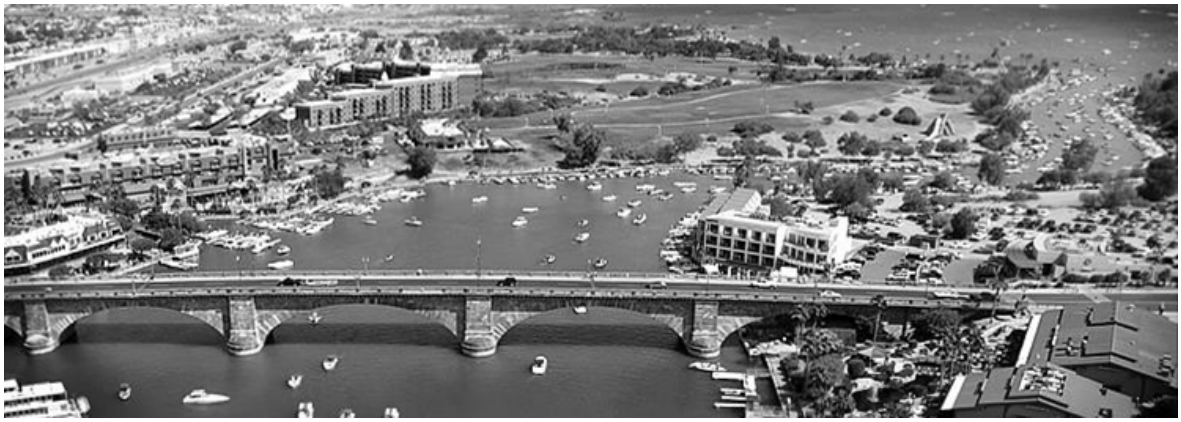
LAKE HAVASU CITY

2016 General Plan



Adopted – July 2015

CLARION

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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 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 to 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 meetings 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 Lake Havasu City Convention & Visitors Center and Chamber of Commerce), 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 1, September 8 and 9, October 30, 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 were held with the Planning and

Zoning Commission on March 17 and 18, 2015; April 29, 2015; and May 20, 2015. At the hearing on May 20, 2015, the Planning and Zoning Commission recommended that the draft General Plan be forwarded to the City Council for approval. The General Plan was unanimously adopted by the City Council at a final public hearing held on July 28, 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. The ratification election is tentatively scheduled for spring 2016.

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.

