

APPENDIX

15.1 Development Evaluation Checklist

The Development Evaluation Checklist is a tool to determine the impact of a development project on land use, environmental, social and welfare conditions. The checklist is adopted from the National Environmental Policy Act of 1969 (NEPA), Council on Environmental Quality (CEQ) regulations and tailored toward the county. It will assist in case report analysis for rezoning and special use permit applications. It will also comply with legal requirements of *Growing Smarter Plus*.

The checklist identifies important resources to consider when reviewing a development proposal. Supporting documentation should provide background information on the level of impact anticipated to these resources.

The checklist categorizes the following Impact Categories:

- Conformance to Existing Plan
- Land Use Compatibility
- Natural Resources
- Public Infrastructure
- Natural Environmental Conditions
- Manmade Environmental Conditions
- Health, Safety and Welfare

INSERT Development Evaluation Checklist

INSERT Development Evaluation Checklist

INSERT Development Evaluation Checklist

15.2 Core Contact List

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Core Contact List (continued)

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15.4 Glossary

Action - A statement prescribing a specific course of action to implement stated policies and priorities.

Adequate Public Facilities (APF) - Facilities and services (including water and sewer systems, fire protection, sheriff sub-stations, schools and roads) that are available and have the capacity to serve new development without reducing levels of service below established minimum standards.

Amendment - A formal revision, addition or suggested change made to an existing plan or statute (see *Minor* and *Major Amendment*).

Annexation - The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.

Aquifer - A geologic unit that contains sufficient saturated permeable material to yield usable quantities of water to a well or spring

Area of Jurisdiction - All unincorporated areas of Yuma County.

Arizona Revised Statutes (A.R.S.) - The revision and codification of the laws of the State of Arizona of a general or public nature adopted and enacted into law as “Arizona Revised Statutes.”

Arterial - Street classification in which roads are designated as major carriers of traffic that usually have 4 to 6 traffic lanes. Access from private property is limited and controlled. Intersections are to other major roadway facilities and generally have traffic signals.

Best Management Practices (BMPs) - Management techniques verified by scientific research that are practical, economically feasible and effective in reducing PM₁₀ particulate emissions.

Board (BOS) - Refers to the Yuma County Board of Supervisors. Composed of five elected members, the BOS plans and provides for the future growth and improvement of its area of jurisdiction through the adoption and enforcement of regulations, ordinances and plans.

Board of Adjustments (BOA) - A quasi-judicial board which hears zoning administration appeals and requests for variances.

Buffer Zones - An area of land separating two distinct land uses that acts to reduce or mitigate the effects or nuisances of one land use or the other.

Build-Out - Having no remaining land; fully developed to the maximum density permitted by adopted plans and zoning.

Capital Improvement Program (CIP) - A schedule and budget for the purchase or expansion of future capital improvements (land, land improvements, buildings, equipment, utilities and group purchases) to be carried out over a specified period of time.

GLOSSARY

Circulation Element - A required element of the comprehensive plan addressing the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate.

Citizens Advisory Group (CAG) - A component of the Public Information/Public Participation Program. CAGs are composed of voluntary citizens who provide input into the development of the *Yuma County 2030 Comprehensive Plan*.

Cluster; Cluster Development - A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that which could be constructed on the site under conventional zoning and subdivision regulations. The additional land that remains undeveloped is then preserved as open space and recreational resource lands.

Collector - Street classification in which roads are carriers of local traffic which funnel vehicles from local roads to major and prime arterials. Typically they have two traffic lanes and provide direct access to properties.

Community Development -A process that involves activities in each of the following categories: recreational opportunities and open space, industrial development, commercial development, comprehensive planning, housing, urban renewal and the modernization of local government. If combined in the right proportions these activities will insure the balanced physical and social development of a community.

Comprehensive Plan - A statement of development goals, objectives and policies which may include maps, charts, graphs and text which set forth standards for local growth and development under the provisions of A.R.S. Comprehensive Plans are developed to provide guidance that will bring about the coordinated physical development in accordance with present and future needs.

Community Water System - A water system which supplies drinking water to 25 or more of the same people year-round in their residences.

Compliance - The act of meeting all local, state and federal regulations.

Conservation Easement - An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition; retaining such areas as suitable habitat for fish, plants or wildlife; or maintaining existing land uses.

