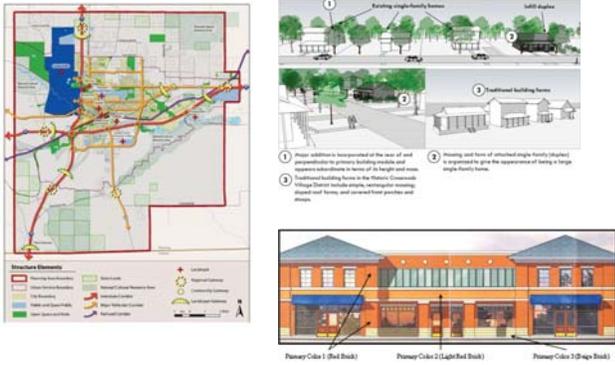
General Philosophy

- Plan-based
- Informed choices
- Focus public involvement
- Build momentum & support
- Streamline administration
- User-friendly



Lake Havasu City General Plan and Development Code Update

Innovative Plans & Codes



Lake Havasu City General Plan and Development Code Update

General Plan Update



Current General Plan

- Current General Plan was ratified in 2002
- Community has exceeded population threshold (50,000) requiring new plan elements under Arizona law
- Updated plan will better guide future city development



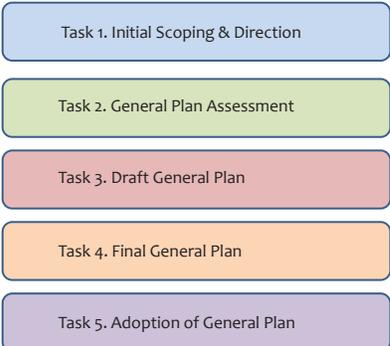
Lake Havasu City General Plan and Development Code Update

General Plan Update: Elements

- | | |
|--|---|
| <p>CURRENT Plan Elements</p> <ul style="list-style-type: none"> • Land Use • Growth Management <ul style="list-style-type: none"> o Environmental Planning o Growth Area o Water Resources • Transportation/Circulation • Open Space & Recreation • Cost of Development | <p>UPDATED (new) Plan Elements</p> <ul style="list-style-type: none"> • Conservation • Recreation • Circulation (carried forward and expanded) • Public Services & Facilities • Public Buildings • Housing • Conservation, Rehabilitation, and Redevelopment • Safety • Bike • Energy • Neighborhood Preservation & Revitalization |
|--|---|

Lake Havasu City General Plan and Development Code Update

General Plan Update: Work Plan



Lake Havasu City General Plan and Development Code Update

General Plan Update: Public Involvement Plan



Arizona's Grow Smarter Act requires effective, early, and continuous public participation.

- Communications Strategy
- Project Website
 - E-Newsletters
 - Flyers/Direct Notification
 - Media Updates
- Activities and Events
- Public Information Sessions (like this one)
 - General Plan Advisory Committee (GPAC) Meetings
 - Leadership Updates

Lake Havasu City General Plan and Development Code Update

Questions?



Development Code Update



Development Code Update: Work Plan

Task 1. Initial Scoping & Direction

Task 2. Evaluate Development Code

Task 3. Staff Draft of Development Code

Task 4. Public Draft of Development Code

Task 5. Refinement & Adoption of Code

Lake Havasu City General Plan and Development Code Update

Task 1. Initial Scoping & Direction

1. Project Kickoff

- Document review
- Initial meetings with the City, Zoning Advisory Committee (ZAC) and key stakeholders
- Tour City
- Public Information Session #1 

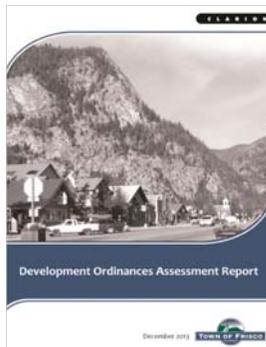


Lake Havasu City General Plan and Development Code Update

Task 2. Evaluate Development Code

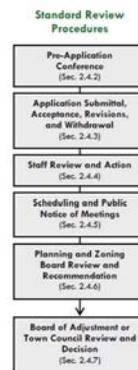
2. Assessment Report and Outline of new development code

- What needs to be fixed
- How code structure will change
- Where standards will be revised or remain the same



Lake Havasu City General Plan and Development Code Update

Tasks 3 & 4. Draft New Code



3. Staff Drafts

- Administration & Procedures (Module 1)
- Zone Districts & Uses (Module 2)
- Development, Design, and Form Standards (Module 3)

4. Public Drafts

- Revise Staff Drafts
- Present 3 Public Draft modules

Lake Havasu City General Plan and Development Code Update

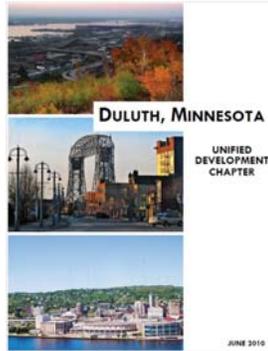
Task 5. Refinement & Adoption

5. Create an Integrated Hearing Draft

- o Incorporating staff, ZAC, and public revisions from Tasks 2 & 3

6. Adoption Hearings

- o Planning Commission
- o City Council



Lake Havasu City General Plan and Development Code Update

Schedule

Tasks	2024												2025							
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.		
Task 1: Initial Scoping / Direction	S	PM																		
Task 2: Code Enforcement Options			S																	
Task 3: Evaluation of Code				PM																
Task 4: General Plan Update				S	PM		PM			PH										
Task 5: Staff Draft of Code						S			S			S								
Task 6: Public Draft of Code								PM		PM		PM		PM						
Task 7: Revisions and Adoption																	PH	PH		

Lake Havasu City General Plan and Development Code Update

Next Steps

- Evaluate existing code and prepare detailed outline (April – May)
- Present detailed outline to City (June)
- Prepare general plan assessment (April – June)
- Present assessment to City (July)

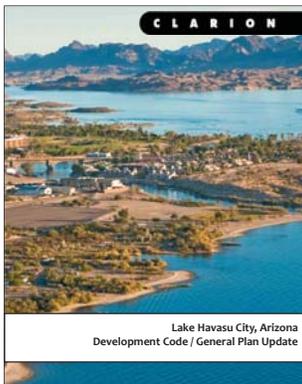
For more information, comments, or questions contact:
Stuart Schmeling, Senior Planner/Zoning Administrator at (928) 453-4149 or schmelinaS@lhcaz.gov.
 & check out: <http://www.lhcaz.gov/generalplan/>

Lake Havasu City General Plan and Development Code Update

Questions?



Questions & Discussion



Lake Havasu City, Arizona
 Development Code / General Plan Update



LAKE HAVASU CITY

General Plan & Development Code Update

Public Information Session #1: April 1, 2014 (Meeting Summary)

Summary of Session

On April 1, 2014 the City and Clarion Associates held a kick-off meeting to inform the community about the City's General Plan and Development Code Update Project. Over twenty people were in attendance. A recording of the session and Clarion's presentation are both available on the City's website: <http://www.lhcaz.gov/generalplan/>

The following summarizes the general discussion, key points made about each update, and the comments, and concerns voiced by the community.

Project Introduction:

Greg Froslic, Director of the City's Community Services Department introduced the project team, provided a brief overview of the General Plan and Development Code Update project, and indicated that the City initiated this project to adhere to Arizona law and to better guide future City development.

Members of the consultant team (Don Elliott, Darcie White, and Kristin Cisowski of Clarion Associates) then provided an overview of each project component and answered questions from the audience.

GENERAL

- This is the first of eight public information sessions intended to keep the public informed and involved in this update process, which will take place over the next 18 months.
- A Public Involvement Plan (PIP), prepared in accordance with Arizona's Grow Smarter Act, and designed to allow for effective, early, and continuous public participation of the General Plan update, will be reviewed by City Council in April.
- While code enforcement regulations are one component of the overall Development Code update, and will be addressed, code enforcement issues are not the driving force behind this project.

OVERVIEW: GENERAL PLAN UPDATE

- The General Plan is a planning document that identifies the community's visions and goals, as well as how to achieve those goals over the next 10 years.
- The General Plan will be updated to include new elements (e.g., conservation, neighborhood preservation and revitalization, public services and facilities) required under Arizona law for a City with a population greater than 50,000.
- Since 2002, the 50,000 threshold has been exceeded (52,819, 2012 U.S. Census estimate).

PUBLIC INFORMATION SESSION #1: APRIL 1, 2014 (MEETING SUMMARY)

- As in 2002, following Planning Commission and City Council review and approval of the updated General Plan, Lake Havasu City residents will have the opportunity to vote on the General Plan (sometime in 2015).

OVERVIEW: DEVELOPMENT CODE UPDATE

- The Development Code contains the standards and regulations for development in Lake Havasu City.
- Many communities update their General Plans and Development Codes at the same time because a community cannot achieve its development goals if its standards and regulations do not reflect those goals.
- The primary goals of this update are to eliminate existing conflicts and inconsistencies within the existing Development Code, to ensure that the new Code compliments the updated General Plan, and to make it simpler and more user-friendly.
- Because code enforcement regulations are contained in the Development Code, these regulations will be reviewed and revised as one component of this update process.

Public Comments:

- Code enforcement is a pressing community issue. While individual opinions about code enforcement varied, participants expressed concerns that any changes not interfere with private property rights. (e.g., many of the attendees do not believe that the development code should regulate cars on front yards).
Response: The Clarion team will share their knowledge of how other communities balance the property rights interests of lot owners with those of neighboring owners not to have nuisances in their neighborhoods.
- Several participants noted that citizens should be able to “vote” on the updated Development Code as they do on the General Plan.
Response: Unlike the General Plan, Arizona law does not require voter ratification of the Development Code, and it is unusual for voters, rather than the City Council, to adopt a Development Code. While the community will be involved throughout this 18 month update process, the City Council has not indicated a desire to have a public vote on the new Development Code.
- The new Development Code needs to be consistent with Arizona Proposition 207 and its emphasis on property rights.
- The “stakeholders” for the updates include the citizens, and as many private citizens as possible should be included on the General Plan Advisory Committee (GPAC) and Zoning Advisory Committee (ZAC).
Response: Membership on the two committees has not been finalized. The City Council intends to include a broad cross-section of the community (including public citizens and agency representatives, as well as those who use the Plan and Code on a regular basis) in these committees.
- To ensure that the community is informed of upcoming public involvement opportunities, the attendees proposed additional notification methods including: mailings (e.g., water bill flyers), Facebook, and notification of faith-based organizations.
- Concerns about public health and safety issues were voiced (e.g., the lack of sidewalks and the dangerous situation this creates, especially for kids, walking around the City at night).
- The City is a different place at night, so Clarion should tour the City after 10:00 p.m. to get a sense of different issues that come into play at this hour.

PUBLIC INFORMATION SESSION #1: APRIL 1, 2014 (MEETING SUMMARY)

- The General Plan and Development Code should create a healthy, nurturing, and family-oriented community.
- Although the “buffer zones” between residential and commercial uses have been eroded in some cases, they should be strengthened in order to prevent negative impacts on residential neighborhoods, particularly noise impacts.