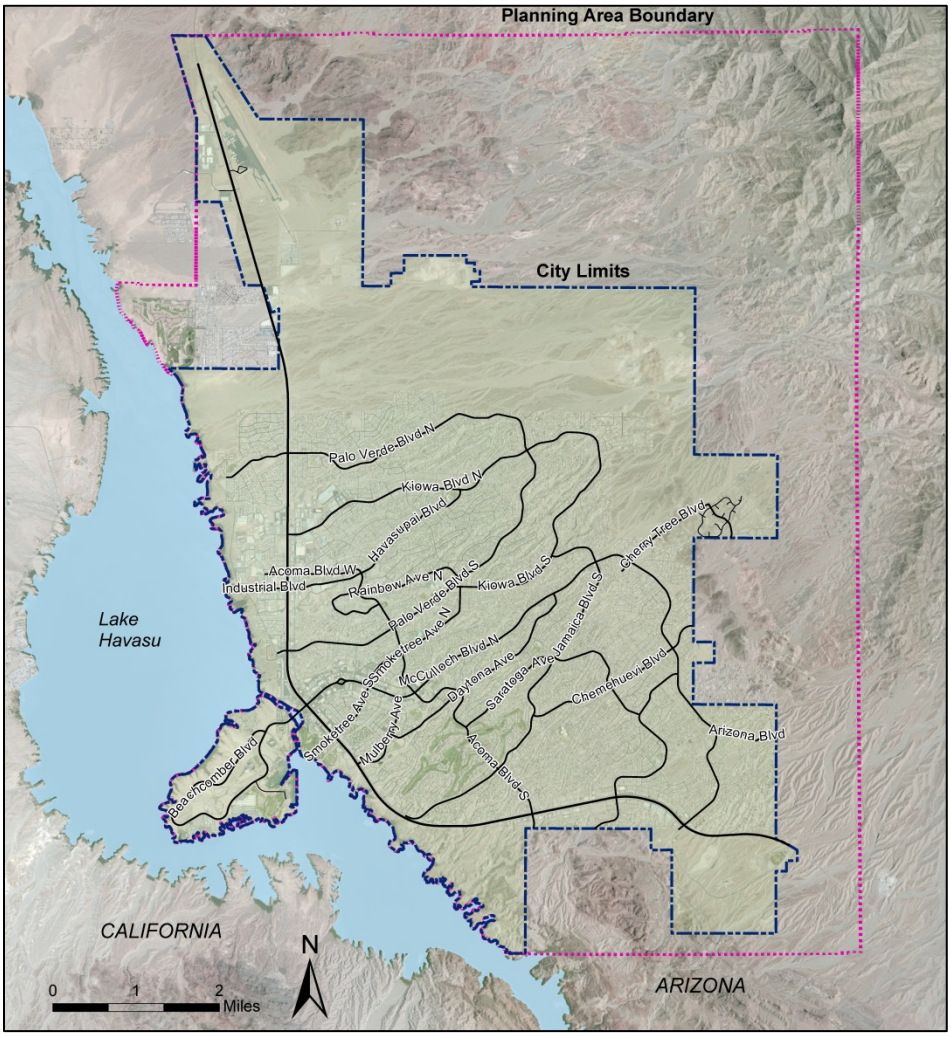

Figure 1.1: Lake Havasu City Planning Area Boundary

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 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**
Chapter 10: Community Safety	
Safety	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

Photo: Lake Havasu City Convention & Visitors Bureau

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.

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.

- Insert 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. Undeveloped lots that remain 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."
- **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 were renewed 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. 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 20) 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.

INSERT GROWTH MANAGEMENT PLAN MAP HERE

SUPPORTING PLANS AND STUDIES

- 2010 Lake Havasu City Water Conservation Plan
- Low-Water Plant and Tree Guide: Water Wise Communities

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Chapter 4: Land Use

Photo: Lake Havasu City Convention & Visitors Bureau

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

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 a number of 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.

- **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:*** Continue to 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 maintain a range of student housing options and supporting services for ASU students on campus or within close proximity to campus as enrollment grows.

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, 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 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 in originally platted areas, where scenic views of Lake Havasu will remain a basic component in determining the City's future vertical form. Non-residential developments in these areas should retain a character defined by low buildings, ample open space, and transitional buffering to adjacent residences. Taller, mid-rise structures such as offices, hotels, and other uses should be concentrated in D, along the Bridgewater Channel, or on the Island.
- ***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.

FUTURE LAND USE MAP

FUTURE LAND USE MAP (ISLAND AND SHORELINE)

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 applicable development standards and 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.

TABLE 3-1. LAND USE CLASSIFICATIONS

Land Use Category	Gross Density Range/ Size	Uses	Location/Characteristics
Residential			
Rural Residential	0-4 du/ac	***Primary:*** Large-lot, low density single family housing ***Secondary:*** Accessory structures	• 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.
Low-Density Residential	4-6 du/ac	***Primary:*** Single family housing ***Secondary:*** Schools, parks, recreation, and religious uses in a neighborhood setting; accessory structures	• 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.
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.	• Intended to provide opportunities for a mix of housing options and densities. • Areas should be located within proximity to schools, parks, shopping, and employment. •
High-Density Residential	10-20 du/ac	***Primary:*** Attached single-family residences, townhouses, patio homes, apartments/condos, and co-housing and live/work dwellings. ***Secondary:*** High density planned communities; accessory structures	• 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.

TABLE 3-1. LAND USE CLASSIFICATIONS			
Land Use Category	**Gross Density Range/ Size**	**Uses**	**Location/Characteristics**
Resort			
Resort	7-25 du/ac	***Primary:*** Visitor accommodations, including hotel facility complexes.	• 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. •
Resort-Residential	Varies	***Primary:*** Mixed use and resort-residential development ***Secondary:*** Accessory structures	• 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.
Resort-Related	Varies	***Primary:*** Service, commercial, and retail uses, such as boat rentals, sales and repairs, hotels, motels, restaurants ***Secondary:*** Recreational uses such as marinas, golf courses, parks, and recreation trails; accessory structures	• 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.