Contaminant - Anything found in water (including microorganisms, minerals, chemicals, radionuclides, etc.) which may be harmful to human health.

Cost of Development Element - An element of the comprehensive plan that proposes means for new development to pay a fair share towards infrastructure cost (see *Impact Fee*).

GLOSSARY

Critical (or sensitive) Areas - Includes wetlands, sensitive fish and wildlife, recharge for groundwater aquifers, flood prone and geological hazardous areas (such as landslide areas, earthquake fault zones and steep slopes).

Cultural Resource - A site or structure which is part of the area's heritage and typifies a particular stage of human activity in the area. Includes archeological, historic buildings and undisturbed natural sites that have historic or prehistoric associations including those with paleontological (fossil) specimens.

Density (Residential and Population) - For residential development, density means the number of housing units per acre. For population, density means the number of people per square mile.

Density Bonus - The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned or designated. The provision or preservation of an amenity at the same site or at another location is usually provided in exchange.

Design Standards - A standard contained in a land use regulation which relates to design of a subdivision, site plan or structure.

Developer - An individual, partnership or corporation (or agent thereof) that undertakes development activities covered within the scope of a comprehensive plan and associated ordinances.

Development Agreement - A legal agreement between two parties (generally, a jurisdiction and a developer) that states the conditions that each will meet for a development project. The agreement may specify conditions necessary when development of the property occurs including consistency with the comprehensive plan. Infrastructure provision is commonly the emphasis of a development agreement.

Development Corridors - Identified areas with defined boundaries where development is prioritized and/or encouraged to occur based on infrastructure capacities and associated cost.

Development Criteria - Factors that are used to evaluate the readiness or potential of a specific residential, commercial or industrial parcel of land to be developed as it relates to the goals stated in the comprehensive plan.

Easement - A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Economic Development - The process in which local governments or community-based organizations engage to stimulate or maintain business activity and/or employment. The goal is to stimulate local employment opportunities in sectors that improve the community, using existing human, natural and institutional resources.

Effluent - The water that has been collected in a sanitary sewer for subsequent treatment in a facility that is regulated pursuant to A.R.S. Title 49, Chapter 2. Such water remains effluent until it acquires the characteristics of groundwater or surface water.

GLOSSARY

Environmental Assessment - The procedure for analyzing the impacts of some proposed action on a given environment and the documentation of the analysis.

Environmental Element - An element of the Comprehensive plan containing the analysis to address anticipated effects, if any, of plan elements on air quality and natural resources associated with future development.

Environmental Impact Statement (EIS) - A detailed statement describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

Equestrian Trail - A path or route that provides for the use of horses.

Farmland of Statewide or Local Importance - Land that is used for the production of food, feed, fiber, forage or oilseed crops as determined by the appropriate state or local government agency.

Flood Hazard Area - A lowland or relatively flat area adjoining inland waters that is subject to a one percent or greater chance of flooding in any given year. Also known as the 100-year floodplain and identified within the Yuma County Flood Plain Protection Ordinance.

Floodplain - The channel of the relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by floodwater.

Floodway - The channel of a natural stream or river and portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.

Goals - Defines a long or short-term end toward which county programming or activities are ultimately directed. They are abstract, not fully measurable and broadly address a desired outcome that supports the Yuma County ~~2020~~ **2030** Comprehensive Plan purpose.

Grazing Allotment - An area of private, state or federal land where one or more operators graze their livestock. An Allotment may include one or more separate pastures; livestock numbers and seasons of use are specified for each allotment.

Greenbelt - An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Growth Management - The use of a wide range of techniques to influence the location, timing, type, character and rate of development desired by a community.

Groundwater - Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Growing Smarter Plus - legislation enacted to address growth related issues and preserve open space throughout the state.

Habitat - The type of environment in which an organism or group normally lives or occurs.

GLOSSARY

Habitat Management Plan - A written and officially approved plan for a specific geographic area which identifies wildlife habitat and related conservation and/or preservation strategies.

Historic Trail - A route, path or trail that is associated with some historic event or era.

Household - All persons living in a dwelling unit, whether or not they are related.

Impact Fee - A fee imposed on a development to help finance the cost of improvements or services.

Implementation Measure - An action, procedure or technique that carries out comprehensive plan policy.

Incentive Zoning - The granting by the approving authority of additional development capacity in exchange for the developer's provision of a public benefit or amenity.