***Response:** Clarion will suggest various means by which impacts of commercial development on nearby residential areas can be buffered or reduced.*

General Plan Update

Community Workshop #1



September 8th & 9th, 2014

Agenda

- Overview Presentation (15 min)
 - Project Overview
 - Trends and Key Issues
- Plan Check-Up Exercise (80 min)
- Group Reporting (20 min)
- Wrap-up and Next Steps (5 min)

Project Overview



Two Project Components

- General Plan Update
- Development Code Update

General Plan Purpose

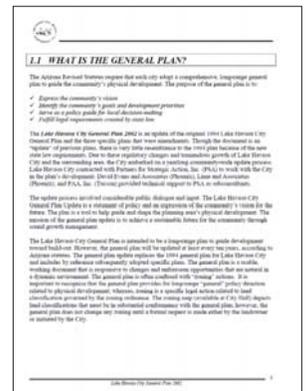
- Long-range plan (10-20+ years)
- Guides where and how the city will grow
- Establishes city policies— advisory, not regulatory
- Establishes priorities to guides the allocation of resources

Plan Contents

- VISION: Describes the kind of community we want to be
- GOALS: Establish specific targets for the future
- POLICIES: Provide guidance for decision-making
- ACTIONS: Identify steps we'll take to get there
 - Code revisions
 - Programs
 - Capital improvements
 - Intergovernmental agreements
 - Other

Current General Plan

- Ratified in 2002
- City has since exceeded population threshold (50,000) requiring new plan elements under Arizona law
- Targeted updates needed throughout



New General Plan Elements

EXISTING AND NEW GENERAL PLAN ELEMENT COMPARISON	
Elements in 2002 General Plan:	Elements in New General Plan:
Land Use Element	Land Use & Growth Management Chapter
Growth Management Element	· Land Use Element
· Environmental Planning Element	· Growth Area Element
· Growth Area Element	· Community Conservation, Rehabilitation, Redevelopment Element
· Water Resources Element	Housing and Neighborhoods Chapter
Transportation / Circulation Element	· Housing Element
Open Space and Recreation Element	· Neighborhood Preservation and Revitalization Element
Cost of Development Element	Economy Chapter
	· Economic Development Element
	Circulation Chapter
	· Transportation / Circulation Element
	· Bicycle Element
	Open Space and Recreation Chapter
	· Open Space Element
	· Recreation Element
	Environmental Conservation Chapter
	· Environmental Conservation and Planning Element
	· Water Resources Element
	· Energy Element
	Public Facilities and Services Chapter
	· Public Facilities and Services Element
	· Cost of Development Element
	· Public Buildings Element
	Safety Chapter
	· Safety Element
	Implementation Chapter

Public Involvement Plan



Arizona's Grow Smarter Act requires effective, early, and continuous public participation.

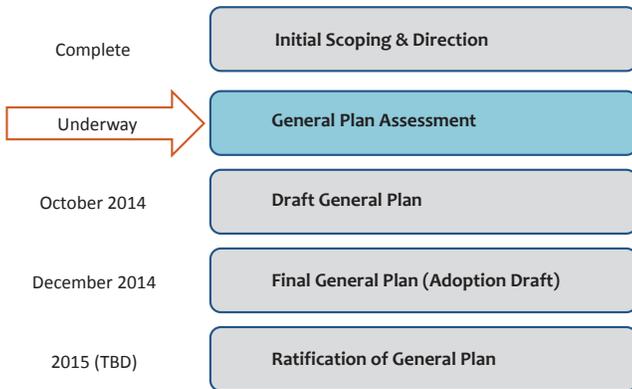
Communications Strategy

- Project Website
- E-Newsletters
- Flyers/Direct Notification
- Media Updates
- Social Media

Activities and Events

- Public Information Sessions
- Community Workshops
- Online Engagement
- General Plan Advisory Committee (GPAC) Meetings

General Plan Update: Work Plan



Follow the Planning Process

- Website
<http://www.lhcaz.gov/generalplan/>
- Social Media  
#PlanUpdate
<https://www.facebook.com/LHCAZ.GOV>
- E-newsletter
Subscribe on the project website!
- Press Coverage

Trends and Key Issues

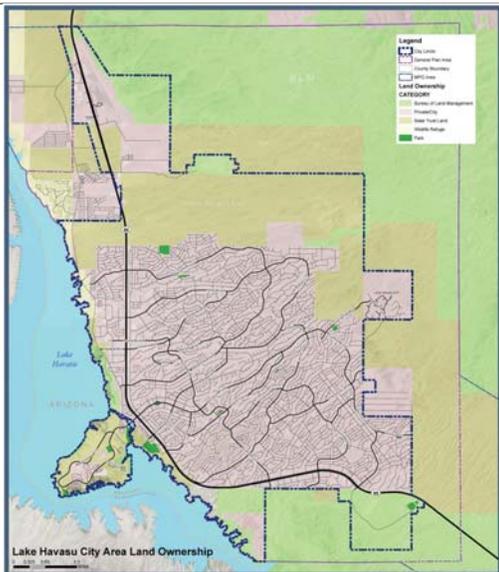


Community Data and Trends



- People
- Land Use
- Housing
- Open Space & Recreational Resources
- Economy
- Education
- Community Attractions
- Health, Safety, and Environment
- Transportation
- Community Utilities

General Plan Area



People

TRENDS AND KEY ISSUES:

- Growing population
- Aging population
- Water and developable land availability

QUICK FACTS

POPULATION

- 2012 population: 52,683
- Over 10,000 new residents since 2002
- Projected to reach a population of nearly 67,000 by 2040

DEMOGRAPHICS

- Percentage of residents 45 years and older is increasing, consistent with national trends

Land Use

TRENDS AND KEY ISSUES:

- Public land ownership
- Outward growth limitations
- Infill and redevelopment focus
- Land use compatibility

QUICK FACTS

OWNERSHIP

- 31% of the planning area is publicly owned

DEVELOPABLE LAND

- Limited land available for future development or annexation
- Many of the remaining vacant residential lots have limited potential due to their size, physical characteristics, or location

Housing and Neighborhoods

TRENDS AND KEY ISSUES:

- Balancing tourism and community stability
- Mix of housing types
- Affordability

QUICK FACTS

HOUSING TYPES

- 78% of Lake Havasu's housing stock is single-family detached
- Limited multi-family options

AFFORDABILITY

- Approximately 5% of Renters and 40% of Homeowners may potentially be considered cost burdened based on the median yearly income of \$42,428

Economy

TRENDS AND KEY ISSUES:

- Limited labor force
- Diversifying the economic base
- Higher education and work force training

QUICK FACTS

LABOR FORCE

- Less than 50% of population participates in the labor force

ASU CAMPUS

- Expected to bring 2,250 to 5,000 students to the community over the next 5-10 years

IMPACT OF TOURISM

- In 2008, visitors to Lake Havasu City had an estimated 252.8 million impact and supported 3,766 direct and indirect jobs

Open Space & Recreational Resources

TRENDS AND KEY ISSUES:

- Meeting the needs of a changing community
- Park access
- Continued expansion of the trail system
- Continued development of SARA Park facilities

QUICK FACTS

PARK LAND

- Of the 1,214 acres of designated park space in the planning area
- Only 103 acres located within the city limits

PARKS AND RECREATION PROGRAMS

- City has an active Parks and Recreation Department that programs parks at the neighborhood, community, and regional level.

Transportation

TRENDS AND KEY ISSUES:

- Expanding multi-modal options
- Public transportation
- Regional coordination

QUICK FACTS

LAKE HAVASU MPO

- Established in 2013
- Emphasis on transportation planning and regional coordination

MULTI-MODAL OPTIONS

- 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan reflect increasing emphasis on alternative modes
- Significant progress made since 2002

Environment

TRENDS AND KEY ISSUES:

- Protection of sensitive lands
- Air and water quality
- Water supply and conservation
- Renewable energy/energy conservation



Plan Check-Up Exercise



Objectives

What changes should be considered as part of the General Plan Update?

- What's working well and should be carried forward?
- What is not working well and should be updated?
- What new ideas should be incorporated?

Instructions

Select 4 stations that interest you the most:

- Community Vision
- Open Space & Recreation
- Public Facilities and Services
- Environmental Conservation AND Safety
- Land Use & Growth Management
- Circulation
- Housing and Neighborhoods
- Economy

Instructions

Small Group Discussion Guide:

(20 minutes for each topic)

- Briefly introduce yourself to the other participants
- Select one person to record notes on the worksheet provided
- Review the background materials provided
- Allow each participant to comment on the goals and guiding principles
- Record comments on the worksheet

Next Steps

Online Survey

- Available through September 30st at:
www.lhcaz.gov/generalplan/

Upcoming Meetings:

- September 30 (Development Code Update)
- **October 30 (General Plan)**
- **December 3-4 (General Plan)**



LAKE HAVASU CITY

General Plan Update

Community Workshops: September 8, 2014 (Meeting Summary)

Overview

On September 8, 2014 two community workshops were held to gather feedback about the City's existing General Plan goals, policies, and community vision, one at 9:00am and one at 6:00pm. Twelve people attended the morning meeting and an additional ten people attended the evening meeting.

At both workshops, Darcie White, a member of the Clarion team, provided a brief overview of the General Plan and Development Code Update project, and indicated that the City initiated this project to adhere to Arizona law and to better guide future City development. Ms. White then provided an overview of the General Plan Assessment and Community Trends & Data reports. Elyse Dinnocenzo, another member of the Clarion team, provided a brief introduction to the workshop exercises and worksheet content.

Following the presentations, participants were given worksheets summarizing existing goals, policies for each of the existing elements in the 2002 General Plan. Using the worksheets as a guide, participants were asked to break into groups and provide an overall reaction to each section with a rating of "Spot On," "Needs Revision," or "Outdated," and provide detailed comments to explain their selections or to identify things that were missing.

A total of eight table stations were provided, containing information from each of the nine proposed Chapters of the updated General Plan. Participants were asked to spend roughly 20 minutes on each of the four topics that were most important to them. Sticky notes were also available for additional comments or concerns about the planning process, update, or community beyond the scope of the nine proposed Chapters.

Lake Havasu City staff, Ms. White, and Ms. Dinnocenzo were present to assist participants during each of the 2-hour work sessions and answer any questions. All materials were posted on the City's website (in a Survey Monkey format) following the workshops and were available for public comment through the end of September.

Community Input (Morning Workshop)

Overall, workshop participants expressed support for existing goals and policies in the majority of the proposed General Plan chapters and provided suggestions for refinement. The following chapters received the largest number of suggested additions, revisions, and subtractions: Community Vision; Land Use and Growth Management; Economy; and Open Space and Recreation. Suggested revisions include some level of rewording, the addition of newly identified issues (such as light pollution), and

more acknowledgement of existing supporting plans, studies, and documents. Comments received on each section are summarized below:

Public Comments:

CHAPTER 1: COMMUNITY VISION

Needs Revision:

1. Replace "excellent wages" with "livable wages."
2. Remove "big city" reference.

CHAPTER 2: LAND USE AND GROWTH MANAGEMENT

Key Issues & Opportunities:

1. General: Regarding public lands—City has a lease on public land at Havasu 280 that's already 3 years old with no movement but city has control with BLM con[?]. It is an exception to state land issues significant enough to City's future to be better recognized in the plan.
2. Needs Revision: Regarding Community Character and Design – I am fearful of too much rigidity in our Codes & G.P. for several reasons:
 - a. LHC has always been a haven of individuals, not conformists.
 - b. LHC's charm and character in many ways is due to some of the unorderly lack of control. Our topography & street layout is unique & we are NOT made up of converted farmland to AZ(?). Plots turned into H.O.A. hells.
 - c. Allowing freedom to be is vital to maintain this character.
However, in our commercial, corridor, and tourism areas I think a common palate of complimentary standards would enhance our appearance.
3. Needs Revision:
 - a. Need to promote recreational trails & connectivity for residential. Need linkage ...(?) structure and from city core to open space, parks, and lake.
 - b. Community ...(?) to improve the look and feel of its gateway, highway frontage, and main street. Connectivity, Signage, Landscape & improvements are either old or non-existent. In extent the character of the community needs a facelift in a natural and substantial way.
 - c. Public land is the key to the City's future growth both along the lake and on the [?]. City should work with state and federal agencies to establish mature plan and policies to [?] future development property.
 - d. Extend future bypass?
 - e. Start connections / extensions of roads to future lands.