TABLE 3-1. LAND USE CLASSIFICATIONS			
Land Use Category	**Gross Density Range/ Size**	**Uses**	**Location/Characteristics**
Resort-Related Island	Varies	***Primary:*** Medium- to high-density resort residential uses, such as condominiums, townhomes, patio homes, and extended stay timeshares/hotel. ***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.	• 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.
Resort-Related Mainland	Varies	***Primary:*** Medium- to high-density resort residential uses, such as condominiums, townhouses, and apartments. ***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.	• 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 commercial element of not less than 10 percent. • Land use category does not allow RV resorts, manufactured home parks, or campgrounds.

TABLE 3-1. LAND USE CLASSIFICATIONS			
Land Use Category	**Gross Density Range/ Size**	**Uses**	**Location/Characteristics**
Commercial/Mixed-Use/Employment			
Commercial/ Mixed-Use	Varies	***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. ***Secondary:*** High density residential; accessory structures.	• 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.
Commercial/ Mixed-Use/ Nodal	Varies	***Primary:*** Intensive types of commercial ***Secondary:*** High density residential; accessory structures.	• 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.
Neighborhood Commercial Centers	Typically less than 1.5 acres per corner	***Primary:*** Neighborhood-scale retail and service commercial uses ***Secondary:*** Accessory structures	• 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.
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.	• 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.

TABLE 3-1. LAND USE CLASSIFICATIONS			
Land Use Category	**Gross Density Range/ Size**	**Uses**	**Location/Characteristics**
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.	• 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.
Parks/Open Lands			
Parks/Open Space	N/A	***Primary:*** Open space, parks, recreational opportunities ***Secondary:*** Rural Residential, agricultural; accessory structures	• 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.
Mountain Protection Area	N/A	***Primary:*** Open Space ***Secondary:*** Rural Residential; Accessory structures	• 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.

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 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 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.

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.

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	1503	14,402,591
Employment	0.20	2,872	2010	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

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.

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 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.1: PROTECTION OF ESTABLISHED NEIGHBORHOODS

Goal HN.1.1: Preserve and enhance the character and quality of established neighborhoods within the original site of Lake Havasu.

HN.1.1.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.1.1.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.1.1.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.1.1.d – *Infrastructure Improvements:* Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.

HN.1.1.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.1.1.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.1.2: Promote the mitigation of impacts from non-residential uses near residential areas.

HN.1.2.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.1.2.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.1.2.c - ***Mitigation of Development Impacts***: Protect residential development by minimizing adverse manmade impacts through corrective abatement measures, when necessary.

GUIDING PRINCIPLE HN.2: A MIX OF HOUSING OPTIONS TO MEET THE SHORT AND LONG-TERM NEEDS OF THE POPULATION

Goal HN.2.1: Expand housing variety.

HN.2.1.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.2.1.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.2.1.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.2.1.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.2.2: Create high quality residential neighborhoods that provide safe and convenient access to open-space and recreational opportunities, schools, and essential services.

HN.2.2.a – ***Location Efficient Development:*** Strongly encourage new residential development 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.2.2.b - ***Neighborhood Identities:*** Strongly encourage a variety of features in new planned neighborhoods that contribute to a distinct identity, such as a mix of housing types, a mix of architectural styles, and

supporting uses to meet the needs of area residents. In addition, encourage new developments that relate positively to adjacent existing development.

HN.2.2.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.2.2.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.2.2.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.2.2.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.2.2.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.2.2.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.

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

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.

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.

KEY ISSUES AND OPPORTUNITIES

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

Photo: Lake Havasu City Convention & Visitors Bureau

- **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.
- **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 were renewed 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

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 (MCEDD)**—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 McCulloch 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, Desert Storm, 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, 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 Boating Association World Finals, Thunder on the River, 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—*State Trust land*: 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 Community Revitalization/Economic Development Plan (anticipated completion October 2015)
- 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

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.

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 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 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.

Goals and policies in this chapter reflect input received from the community as part of the General Plan update process and an overall 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 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 (ADOT), 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 (ADOT) will continue to be facilitated.
- **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: Prior to ratification, 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: Prior to ratification, 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. Ongoing funding to maintain and potentially expand these services over time will remain an important consideration going forward.