Infill - Development of vacant parcels within areas that are already largely developed.

Influence Area - Means all property located within two miles of the exterior perimeter or fence line of the military installation or range or Arizona national guard site.

Infrastructure - The facilities and services needed to support land development.

Infrastructure Service Area Boundary - A boundary beyond which there are limitations or prescribed conditions on publicly financed extensions of water, sewer and street improvements.

Intergovernmental Agreement; Inter-local Agreement - A contractual agreement between Yuma County and another governmental entity.

Issue - Something of concern. A problem or challenge stemming from past and present growth and development activities, policies, lack of funding, combination thereof or other comprehensive planning factors.

Key Informational Resource Interviews (KIRI) - A research technique for obtaining perspectives, input and solutions on growth related issues from area and regional managers, agency heads, private industry professionals and other civic leaders considered stakeholders in the community.

Land Use Element - A required element of a comprehensive plan that recommends how lands within a county's jurisdiction should be utilized. Utilization includes land use designations or planning for specific uses.

Level of Service (LOS) - A standard used by government agencies to measure the quality or effectiveness of a service.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking events.

GLOSSARY

Major Amendment - A major amendment is an amendment to the Yuma County 2030 Comprehensive Plan (Plan) that represents a substantial alteration of the county's land use mixture or balance as established in the Plan's land use element for that area of the county. A major amendment shall be required for any proposed project that is a substantial change to the goals, objectives and policies of the Comprehensive Plan, the intent or direction of the Comprehensive Plan or represents a substantial alteration of the county's land use mixture and balance established by the Comprehensive Plan.

Manmade Hazard - Unpredictable act caused by human intervention which poses a threat to the health, safety and welfare of county residents. Inclusive of transportation accidents, chemical spills, fires, explosions, civil unrest and nuclear incidents.

Manufactured Home - A dwelling unit manufactured after June 15, 1976 which is fabricated either in whole or in large sections at a factory.

Manufactured Housing - Factory built, single family structure that meets the HUD Code standards; National Manufactured Home Construction and Safety Standards Act, HUD (US Department of Housing and Development) Code.

Minor Amendment - Any amendment that does not meet the criteria to be defined as a major amendment. A minor amendment may be heard in conjunction with a concurrent rezoning application.

Military Installation or Range or national guard site:

- a. Includes
 - i. United States Naval Observatory Flagstaff Station.
 - ii. Barry M. Goldwater Range.
 - iii. Yuma Proving Grounds.
 - iv. Buckeye Training Site
 - v. Camp Navajo.
 - vi. Florence Military Reservation.
 - vii. Papago Park Military Reservation.
 - viii. Picacho Peak Stagefield.
 - ix. Rittenhouse Training Site
 - x. Silverbell Army Heliport
- b. Does not include:
 - i. The Laguna Army Airfield.
 - ii. Any military airport or ancillary military facility as defined in Arizona Revised Statutes, Title 28, Chapter 25, Article 7.

Mixed-use Development - Developments designed to compliment and integrate a variety of uses (e.g., housing, commercial and/or offices in the same structure(s) or within close proximity of each other). These developments are intended to reduce dependency on the automobile and enhance a sense of community.

Multi-modal Transportation - A transportation system that includes several types (modes) of conveyances such as automobiles, rail, bus, car pooling, walking and bicycle.

Municipality - An incorporated city or town.

GLOSSARY

Natural Conditions - The condition existing prior to development, modification or disturbance.

Natural Hazard - Source of weather or geologically related danger which have a history of periodic occurrences and present a known threat. Inclusive of hurricanes, earthquakes, monsoons, tornadoes, flood prone areas, natural wildfires and unstable slopes.

Nonconforming Use - A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

Non-Point Source - Pollution consisting of constituents such as sediment, nutrients and organic and toxic substances from diffuse sources, such as runoff from agricultural and urban land development and use.

Objectives - Statements which are specific, attainable, measurable and support a means of achieving a goal.

Open Space - As defined by A.R.S. Title 11, Chapter 7, Article 2 §11-935.01 "...any space or area characterized by great natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources, or the production of food and fiber."

As defined by the *Growing Smarter Commission*, "Land that is suitable for public protection from development by virtue of some quality that is public good. This could be food, fiber, recreation, natural hazard or some rare geological, cultural or biological feature."