Guiding Principle A-1:

1. General: Show future bypass and future infrastructure planning
2. Spot On: OHV use in public lands adjacent to city is huge. City must be supporting of land owners to sustain wild land health.
3. Goal A-1.1:
 1. Spot On: OHV use in public lands adjacent to city is huge. City must be supporting of land owners to sustain wild land health.

- 4. Goal A-1.2:
 - 1. Spot On: No Comment

Guiding Principle A-2:

- 1. Needs Revision: (A-2.1c) Help enforce existing state law.

CHAPTER 3: HOUSING AND NEIGHBORHOODS

Key Issues & Opportunities:

- 1. Spot On:
 - a. We need to be careful on how we develop / define policies on the balance of tourism and residents.
 - b. We need to address homeless.
 - c. We need to address transitional housing (ie: sober living, rehab, etc.)

Guiding Principle B-1:

- 1. Spot On: No Comment

Guiding Principle B-2:

- 1. Spot On: No Comment

CHAPTER 4: ECONOMY

Key Issues & Opportunities:

- 1. Spot on: Expand on diversifying economy. ASU is one direction—but more focus is needed to expand our opportunity to attract new jobs.

Guiding Principle C-1:

- 1. Spot On: No Comment

Guiding Principle C-2:

- 1. Spot On: The city should adopt Vision of the Ru/DAT plan. Implement traffic calming mechanisms to make “downtown” more pedestrian friendly.

CHAPTER 5: CIRCULATION

Key Issues & Opportunities:

- 1. The MPO hopes to address bicycle road safety; there is a need. Additionally, transit is an issue the MPO hopes to address thoroughly & provide information to be added to this study – you have addressed issues well!
- 2. Needs Revision: Fix the lights and go% of everyone will love you and build a statue of you in Wheeler Park.

Guiding Principle D-1:

- 1. Goal D-1.1:
 - a. Spot On: I love that you addressed the design of streets. I believe some “retrofitting” should occur to accommodate all modes of transportation.
- 2. Goal D-1.2:
 - a. Spot on: New development should pay their share! I also believe the study from 1998 needs to be revisited. This could potentially be part of the MPO Regional Transportation Plan.
 - b. Spot On: No Comment

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

3. Goal D-1.3:

- a. Spot On: I love that you addressed the design of streets. I believe some “retrofitting” should occur to accommodate all modes of transportation.
- b. Spot On: No Comment

Guiding Principle D-2:

1. Goal D-2.1:

1. Spot On: No Comment
2. (D-2.1a) Yes, more of this.

Other:

1. I believe an update of the transportation component AFTER the MPO RTP is completed would be good. Delving into this topic at length doesn't seem realistic with the MPO study just beginning.

CHAPTER 6: OPEN SPACE AND RECREATION

Key Issues & Opportunities:

1. Needs Revision: [Preservation of major community assets] huge subject because city is surrounded by resources the city depends on for everything public but has no control of / or responsibility for. Very complicated! “Ownership, funding, and agreements” = overlapping authorities.
2. Spot On: No Comment.
3. Spot On:
 1. Add a focus on bike trails
 2. Add discussion on sidewalks.

Guiding Principle E-1:

1. Spot On: No Comment.
2. Spot On: No Comment.
3. Spot On: I believe you are right on with the support facilities; water and particularly shade need to be provided.
4. Goal E-1.1:
 - a. Spot On: Very good.
 - b. Needs Revision: (E-1.1c) Continued coordination with State Lands Departments and exercise “Growing Smarter” legislative tools. “Havasu 280” in connection with “Havasu Riviera” and “Contact Point” is a community challenge deserving separate guidance and approval by the city, yet no mention in this section.

Guiding Principle E-2:

1. Spot On: No Comment.
2. Spot On: No Comment.
3. Spot On: Lake Havasu residents (current / future) will not be disappointed if we focus and secure water(?) land.
4. Needs Revision:
 1. (E-2.2a) This commission was abolished by council in roughly 2002. I was co-chair. Please call for details if you'd like. Ask for Kirk @ 680-1757.

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

2. (E-2.2b) Black Rock is approved for conservation preserve matching funds, but no city action taken for past decade.
3. (E-2.2c) Great idea if we'd just do it and follow the plan to grow smarter.

Guiding Principle E-3:

1. Needs Revision: I believe an Arts & Culture Committee is needed. Either the city or chamber should solicit community members to participate. Potential funding, even if small, should be budgeted by the city each year.
2. Needs Revision: (Goal E3.1) All part of Havasu 280 City Proposal. Say this in the plan.
3. Spot On: No Comment.
4. Spot On: No Comment.

Other:

1. (Very old) Parks Master Plan.

CHAPTER 7: ENVIRONMENTAL CONSERVATION

Key Issues & Opportunities:

1. Needs Revision:
 - a. Lake health and productivity relative to support of [?] and recreation requirements of city development.
 - b. City development impact to lake health needs cross reference with plan and enforcement.
 - c. City's natural appeal to people is perception of clean water to swim and fish in that's accessible and that should be emphasized more as a critical element to achieving all other city objectives.
2. Needs Revision:
 - a. Regarding water conservation: Most people have conservation in mind but only because concern about costs.
 - b. Agree that shoreline areas need protection. But ...[?] to provide opportunity for development of park and public spaces along shoreline to support continuous growth.

Guiding Principle F-1:

1. General:
 - a. Needs Revision: Wash(?) commons should be [?] with native vegetation to increase [?] appearance and accent with ...[?]. Landscape highway with indigenous vegetation to promote the visual aspects of community and promote ...[?].
 - b. Needs Revision: Section needs to encourage city to cooperate and coordinate with various agencies protecting and managing the lake to better assure balance and use with quality of lake aquatic habitat beyond shoreline.

Guiding Principle F-2:

1. General:
 1. Needs Revision: (F-2.2c) Including mentioning of BMPs to achieve desired results.

CHAPTER 8: PUBLIC FACILITIES AND SERVICES

Key Issues & Opportunities:

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

1. Needs Revision: New development needs to put underground utilities – gas, electric, phone.

Guiding Principle G-1:

1. Spot On: (Change “DARE” to “NOVA” in G-1.2c)

Guiding Principle G-2:

1. Needs Revision:
 1. (G-2.1f) Stress this!
 2. Loan programs.
 3. Federal money matching to upgrade homes built in neighborhoods.

CHAPTER 9: SAFETY

Key Issues & Opportunities:

1. Needs Revision: Flood / Wash concerns—Excavation on flooded streams and washes.
2. Needs Revision: I am concerned with infrastructure quality in items that were built 40+ years ago which are at increased risk in summer months, i.e. power poles, flood culverts, wash crossings, etc. (The Phoenix flooding and our recent power pole damage highlights this.

Guiding Principle H-1:

1. Needs Revision: No Comment
2. Needs Revision: During our recent power outage of several days for a couple hundred residents, I feel that the coordinated response and mitigation was limited to what appeared to be a textbook only approach—it was lacking in substance. Yet I am sure the after-action paperwork looked great.

GENERAL:

- The proposed structure is easier to understand

Community Input (Evening Workshop)

CHAPTER 1: COMMUNITY VISION

Needs Revision:

1. Promote Outdoor Recreation
2. Promote Quiet Residential Neighborhoods
3. Encourage Cultural Diversity
4. Embrace / Encourage ASU Growth

Spot On:

1. Slow and Consistent Growth
2. Support for Workforce Development
3. Other Good Stuff

CHAPTER 2: LAND USE AND GROWTH MANAGEMENT

Key Issues & Opportunities:

1. Needs Revision: Underutilization [of land].

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

2. Needs Revision: Increased residential density in and around the Uptown McCulloch area (and other areas) will increase density without a large increase in infrastructure costs.

Guiding Principle A-1:

- Goal A-1.1:
 1. Spot On: No Comment
 2. Needs Revision: Compatible uses for Skate Park?
 3. Needs Revision: Recreational facilities too close to residential areas?
- Goal A-1.2:
 1. Spot On: No Comment
 2. Needs Revision: Equal Allocation of funds to all areas

Guiding Principle A-2:

- Goal A-2.1:
 1. Needs Revision: Add light pollution

Other:

1. Pedestrian: Transit

CHAPTER 3: HOUSING AND NEIGHBORHOODS

Key Issues & Opportunities:

1. Needs Revision: No Comment

Guiding Principle B-1:

- Goal B-1.1:
 1. Spot On: No Comment
- Goal B-1.2:
 1. Spot On: No Comment

Guiding Principle B-2:

- Goal B-2.1:
 1. Spot On: No Comment
- Goal B-1.2:
 2. Spot On: No Comment

Other:

1. Need to designate area for group homes and other facilities. Veteran's court, Interagency cooperation.
2. Plan should support temporary housing for homeless. LHC has no shelter, Volunteer mentality, Many small efforts, Coordinated efforts needed; housing, Work for coordinated approach.

CHAPTER 4: ECONOMY

Key Issues & Opportunities:

1. Needs Revision: Single-family residential growth should begin to taper off as all available single-family lots are developed. Economic opportunities from these uses may need to adapt to multiple-family / apartment / condo uses.
2. Spot on: Development potential of the island. The city should get comments from current staff at AZ State Land Department as to their outlook regarding development on island.

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

Guiding Principle C-1:

- Goal C-1.1:
 1. Spot On: No Comment
 2. Needs Revision: Mention marina / launch expansion since launch facilities are so limited and critical to tourism.
 3. Needs Revision: (C-1.1l) We are addressing this in development code rewrite. Can be eliminated. Can be replaced with encouraging home / work settings with no major impact to residential neighborhoods.
 4. Needs Revision: (C-1.1m) This can be eliminated. City has looked at regulating different areas through the creation of specific zoning districts. No need to mention in GP.

Guiding Principle C-2:

- Goal C-2.1:
 1. Needs Revision: (C-2.1b) ...and mixed-use commercial / residential uses.
 2. Spot On: May want to better define "Mainstreet" and "Medical" commercial health areas and have specific goals for each. (See drawing on worksheet).

Other:

1. No comment.

CHAPTER 5: CIRCULATION

Key Issues & Opportunities:

1. Spot on: No comment.

Guiding Principle D-1:

- Goal D-1.1:
 1. Spot On: No Comment
- Goal D-1.2:
 1. Needs Revision: I don't like bicycles using widened roads. Riders tend to drift toward traffic. I prefer they be on a separate area.
- Goal D-1.3:
 1. Spot On: No Comment

Guiding Principle D-2:

- Goal D-2.1:
 1. Spot On: No Comment

Other:

3. No comment.

CHAPTER 6: OPEN SPACE AND RECREATION

Key Issues & Opportunities:

1. Needs Revision: Bike / Pedestrian connections need to be expanded, not just through the trail network, but add more sidewalks along streets to link the parks.
2. Water for SARA (reuse)

Guiding Principle E-1:

- Goal E-1.1:

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

2. Spot On: Free access to the lake is an important feature in LHC. Agree that needs to be expanded to include additional swim areas.

Guiding Principle E-2:

- General:
 1. Spot On: Coordinate with Mohave County / Parker / La Paz Count / Parks to create AZ shoreline trail along east shore of lake.
 2. Also the Seven Sisters
- (E-2.1c) = ?
- (E-2.2b) = ?