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

PEDESTRIAN AND BIKEWAY SYSTEM

Note: Prior to ratification, 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 Downtown Lake Havasu and 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 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

- 2040 Regional Transportation Plan (RTP) (Anticipated to be completed, December 2015)
- 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 (ADOT)

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. The City's Aquatics and Recreation Division plays a critical role in developing and providing quality programs and recreational special events held citywide. 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.

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

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.

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 since 2002, supported by the 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan (ADOT), 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 (now the Aquatics and Recreation Division) 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, Lake Havasu City Convention & Visitors Bureau, Chamber of Commerce, Shoreline Acquisition and Preservation Commission, the Lake Havasu Museum of History, 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 Aquatics and Recreation Division 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 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 and 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.	• 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.	• 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.	• 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.	• 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.	• 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.	• 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

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 (ADOT)

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 - *Service Fees:* Revisit and update service fees periodically 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.

INSERT PUBLIC FACILITIES AND SERVICES PLAN MAP

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:

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

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.

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

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 MANAGMENT		
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 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 MANAGMENT		
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	O
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)	O
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	O
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	**O**
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 MANAGMENT		
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	O
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	O
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	O
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	O
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
Encourage 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	O
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	O

LAND USE AND GROWTH MANAGMENT		
Action	**Lead/Partners**	**Priority**
Chapter 7: Circulation		
Note: Additional recommended actions for this chapter to be added as necessary as a result of the MPO's 2040 Regional Transportation Plan process.		
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, Mohave County	1
GUIDING PRINCIPLE CC.2: A CONNECTED COMMUNITY AND REGION		
Coordinate with the Lake Havasu Metropolitan Planning Organization, ADOT and Mohave 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, Mohave County	O
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	O
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	O

LAND USE AND GROWTH MANAGMENT		
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		
Continue to facilitate the creation of continuous, permanent, system of open space corridors by: • 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.	**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)	O
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)	**Lead:** Community Services (Planning and Zoning) **Involves:** Planning and Zoning Commission, Mayor and City Council	1
Continue to pursue acquisition of the Lake Havasu shoreline, placing the highest priority mainland shorelines.	**Lead:** Mayor and City Council **Involves:** Community Services (Planning and Zoning), Planning and Zoning Commission	O
GUIDING PRINCIPLE OS.3: A HEALTHY, LIVABLE, ENGAGING, AND ACTIVE ENVIRONMENT FOR ALL RESIDENTS		
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.	**Lead:** Mayor and City Council **Involves:** Community Services (Planning and Zoning), Planning and Zoning Commission	O
Provide continued support for educational or arts and cultural related events, activities, and demonstrations.	**Lead:** Mayor and City Council **Involves:** Community Services (Planning and Zoning), Planning and Zoning Commission	O
Chapter 9: Public Facilities and Services		
GUIDING PRINCIPLE PF.1: A FUNCTIONAL AND EFFICIENT SYSTEM OF PUBLIC FACILITIES AND COMMUNITY SERVICES		
Continue to use the 10-year Capital Improvements Plan as a tool to guide infrastructure, public facility, and service development.	**Lead:** Operations (Water and Wastewater Divisions) **Involves:** Operations (Maintenance Services) Community Services (Planning and Zoning), Planning and Zoning Commission, Mayor and City Council	O
Continue to monitor police, fire, and EMS service levels annually and plan for improvements as necessary.	**Lead:** Fire Department, Police Department **Involves:** Mayor and City Council, City Manager's office, Community Services (Planning and Zoning)	O
GUIDING PRINCIPLE PF.2: COST-EFFECTIVE DEVELOPMENT AND SERVICE DELIVERY		
Continue to apply cost/benefit analysis on all potential annexations and new development project submittals.	**Lead:** Finance **Involves:** Mayor and City Council, City Manager's office, Community Services (Planning and Zoning)	O

LAND USE AND GROWTH MANAGMENT		
Action	**Lead/Partners**	**Priority**
Chapter 10: Community Safety		
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, Federal Government	O
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	O
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	O

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	• Any land use change of 5 or more acres that requires a change to the Future Land Use Plan Category.	• Any proposed land use change of more than 40 acres
Minor Amendment*	• 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.	• 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.
**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.*		

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

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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Appendix D: Public Engagement Summary

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