Other:

4. No comment.

CHAPTER 7: ENVIRONMENTAL CONSERVATION

Key Issues & Opportunities:

2. Needs Revision: Overcrowding on beaches; remaining septic systems continue to be a concern

Guiding Principle F-1:

- Goal F-1.2:
 5. Needs revision: Remove "require" from (F-1.2l).

Guiding Principle F-2:

- General:
 2. Spot On: No comment

Other:

2. No comment

CHAPTER 8: PUBLIC FACILITIES AND SERVICES

Key Issues & Opportunities:

1. Spot On: No comment.

Guiding Principle G-1:

- General:
 1. Spot On: No comment.

Guiding Principle G-2:

- General:
 1. Needs Revision: (G-2.1e) Impact Fee Ordinance?

Other:

1. No comment

CHAPTER 9: SAFETY

None.

GENERAL COMMENTS:

- ASU Growth needs to be addressed

GENERAL PLAN UPDATE PUBLIC WORKSHOPS: SEPTEMBER 8, 2014 (MEETING SUMMARY)

- MCC Growth – doing well, ASU Growth – not: Need to take advantage of this opportunity. Growth & Support opportunities to keep students here (training).
- Distribution of funds inequitable within the city- North from South.
- Trash collection.
- Live Downtown; think it should be more supported.
- Light Pollution: ASU is an example of a good job.
- Helicopter noise from hospital affects surrounding neighborhoods.
- Revitalization of village: allow boats.
- Support tourism / eco-tourism.
- Water availability
- Cell tower screening
- Spot-zoning leads to incompatibilities.
- Tourism fees (boat launch, hotel tax).
- Windsor shutdown / state conflict?
- Beach access
- City permit



General Plan Update

Online Survey Results: Review of Current General Plan (September 2014)

10/15/2014

Overview

Two community workshops were held in early September 2014 to gather feedback from the community about the City's Existing General Plan goals, policies, and community vision. Participants were given worksheets summarizing existing goals, policies for each of the existing elements in the 2002 General Plan. Using the worksheets as a guide, participants were asked to break into groups and provide an overall reaction to each section with a rating of "Spot On," "Needs Revision," or "Outdated," and provide detailed comments to explain their selections or to identify things that were missing. The same information was made available for community input on the City's website (in Survey Monkey format) for several weeks following the community meeting. Twenty-six people completed at least some portion of the online survey. This summary reflects the results of the online survey by topic.

Chapter 1: Our Vision-Framing the Future

Community Vision for the Future

- Outdated: 2
- Needs Revision: 3
- Spot On: 2

Comments:

- Do not exaggerate, Havasu is not a 1st class resort destination, wages are not excellent, there are not "big city" amenities (public transit is gone). The town needs to get back to being family friendly and not push the play like you mean it" attitude. That attitude has attracted a bad element that is bringing "big city" drug problems.
- "Well planned built environment"??
- This vision deals more with promoting Havasu development to date than it articulates a vision of how this community will balance nearly a doubling of population (90K buildout) with the fragile neighboring desert, and the cities vulnerable name sake waterway that is constantly exploited to expand tourism growth. This town needs to "plan like it means it"!

Ideal Vision

Comments:

- Access to year round water sports
- Access to open desert and extensive trail system
- Access to family friendly parks and activity center
- Opportunity to attend college in town
- Commercial properties available for various business opportunities
- Lake Havasu City is miles from congestion, feet from fun and in the center of it all
- LHC will coordinate with other neighboring landowners to perpetuate public access to amenities while aiding natural resource health & vitality.
- LHC must diversify economic development

Chapter 2: Land Use and Growth Management

Does the current Future Land Use Plan map accurately reflect the community Vision?

- Outdated: 1
- Needs Revision: 1
- Spot On: 1

Comments:

- Too many commercial areas that will not be used.
- Was a bad plan to begin with as far as wording and land use. ie commercial close to residential, land use is bad but some is irreversible.

Do the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 2
- Spot On: 1

Comments:

- We need to keep free unimpeded access to the shoreline, beaches or whatever wording is used. Commercial/retail nodes I find more intrusive than beneficial to neighborhoods. Outdoor bar entertainment is a detractor to the residential neighborhoods and the quality of life.

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 1
- Needs Revision: 1
- Spot On: 1

Comments:

- We need to keep free unimpeded access to the shoreline, beaches or whatever wording is used. Commercial/retail nodes I find more intrusive than beneficial to neighborhoods. Outdoor bar entertainment is a detractor to the residential neighborhoods and the quality of life.
- Good luck on mitigating boat noise, I don't see that happening. I am not a boat owner but I do enjoy the beaches at the parks. The noise can become loud at times and there is a state law on boat engine decibel

levels, it's not enforced. But the exhaust fumes are lingering and intolerable at times. Good luck on doing anything with boating; they will run you out of town.

Chapter 3: Housing and Neighborhoods

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 1
- Needs Revision: 1
- Spot On: 1

Comments:

- No vacation homes in R1 areas.
- This town has bigger eyes than its stomach. We cannot use all the commercial properties and many buildings have been empty for long periods. Many businesses come and go like the seasons. There are not enough residents to support all the businesses.

Do you feel like the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 1

Comments:

- This town is small enough that we can keep commercial areas away from residential. People want their peace and quiet.
- Well it appears you want to stack and pack them in. That sucks. The below needs to remain; B- 2.1e: Control nuisances such as smoke, noise, dust, litter, vibration, weeds, soil erosion, junk, visual, and others by performance standards in the zoning regulations and other codes and ordinances.

Chapter 4: Economy

Do you feel that the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 2
- Spot On: 1

Comments:

- The council is driven by a group that lives in a dream. Like the shore towns or the ski resort towns across America this town has seasonal economy. The one benefit is we have two seasons where many towns only have one. This town and its businesses need to learn how to better transition from the summer crowd to the snowbird crowd. Nothing will change otherwise.
- We are close to 2 of the busiest interstates in the nation, as well as rail lines. Manufacturing and distribution centers could thrive here. The leadership of this city however continues to balk at the idea. Bring manufacturing and jobs to people here. The only reason I have any money is through owning a business here. I however cannot grow in this area. My new location will be in phoenix for a variety of reasons. We need tax incentives, and we need less red tape. To complete any project in this town is like climbing Mount Everest. Cut the liberal crap and make a difference. Did we really need to pay a consultant thousands to come up with "play like you mean it?" Talk about a crock. We have the second most visited landmark in

Arizona and the city has turned its back on it. The waterfront is a wasteland of failed businesses. Revitalize it.

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 2
- Spot On: 1

Comments:

- It's all bs and nothing will change this town is so divided it's pathetic.
- Parking is not a problem. The commercial spine broke long ago. It's because all the property owners think they have 5th avenue property in NYC. Well they don't and they brought on their own demise.
- Retail? Are you guys kidding? Look at the unemployment numbers here...people don't have more money to spend. They need manufacturing jobs to earn money. Most of the population does not possess higher education; therefore jobs needed cannot be high skill. I have had to relocate employees here because I cannot find people with at least a bachelor's degree. That is ridiculous.
- Parking in common needs to go. We are forced to maintain a lot we own, so that the people visiting the looney bin (yea that's not a nice term, but after the guy from there threatened me about blocking off our parking lot I fail to see the need to be nice). I guess because they are state funded they think they are invincible. DO SOMETHING ABOUT THIS!!! These self-important pricks think they should take all of our stalls. GUESS WHAT? Whenever we don't have parking people don't stop in!

Chapter 5: Circulation

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 1

Comments:

- We are a desert town we don't need public transit. If you come to this town without transportation you are an idiot. MPO is a waste of money. People need to realize where they are.

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 1

Comments:

- Let the business community subsidize a transit system.
- More crap that won't happen, let the hospitality businesses build it

Chapter 6: Open Space and Recreation

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 0

- Needs Revision: 1
- Spot On: 1

Comments:

- A HUGE key issue for the future is LHC's development of leased public land on the SW side of town known as the "Havasu 280". The property has been under lease from BLM for nearly 3 years, but none of the proposed plans have been implemented or even scheduled far as I know. To complicate matters this land adjoins isolated private land (170+ acres) overlooking the lake that has been dubbed "Havasu Riviera" and is proposed for high end housing/resort. These two properties adjoin land to the north owned by and under lease to Az. State Parks that is proposed as a large scale public boat launch/camp area similar to Windsor Beach. Combined this equates to roughly 2 sq. miles of land within City limits, and 1 mile of the lake that represents enormous economic opportunity with substantial natural resource risks. This area deserves separate attention in the plan to guide future community development of those lands. The area also deserves mention/detail in the Community trends and data report where it was not noticeably brought to light.

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 1

Comments:

- I see "Bridgewater Channel" pictured on the cover of the Trends publication but do not see it mentioned in the text or in the above goals. Lake Havasu City is the owner of the channel recognized by all other authorities and they provide a substantial public safety cadre in that area that represents several hundred acres of very valuable navigable park space. The area is probably not included in any of the park statistics, but is a key link between the city and her lake for both residents and visitors. The City has accepted liability and responsibility for this man made resource that connects community with lake, and deserves specific guidance in the new general plan.
- E-2.2 policy needs to be strengthened and better adhered to in terms of the existing conflict between unmanaged public access to AZ State lands (large portion of city shoreline), and the resulting environmental degradation from that free, trespass public access. The City needs to be a better steward of those lands for the people and the absentee landowner that looks at those lands only as long term development lease revenue.

Chapter 7: Environmental Consideration

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 0
- Spot On: 2
- Comments: None

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 1

Comments:

- Sewer is complete. The number of lots not sewerred is so small, and the cost to sewer is so high, it would impact the sewer bill astronomically.

Chapter 8: Public Facilities

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 0
- Spot On: 1

Comments: None

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 1
- Spot On: 0

Comments:

- Due to limited property not on sewer and the high cost to implement full coverage no need to add more sewer. Keep moving ahead with water policy and conservation.

Chapter 9: Safety

Do you feel like the Issues and Opportunities align with your vision and concerns?

- Outdated: 0
- Needs Revision: 0
- Spot On: 1

Comments: None

Do you feel that the Guiding Principles and supporting Goals and Policies align with your vision and concerns?

- Outdated: 0
- Needs Revision: 0
- Spot On: 1

Comments: None

General Comments

- Stop with the bonds etc. for the schools. Graduates of the local system can barely spell, let alone count change. The schools are pitiful. Hold people accountable for it. I haven't had children yet, but I can promise you when we do they will be raised in Mesa. Owning a business here will be irrelevant...we'll come on the weekends. I would never educate my kids in a town that puts them last in competition with other students.



LAKE HAVASU CITY

General Plan Update

General Plan Advisory Committee: Meeting #1 (Sept. 9, 2014) Meeting Summary

Agenda

On September 9th, 2014 at 11:30am, the General Plan Advisory Committee (GPAC) held their first meeting. The purpose of the meeting was to introduce the GPAC to the General Plan update process and to seek input on existing goals and policies from the 2002 General Plan to help inform the update process.

Attendance

The meeting was hosted by Darcie White and Elyse Dinnocenzo from Clarion Associates. The following committee members were in attendance: Jim Liesen, Dean Barlow, Gerald Henkels, Don Bergen, Laura Smith, Nello Ruscitti, Dan Keys, Dorothy McMaster, Mark Talley, Mike Eigenbrodt. The following committee members were absent: Doug Traub, Donna Brister, Dick Gilbert, Donna Best-Carlton.

Overview

Lake Havasu City staff, Ms. White, and Ms. Dinnocenzo initiated the meeting with a brief overview of the General Plan Update process, and the introduction of team and committee members. Committee members were asked to review the existing goals and policies provided to each member prior to the meeting, and were provided with copies of the Community Workshop worksheets for reference during the meeting. Elyse Dinnocenzo, another member of the Clarion team, then presented a summary of major issues identified by the public during the community workshops on September 8th at 6:00 pm and September 9th at 9:00 am for each proposed General Plan Chapter.

Committee Members individually responded to each presented topic with their own concerns and recommendations, and provided additional context and feedback on the public commentary provided during the community workshops. Due to time constraints, Committee members were encouraged to complete the online survey for the remaining four General Plan chapters: Open Space and Recreation; Environmental Conservation; Public Facilities and Services; and Safety.

Committee Input

Overall, committee members confirmed that the content of the existing plan was still valid for the majority of the proposed General Plan chapters. However, the meeting time only allowed for detailed discussion and recommendations on the following chapters: Community Vision, Land Use and Growth Management; Housing and Neighborhoods, Economy, and Circulation. Suggested revisions include some level of rewording, the addition of newly identified issues (such as light pollution), and more acknowledgement of existing supporting plans, studies, and documents. Committee members were

encouraged to complete the online survey for the remaining four General Plan chapters: Open Space and Recreation; Environmental Conservation; Public Facilities and Services; and Safety.

CHAPTER 1: COMMUNITY VISION

- General:
 1. The Community Vision should be framed and posted in the Council Chambers again.
- Needs Revision:
 1. Replace “excellent wages” with “livable wages.”
 2. Remove “big city” reference.
 3. Happy that the term “World Class” has been removed.
 4. “Quality of life” and “active lifestyles” should be emphasized.
 5. Encourage cultural diversity.
 6. Encourage ASU expansion.
 7. Recognize slower than expected growth.

CHAPTER 2: LAND USE AND GROWTH MANAGEMENT

- General: Regarding public lands—City has a lease on public land at Havasu 280 that’s already 3 years old with no movement but city has control with BLM con[?]. It is an exception to state land issues significant enough to City’s future to be better recognized in the plan.
- Regarding Community Character and Design – too much rigidity in Codes & G.P. for several reasons:
 1. LHC has always been a haven of individuals, not conformists.
 2. LHC’s charm and character in many ways is due to some of the unordered lack of control. Allowing freedom to be is vital to maintain this character.
 3. However, we must improve our “gateway” into the city (improve and standardize appearance of frontage on highway, along our main commercial streets, etc).
- Do we need Area-specific policies?
- We should acquire Body Beach.
- More coordination and partnership with public / federal agencies such as ADOT is needed regarding trails, open space, and shoreline.
- Where is residential expansion going to go?
- Residential corridor into city is filled with garbage, overgrown, etc—needs more landscape standards.
- Additional Recreational Development along shoreline / continue to stress shoreline preservation.
- Wording on preservation should be “Shall” not “should” – the 5 acre trigger for a “Major Amendment” is too lax. It should not be so easy to change.
- Mixed use should only be 20% commercial. People want more commercial down by the lake, not in residential areas.
- Define the driver of economic activity and base physical growth plans on that activity (industry and spatially).
- Large scale residential cookie-cutter master planning is bad and should not be encouraged.
- The Land Use Map needs BLM updates on the parks (technical).

CHAPTER 3: HOUSING AND NEIGHBORHOODS

- Homelessness
 1. There have been recent deaths due to homelessness / exposure in the community.
 2. There are already several committees which comment and focus on homelessness in the community –partner with them?
- Greater mention of social services needed in plan.
 1. Where do we put group homes and shelters and orphanages?
- We want a city-wide community, not individually compressed “complete neighborhoods.”
- There should be different neighborhoods for different lifestyle preferences.
- Housing section identifies Bed & Breakfasts, but what about student housing, rentals, etc?
- Verbiage of B.1-1 should be modified to agree with making developments include open space and trails.
- Need to address apartment complexes – separate housing and commercial areas.
- The mixed use statement needs to be more restricted.
- There are too many ma and pa shops in residential areas.
- In the statutory elements, the wording on “Neighborhood Stability” is good, but we also need buffers.

CHAPTER 4: ECONOMY

- The city is more reactive than proactive to the economic downturn.
- We cannot flex economic uses because it creates issues down the road.
- Should we keep parking in kind? It can cause shortages.
- Boaters demand more launches.
- The Channel is the main street.
- The area around ASU should be developed as a “college district.” What about student housing?
- Potential for partnership with ASU for research opportunities?
- Regarding McCulloch Blvd.:
 1. New parking lot is empty, but when there are activities on McCulloch it gets swamped.
 2. Expand those activities.
 3. Add parking on Smoketree.
- More innovative ideas to help commercial development, including partnership with other agencies.
- How do we encourage industrial and commercial jobs?
- We need a complete 3-sector economic increase, but where do we put them? Nodes in residential areas have failed:
 1. Tourism
 2. Service Commercial (Architects, engineers, etc)
 3. Manufacturing
- Educate and Search for new businesses—work with the Chamber of Commerce on it.

CHAPTER 5: CIRCULATION

- Language on bikes is good—Maybe biking can become part of the economic draw?
- There are currently 5 bike shops in the community.

GENERAL PLAN UPDATE COMMITTEE MEETING: SEPTEMBER 9TH, 2014 (MEETING SUMMARY)

- Safety & Transit ordinance needed: What do we do about skateboards? Where do they go? Multimodal paths?
- Fix the roadway lighting and be loved by all.
- We need more specific transit signage for all forms of transportation (wayfinding).
- Will there or can there be a funding change?
- Vouchers are not a long-term solution.
- We should focus on the entrance/exit of the city, rather than the whole city for “complete streets.”
- Support and skepticism for “complete streets.”
- Voucher system does not yet exist.
- Very unhappy with public transit cuts.
- “Seniors on the move” bus should be revamped. Current system operates four days a week, drivers are all volunteers. Another program exists with paid drivers for doctor and store visits, but books 2 weeks in advance.

CHAPTER 6: OPEN SPACE AND RECREATION

- There is an issue with admission fees to bike through state parks.
- Due to time constraints, Committee members were encouraged to complete the online survey for this Chapter following the meeting.

CHAPTER 7: ENVIRONMENTAL CONSERVATION

- Due to time constraints, Committee members were encouraged to complete the online survey for this Chapter following the meeting.

CHAPTER 8: PUBLIC FACILITIES AND SERVICES

- Due to time constraints, Committee members were encouraged to complete the online survey for this Chapter following the meeting.

CHAPTER 9: SAFETY

- Due to time constraints, Committee members were encouraged to complete the online survey for this Chapter following the meeting.

GENERAL:

- Make the 2002 and 2008 plan PDFs available online.
- In general, some wording throughout the plan needs to be revised.

General Plan Update

Community Workshop #2



October 30, 2014

Agenda

- Introduction/Project Overview
- Highlights: Preliminary Draft Chapters
- Review and Input Opportunity
- Wrap-up/Next Steps

Project Overview



Two Project Components

- General Plan Update
- Development Code Update

General Plan Purpose

- Long-range plan (10-20+ years)
- Guides where and how the city will grow
- Establishes city policies— advisory, not regulatory
- Establishes priorities to guides the allocation of resources

Plan Contents

- VISION: Describes the kind of community we want to be
- GOALS: Establish specific targets for the future
- POLICIES: Provide guidance for decision-making
- ACTIONS: Identify steps we'll take to get there
 - Code revisions
 - Programs
 - Capital improvements
 - Intergovernmental agreements
 - Other

Current General Plan

- Ratified in 2002
- City has since exceeded population threshold (50,000) requiring new plan elements under Arizona law
- Technical updates needed throughout



New General Plan Elements

EXISTING AND NEW GENERAL PLAN ELEMENT COMPARISON	
Elements in 2002 General Plan:	Elements in New General Plan:
Land Use Element	Land Use & Growth Management Chapter
Growth Management Element	- Land Use Element
- Environmental Planning Element	- Growth Area Element
- Growth Area Element	- Community Conservation, Rehabilitation, and Redevelopment Element
- Water Resources Element	Housing and Neighborhoods Chapter
Transportation / Circulation Element	- Housing Element
Open Space and Recreation Element	- Neighborhood Preservation and Revitalization Element
Cost of Development Element	Economy Chapter
	- Economic Development Element
	Circulation Chapter
	- Transportation / Circulation Element
	- Bicycle Element
	Open Space and Recreation Chapter
	- Open Space Element
	- Recreation Element
	Environmental Conservation Chapter
	- Environmental Conservation and Planning Element
	- Water Resources Element
	- Energy Element
	Public Facilities and Services Chapter
	- Public Facilities and Services Element
	- Cost of Development Element
	- Public Buildings Element
	Safety Chapter
	- Safety Element
	Implementation Chapter

Public Involvement Plan



Arizona's Grow Smarter Act requires *effective, early, and continuous public participation*.

Communications Strategy

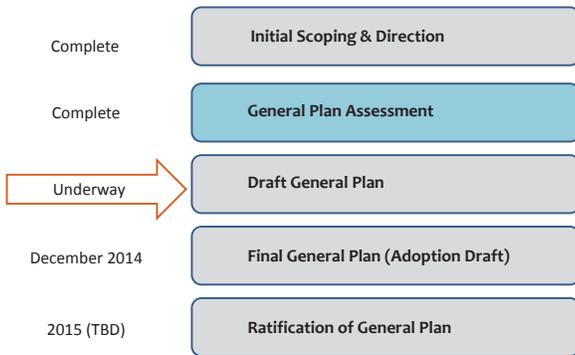
- Project Website
- E-Newsletters
- Flyers/Direct Notification
- Media Updates
- Social Media

Activities and Events

- Public Information Sessions
- Community Workshops
- Online Engagement
- General Plan Advisory Committee (GPAC) Meetings

Lake Havasu City General Plan and Development Code Update

General Plan Update: Work Plan



Lake Havasu City General Plan and Development Code Update

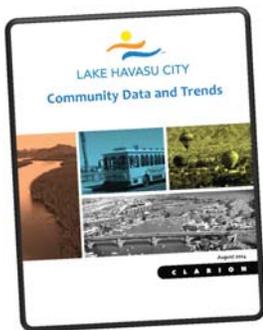
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Lake Havasu City General Plan and Development Code Update

Community Data and Trends

- People
- Land Use
- Housing
- Open Space & Recreational Resources
- Economy
- Education
- Community Attractions
- Health, Safety, and Environment
- Transportation
- Community Utilities



Lake Havasu City General Plan and Development Code Update

Trends and Key Issues

- Growing population
- Aging population
- Water
- Outward growth limitations
- Infill and redevelopment focus
- Land use compatibility
- Balancing tourism and community
- Transportation options
- Parks and recreation
- Protection of sensitive lands

QUICK FACTS

POPULATION

- 2012 population: 52,683
- Over 10,000 new residents since 2002
- Projected to reach a population of nearly 67,000 by 2040

DEMOGRAPHICS

- Percentage of residents 45 years and older is increasing, consistent with national trends

Lake Havasu City General Plan and Development Code Update

Highlights: Preliminary Draft Chapters



Introduction

- About the General Plan
- General Plan Requirements
- Chapter / Element Structure

TABLE 1-1-GENERAL PLAN ELEMENTS	
Element	Statement
Chapter 1: General Management	
1.1 Growth Management	Provide overarching guidance on where development will be focused over the next 20 years. Preserve and enhance the community's natural resources, including wetlands, riparian areas, floodplains, watersheds, and sensitive land areas. Promote a sustainable community form and protect natural resources.
1.2 Environmental Conservation and Planning	Address policies and strategies for the management of the natural environment within the Lake Havasu City planning area.
1.3 Water Resources	Provide goals and policies to ensure that adequate water resources are available to support the land use patterns proposed in the Future Land Use Plan.
1.4 Energy	Provide goals and policies to encourage energy efficiency and the use of renewable resources.
Chapter 2: Land Use	
2.1 Land Use	Establish the existing and preferred growth patterns of urban development within the city and the planning area. The Land Use Map Element provides the general policies, the existing and preferred growth patterns, while the Land Use Map provides the specific and generally applicable land use designations throughout the planning area. The goals and policies and may be used together to determine future land use decisions.
2.2 Community Conservation, Rehabilitation, and Redevelopment	Supports community revitalization, affordable development, and the restoration of underutilized areas.
Chapter 3: Housing & Neighborhoods	
3.1 Housing	Establish goals and policies to address housing quality, variety and affordability. The element is designed to make equal provision for the housing needs of all segments of the community regardless of race, creed, sex, age, or economic level. Also provide recommendations for standards and programs to support the implementation of the housing goals and policies.
3.2 Neighborhood Preservation and Revitalization	Establish goals and policies to address neighborhood stability and improvements, improved services, appropriate investments (i.e., buffers) between established residential areas and commercial redevelopment or other.

Lake Havasu City General Plan and Development Code Update

Community Vision

Lake Havasu City will remain a lakeside community unlike any in the world. Its spectacular desert setting is complemented by its attractive, well-planned built environment. The natural environment of Lake Havasu will continue to be preserved within the community to maintain an open space feel and free access to Lake Havasu for future generations.

While clearly an accessible resort destination, Lake Havasu must continue to strive for a balanced and diverse economy crafted through a comprehensive, cooperative effort to include non-tourism related job opportunities that produce living wages. Special emphasis must be given to life-long learning opportunities and preparing citizens for the future.

Lake Havasu's abundant recreational and cultural activities and relaxed, outdoor lifestyles are enhanced by the community's meticulous preservation of the environment. Residents and visitors will continue to enjoy amenities and services without compromising the community's values.

Lake Havasu City General Plan and Development Code Update

Housing and Neighborhoods

GUIDING PRINCIPLES:

- A mix of housing options to meet the short and long-term needs of the population
- Protection of established neighborhoods

Key Issues and Opportunities

- Balancing tourism and neighborhood stability
- Mix of housing types and affordability
- Mixed-use development
- Infill availability and compatibility
- Homelessness and transitional housing

Lake Havasu City General Plan and Development Code Update

Circulation

GUIDING PRINCIPLES:

- An efficient, cost effective, and safe multimodal transportation system that serves both residents and visitors
- A connected community and region

Key Issues and Opportunities

- Improving safety and connectivity for bicyclists and pedestrians
- Public transportation
- Ongoing improvements to the system
- Regional coordination

Lake Havasu City General Plan and Development Code Update

Open Space and Recreation

GUIDING PRINCIPLES:

- Quality parks and recreation facilities and services that are balanced across the City for all residents to enjoy and take pride in the system

Key Issues and Opportunities

- Preservation of major community assets
- Meeting the needs of a changing community
- Continued expansion of the trail system
- Improved park access
- Continued development of SARA park facilities
- Arts and Culture

Lake Havasu City General Plan and Development Code Update

Open Space and Recreation

GUIDING PRINCIPLES (CONT.):

- An integrated system of open space that preserves fragile, natural resources from degradation and maintains the scenic quality the City is recognized for.
- A healthy, livable, engaging and active environment for all residents

Public Facilities and Services

GUIDING PRINCIPLES:

- A functional and efficient system of public facilities and community services
- Cost-effective development and service delivery

Key Issues and Opportunities

- Ongoing infrastructure improvements
- Adequate public facilities

Community Safety

GUIDING PRINCIPLES:

- Reduced risk and effects from natural and manmade hazards

Key Issues and Opportunities

- Natural and manmade hazards
- Emergency preparedness
- Flood and wash conditions
- Undergrounding of utilities

Chapters in Progress

- Growth Management
- Land Use
- Economic Development
- Action Plan

Next Steps

Online Comment Form

- Available at:
www.lhcaz.gov/generalplan/

Upcoming Meetings:

- December (General Plan)
- January (Development Code)



LAKE HAVASU CITY

General Plan Update

Community Workshops: October 30, 2014 (Meeting Summary)

Overview

On October 30, 2014 two community workshops were held to introduce the draft General Plan to the community and seek public input, one at 9:00am and one at 6:00pm. Ten people attended the morning meeting and an additional four people attended the evening meeting.

At both workshops, Darcie White, a member of the Clarion team, provided a brief overview of the General Plan and Development Code Update project and provided an overview of the following sections of the draft General Plan: Chapter 1: Introduction, Chapter 2: Community Vision; Chapter 5: Housing and Neighborhoods; Chapter 7: Circulation, Chapter 9: Public Facilities and Services; and Chapter 10: Community Safety. Ms. White noted that the following chapters were currently being developed and would be available for review at the next meeting in December: Chapter 3: Growth Management, Chapter 4: Land Use (including Future Land Use map), Chapter 6: Economy, Chapter 11: Implementation Program. Following the presentation, audience members had an opportunity to ask questions. This discussion is summarized below:

- How does the long-term improvement of roads and intersections factor in? Jean Knight of the Lake Havasu Metropolitan Planning Organization responded that the MPO's Long Range Transportation Plan (just getting underway) will identify areas requiring improvements and evaluate a variety of funding sources.
- Has consideration been given to the burying of power lines given the outages the community experienced during the severe storms last summer? Ms. White noted that this issue was raised in earlier community meetings and has been reflected in the Community Safety chapter of the draft General Plan.
- A suggestion was made that the numerous vortex sites (viewed as places of healing and spirituality) that exist in Lake Havasu are a unique asset and have the potential to be a major tourism draw for the City, similar to places like Sedona, AZ, which uses similar sites to draw visitors. It was also noted that a Mind/Body/Spirit Fair has been held in Lake Havasu and was a big success. Ms. White noted that the economy chapter includes a discussion of events and that this type of activity might be appropriate to mention there.
- It was noted that provisions to support the use of alternative energy (particularly solar) should be emphasized in the General Plan. Ms. White noted that this issue had also been raised in earlier meetings and is addressed in the General Plan and will also be addressed in the Development Code update, currently underway.

COMMUNITY WORKSHOPS: OCTOBER 30, 2014 (MEETING SUMMARY)

- A question was raised regarding the ultimate buildout of the community—what is it and what is it based on? Ms. White noted that buildout is projected to be around 97,000 people, but that it was dependent upon a variety of factors—water availability, market demand, land availability, etc. She also noted that the projection is based on figures from the state demographer, and other sources.

In closing, Ms. White let participants know the draft chapters presented were available for review on the General Plan page of the City's website. She also indicated that a survey form was available to allow people to submit their comments online and would be available through the end of November and that the next meeting would be held the first week of December.



LAKE HAVASU CITY

General Plan Update

General Plan Advisory Committee Meeting #2: Oct. 30, 2014 (Meeting Summary)

Agenda

On October 30, 2014 at 11:30am, the General Plan Advisory Committee held their second meeting. The purpose of the meeting was to Update the General Plan Advisory Committee (GPAC) on the plan update process; orient the GPAC to the preliminary draft of the General Plan and seek feedback on necessary refinements.

Attendance

The meeting was hosted by Darcie White and Kristin Cisowski from Clarion Associates. The following committee members were in attendance: Jim Liesen, Dean Barlow, Nello Ruscitti, Laura Smith, Dan Keyes. The following committee members were absent: Doug Traub, Donna Brister, Don Bergen, Mike Eigenbrodt, Dick Gilbert, Donna Best-Carlton, Mark Talley, Dorothy McMaster, Gerald Henkels

Staff Present: Stuart Schmeling, Senior Planner; Diane Libby, Management Specialist

Overview

Committee members were asked to review and provide input on preliminary draft chapters of the General Plan as follows: Chapter 1: Introduction, Chapter 2: Community Vision; Chapter 5: Housing and Neighborhoods; Chapter 7: Circulation, Chapter 9: Public Facilities and Services; and Chapter 10: Community Safety. Chapters were reviewed and discussed sequentially during the meeting. A summary of input received from the GPAC on individual chapters is provided below:

CHAPTER 1: INTRODUCTION

No comments.

CHAPTER 2: COMMUNITY VISION

GPAC members expressed support overall for the draft vision as written. In particular, members expressed support for the emphasis placed on outdoor lifestyle, recreation, and community values.

CHAPTER 5: HOUSING AND NEIGHBORHOODS

In general, GPAC members expressed support for the draft section and provided the following comments/suggestions:

- Draft language encourages "neighborhood identity"; our community is 85% built out, how do you do that? Need to clarify that policy HN.1.2.b- Neighborhood Identities applies specifically to new developments, not existing neighborhoods.
- Ensure that the concept of mixing housing types is applied only in targeted areas of the community, such as downtown and the Island. In most neighborhoods, concern about compatibility and transitions between differing uses remains a concern.
- One GPAC member noted that the concept of mixed use was not in the 2002 General Plan when it was initially adopted; this idea was added later. Several members expressed concern about condo residential development in terms of its location and overall amount, particularly from the standpoint of not wanting to preclude hotel/motel development or commercial development along the Bridgewater Channel or on the Island. One member indicated that the height of development along the lake should be limited.
- One GPAC member asked how specific the action plan would be regarding housing for vulnerable populations. Consultant team members noted that the plan provided policy support for a variety of housing options, but that specific locations for that type of housing would be governed by the underlying zoning.
- The group discussed the need for the plan to address student housing options with respect to the ASU campus and MCC campus.
- The group discussed the need to ensure that the land use categories shown on the Future Land Use Plan map were aligned with what was desired in those locations and was being implemented. The example provided was the Commercial Nodal category, which has not played out as originally intended. If pattern cannot be achieved, need to revisit the map and update these areas to a more realistic category. Consultant team members noted that this would be addressed as part of Chapter 4: Land Use and that the GPAC could revisit the discussion at the December meeting.
- The group discussed the need to maintain the current emphasis on public access to the Island and indicated that several of the long-term leases in place (between businesses and the Arizona State Land Department) for parcels on the island will be up for review in 2015—creating both an opportunity for discussion and a degree of uncertainty for current uses as to whether they will be able to continue.

CHAPTER 7: CIRCULATION

Consultant team members noted that the circulation chapter is a work in progress as it will be informed by the MPO's Regional Transportation Plan process that will be getting underway towards the end of 2014. GPAC members discussed the need for (and challenges) of public transportation in the community—ranging from overall ridership, benefit thresholds, and lack of defined activity centers that could be readily served.

CHAPTER 8: OPEN SPACE AND RECREATION

In general, GPAC members expressed support for the draft section and provided the following comments/suggestions:

- The school district needs to be included in the conversation (and reflected in policies in this chapter). Currently have an IGA regarding shared use of recreational facilities on school property—some limits to what can be done. This agreement has worked relatively well and should be continued; however maintenance agreements could be improved.
- Other shared use opportunities should continue to be pursued (e.g., BLM lands)
- No central location for large regional ball field events

- Chapter should reflect where we are today with regard to current parks and recreation guidelines (e.g., minimum park area standard)—how are we doing? How do we compare to other cities? What would the implementation of what’s planned do to our ranking? (Currently, total park space is 1,214 acres including the SARA Park addition.)
- City land designated for parks that have been undeveloped.
- Visitors draw regional tourism.
- Central recreation location missing.
- A ballfield assessment is currently in the works to help evaluate usage and needs, should be reflected in the plan.
- Plan should emphasize access to open space; need to focus on expanding, looking at outside funding/grants to help implement specific projects.
- SARA Park – ongoing efforts in this area.
- Still discussing Site 6 area.

CHAPTER 9: PUBLIC FACILITIES AND SERVICES

In general, GPAC members expressed support for the draft section and provided the following comments/suggestions:

- Need to update Table 9-1: Public Service Providers (many have changed since 2002: Electricity, Solid Waste Collection, and Telecommunications)
- Work with Frontier to provide cost-effective development and service delivery.
- Telecommunications: need to define telecom objectives and opportunities for public access. E.g., develop a Master Plan in accordance with Federal and State regulations.
- Fire/Police Service—need to verify emergency response times with departments
- Non-Municipal Service Providers:
 1. Need to address citywide wireless access for visitors – helps with wayfinding for visitors.
- Cost of Development of Financing Options
 1. One member noted he liked the idea of impact fees if development can support; others noted they have been controversial in the past and would likely not be supported.
 2. Council retreat in January to discuss CIP Improvement Projects.
 3. Other/future CIP projects.
 4. Expansion of facilities desirable at SARA Park, but water is unavailable – limiting factor.
- Investigate what CIP projects Council is working on during the January retreat

CHAPTER 10: COMMUNITY SAFETY

In general, GPAC members expressed support for the draft section and provided the following comments/suggestions:

- Plan is in place for telecommunications in the event of an emergency – required.
- Water conservation efforts should continue to be actively supported.
- Undergrounding of utilities should be considered as opportunities arise to reduce potential for power outages, etc. during major storm events.

GENERAL COMMENTS

- Some committee members indicated the General Plan amendment process is too cumbersome, others felt it was too lenient. There have been inconsistencies in the use and definition of a major vs. minor amendment—this will need to be clarified in both the plan and the code. Need to confirm if state law mandates only one major amendment per year.
- One audience member provided suggestions regarding salvaging water runoff. Create a central reservoir that could capture water from the flood control channels. Consider transport of pool water that would otherwise be drained to be used for irrigation purposes in areas such as SARA Park. There are a lot of pools in Lake Havasu City and when they drain, they are drained into the street—we could capture that water for reuse.

General Plan Update

Community Workshop #3



December 4, 2014

Agenda

- Introduction/Project Overview
- Highlights: Draft Chapters
- Review and Input Opportunity
- Wrap-up/Next Steps

Lake Havasu City General Plan and Development Code Update

Project Overview



Two Project Components

- General Plan Update
- Development Code Update

Lake Havasu City General Plan and Development Code Update

General Plan Purpose

- Long-range plan (10-20+ years)
- Guides where and how the city will grow
- Establishes city policies— advisory, not regulatory
- Establishes priorities to guides the allocation of resources

Plan Contents

- VISION: Describes the kind of community we want to be
- GOALS: Establish specific targets for the future
- POLICIES: Provide guidance for decision-making
- ACTIONS: Identify steps we'll take to get there
 - Code revisions
 - Programs
 - Capital improvements
 - Intergovernmental agreements
 - Other

Lake Havasu City General Plan and Development Code Update

Current General Plan

- Ratified in 2002
- City has since exceeded population threshold (50,000) requiring new plan elements under Arizona law
- Technical updates needed throughout



Lake Havasu City General Plan and Development Code Update

New General Plan Elements

EXISTING AND NEW GENERAL PLAN ELEMENT COMPARISON	
Elements in 2002 General Plan:	Elements in New General Plan:
Land Use Element	Land Use & Growth Management Chapter
- Growth Management Element	- Land Use Element
- Environmental Planning Element	- Growth Area Element
- Growth Area Element	- Community Conservation, Rehabilitation, and Redevelopment Element
- Water Resources Element	Housing and Neighborhoods Chapter
Transportation / Circulation Element	- Housing Element
Open Space and Recreation Element	- Neighborhood Preservation and Revitalization Element
Cost of Development Element	Economy Chapter
	- Economic Development Element
	Circulation Chapter
	- Transportation / Circulation Element
	- Bicycle Element
	Open Space and Recreation Chapter
	- Open Space Element
	- Recreation Element
	Environmental Conservation Chapter
	- Environmental Conservation and Planning Element
	- Water Resources Element
	- Energy Element
	Public Facilities and Services Chapter
	- Public Facilities and Services Element
	- Cost of Development Element
	- Public Buildings Element
	Safety Chapter
	- Safety Element
	Implementation Chapter

Public Involvement Plan



Arizona's Grow Smarter Act requires *effective, early, and continuous public participation*.

Communications Strategy

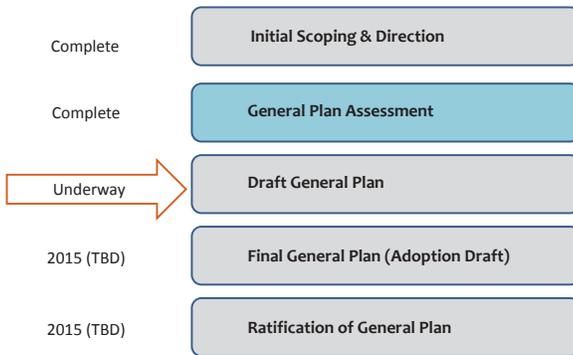
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General Plan Update: Work Plan



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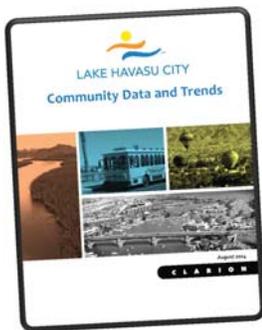
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Lake Havasu City General Plan and Development Code Update

Trends and Key Issues

- Growing population
- Aging population
- Water
- Outward growth limitations
- Infill and redevelopment focus
- Land use compatibility
- Balancing tourism and community
- Transportation options
- Parks and recreation
- Protection of sensitive lands

QUICK FACTS

POPULATION

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- Projected to reach a population of nearly 67,000 by 2040

DEMOGRAPHICS

- Percentage of residents 45 years and older is increasing, consistent with national trends

Lake Havasu City General Plan and Development Code Update

Highlights: Draft Chapters



Introduction

- About the General Plan
- General Plan Requirements
- Chapter / Element Structure

TABLE 1-1-GENERAL PLAN ELEMENTS	
Element	Statement
Chapter 1: Growth Management	
Land Use	Provide overarching guidance on where development will be focused over the next 20 years. Promote and protect the community's natural resources. The plan, including natural wildlife refuge areas, foothills, waters, and sensitive land areas, provides a sustainable community form and protects natural resources.
Environmental Conservation and Planning	Address policies and strategies for the management of the natural environment within the Lake Havasu City planning area.
Water Resources	Provide goals and policies to ensure that adequate water resources are available to support the land use pattern proposed in the Future Land Use Plan.
Energy	Provide goals and policies to encourage energy efficiency and the use of renewable resources.
Chapter 2: Land Use	
Land Use	Establish the existing and preferred growth patterns of urban development within the city and its planning area. The Land Use Element provides the general guidelines for making future land use decisions, while the Land Use Map provides and generally depicts the land use to be distributed throughout the planning area. The goals and policies and may be used together to determine future land use decisions.
Community Conservation, Rehabilitation, Redevelopment	Supports community revitalization, CBD development and redevelopment, and the attraction of underutilized areas.
Chapter 3: Housing & Neighborhoods	
Housing	Establish goals and policies to address housing quality, variety and affordability. The element is designed to make equal provision for the housing needs of all segments of the community regardless of race, ethnic, social, age, or economic level. Also provides recommendations for standards and programs to support the implementation of the housing goals and policies.
Neighborhood Preservation and Rehabilitation	Establish goals and policies to address neighborhood stability and enhancements, improved services, appropriate structures (i.e., buffers) between established residential areas and commercial redevelopment or CBD.

Contents

- Community Vision
- **Growth Management**
- **Land Use**
- Housing and Neighborhoods
- **Economy**
- Circulation
- Open Space and Recreation
- Public Facilities and Services
- Community Safety
- **Implementation Program**

Growth Management

GUIDING PRINCIPLES:

- An orderly, sustainable pattern of growth.
- Conservation of the City's diverse natural resources.
- Reduced water and energy consumption.

Key Issues and Opportunities

- Urban Containment Boundary
- Infill and redevelopment
- Public land leases
- Environmental protection areas
- Air and water quality
- Water supply and conservation
- Renewable energy
- Cooperative Planning

Land Use

GUIDING PRINCIPLES:

- A balanced mix of uses
- Distinct character areas to reinforce Lake Havasu City's vitality and sense of place.
- Compatible development practices

Key Issues and Opportunities

- Continued growth
- Infill and redevelopment
- Public lands
- Master planning
- Land use compatibility
- Community character and design
- Cooperative planning

Land Use

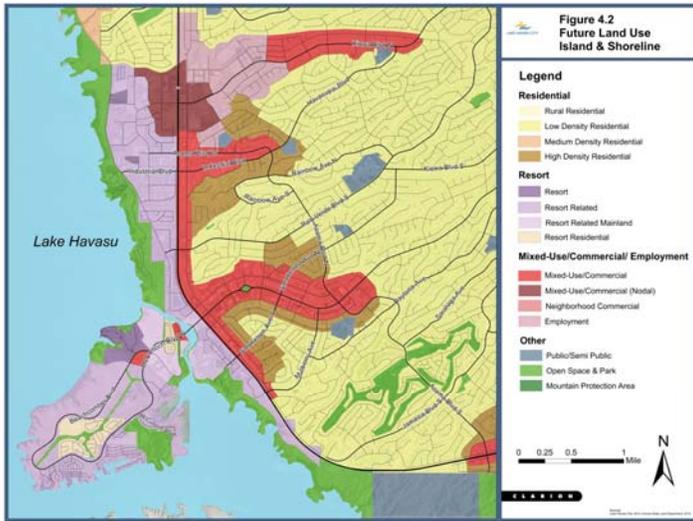
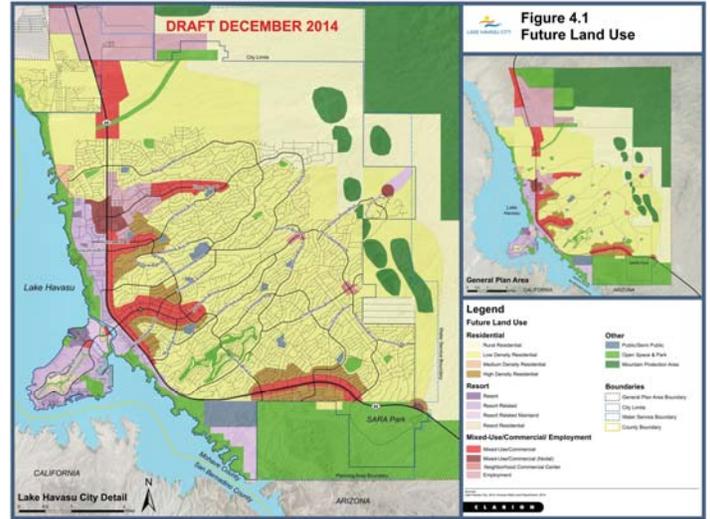
DISTINCT CHARACTER AREAS

- Downtown Lake Havasu
- Commercial and Health District
- Island and Shoreline
- Bridgewater Channel and London Bridge Area
- Arizona State University Campus
- Community gateways

Future Land Use Plan

KEY CONCEPTS:

- A centralized focus
- Protection of unique character areas
- Enhanced connectivity
- Physical amenities
- Mix of housing types



Economy

GUIDING PRINCIPLE:

- A strong balanced economy

Key Issues and Opportunities

- Tourism
- Diversifying the City's economic base
- Public land leases
- Regional collaboration
- Downtown and Bridgewater Channel Revitalization
- Partnerships w/Economic Development Organizations

Implementation Program

KEY COMPONENTS:

- Summary of Priority Initiatives (TBA)
- Action Plan Matrix
- Monitoring
- General Plan Amendments

Types of Actions

- Regulatory
- Programs
- Coordination
- Funding

Implementation Program

Table 11-11: Action Plan Matrix

LAND USE AND GROWTH MANAGEMENT		
Action	Lead/Partners	Priority
Chapter 3: Growth Management		
GUIDING PRINCIPLE GM.1: AN ORDERLY, SUSTAINABLE PATTERN OF GROWTH		
Formalize the location of the Urban Containment Boundary and develop criteria to use in evaluating potential adjustments, in coordination with the Bureau of Land Management, ADOT, and other stakeholders.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council, ADOT, Bureau of Land Management	1
Remove potential barriers to and strengthen provisions for alternative energy usage (solar and wind) in the Development Code.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
GUIDING PRINCIPLE GM.2: CONSERVATION OF THE CITY'S DIVERSE NATURAL RESOURCES		
Restrict development within identified environmentally sensitive areas and natural hazard areas by implementing regulations that identify and codify the location of these areas and include criteria that prevent development from occurring in identified areas such as steep slopes.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Apply Stormwater Best Management Practices to minimize sediment and other pollutant runoff into the area's waters.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	0
Update lighting standards to focus on energy efficiency, glare reduction—requiring downcast and shielded lighting to minimize light trespass.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1
Update landscape standards to promote Low Impact Development procedures that mitigate the impacts of stormwater runoff, while enhancing community character, and reducing water consumption.	Lead: Community Services (Planning and Zoning) Involves: Planning and Zoning Commission, Mayor and City Council	1

Contents

- Community Vision
- Growth Management
- Land Use
- Housing and Neighborhoods
- Economy
- Circulation
- Open Space and Recreation
- Public Facilities and Services
- Community Safety
- Implementation Program

Next Steps

Online Comment Form

- Available at:
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Upcoming Meetings:

- December (General Plan)
- January (Development Code)



LAKE HAVASU CITY

General Plan Update

Community Workshops: December 4, 2014 (Meeting Summary)

Overview

On December 4, 2014 two community workshops were held to introduce the draft General Plan to the community and seek public input, one at 9:00am and one at 6:00pm. Ten people attended the morning meeting and an additional four people attended the evening meeting.

At both workshops, Darcie White, a member of the Clarion team, provided a brief overview of the General Plan and Development Code Update project and provided an overview of the following sections of the draft General Plan: Chapter 3: Growth Management, Chapter 4: Land Use, Chapter 6: Economy, Chapter 11: Implementation Program. Following the presentation, audience members had an opportunity to ask questions.

In closing, Ms. White let participants know that a draft of the entire plan was available for review on the General Plan page of the City's website. She also indicated that a survey form was available to allow people to submit their comments online and would be available through the first week of January and that information regarding future drafts and the General Plan adoption process would be posted on the website as it becomes available.



LAKE HAVASU CITY

General Plan Update

General Plan Advisory Committee Meeting #3: Dec.4, 2014 (Meeting Summary)

Agenda

On December 4, 2014 at 11:30am, the General Plan Advisory Committee held their third meeting. The purpose of the meeting was to Update the General Plan Advisory Committee (GPAC) on the plan update process; orient the GPAC to the draft of the General Plan and seek feedback on necessary refinements.

Attendance

The meeting was hosted by Darcie White from Clarion Associates. The following committee members were in attendance: Jim Liesen, Dean Barlow, Dorothy McMaster, Mark Talley, Dan Keyes, Don Bergen, Donna Best-Carlton, Mike Eigenbrodt, Doug Traub, Donna Brister

The following committee members were absent: Dick Gilbert, Gerald Henkels, Nello Ruscitti, Laura Smith.

Staff Present: Stuart Schmeling, Senior Planner; Diane Libby, Management Specialist

Overview

Committee members were asked to review and provide input on remaining draft chapters of the General Plan as follows: Chapter 3: Growth Management, Chapter 4: Land Use, Chapter 6: Economy, Chapter 11: Implementation Program. Chapters were reviewed and discussed sequentially during the meeting. A summary of input received from the GPAC on individual chapters is provided below:

CHAPTER 3: GROWTH MANAGEMENT

Darcie stated that this section is fundamental to the 2002 plan, there are not a lot of changes here but we have separated it from the land use discussion because this is a precursor to getting into the land use plan, how are we incurring growth, how are we managing water, etc. There is some new verbiage regarding solar and other types of renewable energy.

Committee summarized comments/concerns (not limited to):

- Regarding public land leases, advocate for reduction in State ownership and land leases (specifically the island area) and offer fee simple ownership to encourage future development.
- Positive feedback provided regarding solar energy component.
- Positive feedback provided regarding topics of night skies and steep slopes as written.

Darcie clarified that what was she was hearing is that the General Plan should strongly encourage the City to pursue a long term strategy for ownership transition (or longer-term leases) on the Island.

CHAPTER 4: LAND USE

Darcie stated this is one of the sections that has been expanded and changed the most. There has been a lot of work done in the City since the last General Plan was adopted in 2002. Darcie's comments are summarized to include the following:

- Reinforcing different character areas of the communities.
- Housing & Neighborhoods used to be in the Land Use chapter but now has its own chapter.
- Proactively pursue collaborative planning opportunities.
- Identifying new uses such as ASU and the campus area.

Committee summarized comments/concerns (not limited to):

- Page 22, contained the following public comment "additional compatibility issues between rural development and new development relating to animal and equestrian uses in some portions of the planning area of neighborhoods remain a challenge." The Committee felt this is not an issue.
- Discussion regarding interpretation of the use of the term "retirement community" and the Committee requests to remove that phrase unless used in the general sense such as "this is a great place to retire."

Land Use Map

Darcie began her responses by presenting and detailing the draft land use map changes. She stated that fundamentally the map isn't dramatically different, but targeted updates have been made in some locations as follows:

- Proposed use changes to two areas on McCulloch from Mixed Use Commercial Nodal to Neighborhood Commercial Center.
- Proposed use change to the area West of Sara Park on Highway 95 from Mixed Use Commercial Nodal to Mixed Use Commercial.
- Proposed changes of use just south of the airport to employment.
- Proposed correction of public lands and schools, shown incorrectly on current map.
- Question to Committee regarding two half circles at entrance to Sara Park for future possible highway bypass intersection, currently on land use map. Should this be removed from the proposed Land Use map or left as is for future discussion once the beltway alignment is formalized?

Committee summarized comments/concerns related to the map (not limited to):

- Comments both pro and con made regarding the residential use component around the Sara Park master plan area. Some members said it should be limited, other members said they did not want limited uses in that area.
- Comments made stating there is no money for the bypass. It would be extremely expensive to go through the mountains. Unlikely to happen at all.
- Questions were raised regarding a process to be put in place that would allow the City to change areas to a higher use from a low or inappropriate use.

- Request was made for clarification of use of the term "multimodel".
- Committee members responded to Darcie's question regarding the two half circles at the Sara Park entrance. The Committee preferred to leave it as it is currently.
- Questions regarding areas of infill inside our city limits that are pre-planned, all low density residential of one unit per acre or less. Is there a provision that would allow that to go to a higher number such as up to 3 to 5 units per acre and not be restrictive?

Darcie responded with clarification for use of the term multimodel. Multimodel means that it accommodates car, bikes, pedestrians, so that if you have one commercial property built right next to another commercial property you should be able to get from one parking lot to the next without having to go out on the roadway. Darcie suggested the draft language term "multimodel" be changed to "connectivity" to clarify and eliminate confusion.

Darcie responded to the questions regarding change of use process. She stated there has been a lot of discussion regarding infill and revitalization. Darcie referred the group to Page 33 of the Land Use section which has the land use classifications. One example would be in the resort classification while there is recognition that there are feasibility issues such as ownership, etc., the concept of what could be there is reflected in the land use categories.

CHAPTER 6: ECONOMY

Darcie stated this is a new element in the plan. It acknowledges the different organizations involved in this topic. She clarified that the Partnership for Economic Development is very much alive and well and we misstated that. Roles and responsibilities assigned to each of the different economic development groups will be clarified in the next draft. Several themes have become apparent throughout the discussions:

- On-going diversification of the employment base
- Tourism
- Quality of life
- Lake Havasu as a Regional Center - (the City functions as the shopping hub, recreational hub, health care hub, etc.)

Committee summarized comments/concerns (not limited to):

- One comment that diversifying the economy seems unrealistic and impractical.
- A significant part of our population do not like to see change, they want the City to stay exactly the way it was when they got here.
- Multiple comments that we do need to diversify the economic base, by providing jobs that will keep the ASU and MCC graduates here in our area.
- Concern that many companies are not aware of Lake Havasu City and what we have to offer them to bring their business here.
- Encourage employers to look at the freight savings if they shipped product to the Kingman rail yard and then trucked it here. It would be cheaper than trucking product all the way from the east coast.
- Encourage development of larger commercial buildings so that when we are approached we could have a new business up and running in a much shorter time frame.
- Concern that the low minimum wage is what harms the City in trying to keep recent graduates here.

CHAPTER 11: IMPLEMENTATION PROGRAM

Darcie stated that if you are looking for a place to go in terms of what are some of the things we are focusing on in the General Plan, you don't have it in the current plan. The goal of this section is that this will be the most living part of this document. This is something that the City can come back to. It is a way to help structure what needs be done and general time frames for things to help implement the General Plan. This is meant to be the umbrella document, are we working together in all the other arenas to accomplish our goals. Darcie's comments are summarized as follows:

- Detailed explanation of the Action Plan Matrix in priorities and actions.
- Questions for the group regarding agreement/disagreement with the list.
- There is a place holder for a Summary of Priority Initiatives that should reflect the top 5 or 10 items from the list that should be elevated to a real focus over the next year or two.

Committee summarized comments/concerns (not limited to):

- Discussion that resulted in comments both pro/con regarding the subject of wayfinding.
- Regarding the projected growth in population, comments were made to determine who we want that target population to be in 10-20 years, and gear the economic growth in that direction.

In closing, Darcie stated that a complete draft of the General Plan is available online. Targeted updates will be made based on today's meetings before reposting. An online survey is also available that allows anyone to review the draft and provide comments. The open comment period will end the first week of January. Once additional feedback is incorporated, a revised draft will be distributed to the committee.

Committee will meet one more time in the February to March timeframe as part of a joint public hearing with the Planning & Zoning Commission. Date will be confirmed as quickly as possible. Two public hearings are required, so there will be one meeting in the evening and one in the morning. All committee members are encouraged to participate and share their feedback as the process moves forward. Assuming the Planning & Zoning Commission hearings go well, the draft General Plan will go to Council sometime in April. There is no firm date set for the election, but I believe it is going to be late 2015.

Right now is the critical period as we are trying to get as much feedback as possible. Our public turnout has been lighter than we would like to see so we could use your help in rounding people up and getting them to pay attention to this very important process.