As defined by A.R.S. Title 37, Chapter 2, Article 4.2. (3) "land that is generally free of land uses that would jeopardize the conservation and open space values of the land or development that would obstruct the scenic beauty of the land."

Open Space and Recreational Resource Element- An element of the Comprehensive Plan to address the identification, dedication and location of open space and recreational resources.

Open Space Site - A tract of land in or near residential subdivisions, apartment complexes, manufactured home and recreational vehicle parks to meet the local recreational needs and desires of the residents. Such tracts shall include play areas, small parks, natural desert or areas of unusual scenic beauty.

Ordinance - A law or regulation set forth and adopted by a governmental authority.

Overlay Zone - A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zoning.

Park - A highly developed parcel of land that includes a variety of active (i.e., baseball/softball diamonds, court sports, etc.) and passive (i.e., seating areas, walking paths, etc.) recreational areas.

Performance Indicator - A measure establishing progress toward achieving a desired goal. Tabulated and reported on an annual basis in order to monitor the effectiveness of the *Yuma County 2020–2030 Comprehensive Plan*.

GLOSSARY

Performance Indicator Element -An element of the comprehensive plan that establishes indicators to periodically measure and assess the overall effectiveness of the Yuma County 2030 Comprehensive Plan.

Planning Area - Assigned areas of the county used to delineate the accumulation of baseline data to define the different conditions, needs and issues that exist immediate to geography, economy, demographics, ethnicity and regional perspectives.

Planning and Zoning Commission (P&Z Commission) - Consists of ten residents from the county; two from each of five Supervisory Districts. Appointed to a four year term and serves in the following capacity: (a) review matters related to growth; (b) make recommendations concerning land use to the Board of Supervisors; (c) review and make recommendations on the Yuma County Capital Improvement Program.

PM₁₀ - Particulate matter of 10 microns or less in diameter. A mix of solid particles and liquid droplets which are small enough to remain suspended in the air.

Public Information/Public Participation Program (PI/PP) - A program that supplements the public participation requirements of *Growing Smarter Plus* and the *Yuma County 2030 Comprehensive Plan*. The program guides efforts to educate and involve citizens in long range planning processes.

Policies and Priorities - An end toward which county activities are directed. Policies and priorities in the Comprehensive Plan are abstract, not fully measurable and broadly addresses an outcome identified in the Yuma County 2030 Comprehensive Plan. These Policies and priorities are dictated by Growing Smarter Legislation, staff and the citizens of Yuma County.

Point Source Pollution - Pollution that originates from an identifiable point.

Prime Agricultural Land - Land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed and other agricultural crops with minimum inputs. Prime farmland is land suitable for produce and melon crops located within the Yuma, Gila and Wellton Mohawk valleys.

Quality of Life - The personal perception of the physical, economic and emotional well-being that exists in a community or region.

Recreational Opportunity - Outdoor recreational activities which offer satisfaction in a particular physical or social setting. These activities are primarily hunting, fishing, wildlife viewing, photography, boating, biking, walking and camping.

Regional Coordination - Cooperative and productive interaction with agencies and organizations whose decisions and actions impact the health, safety and welfare of Yuma County residents.

Regulations - Guidelines for standardizing or promoting conformance.

Riparian Area - A geographically delineated area with distinct resource values that occurs within or adjacent to a natural perennial or intermittent stream channel or within or adjacent to a lake, pond or marsh bed maintained primarily by natural water sources.

GLOSSARY

Rural (unincorporated) - Land use and development which is characterized by low density residential. These areas typically receive limited public services.

Rural Conservation Development - A term describing the requirements of a rural cluster subdivision (see Cluster).

Rural Planning Area - See A.R.S. §11-806, (D)(3) “A boundary voluntarily created to aid the Planning Areas in providing a sound factual and policy basis for planning. Said boundary encourages development of non-regulatory incentives for compliance and accommodation of continuing traditional rural and agricultural enterprises.”

Safety Element - An element of the Comprehensive Plan that identifies and assesses the various natural and human threats and presents actions that can be used to minimize or mitigate their adverse impact to the residents and property.

Sensitive Receptors - Sensitive noise receptors of concern are generally identified as residences, schools, libraries, hospitals and recreation areas.

Services - The business of supplying a commodity (as electricity or gas) or service (as transportation) to any or all members of a community.

Silvaculture - Silviculture areas refers to lands adjacent to the Colorado and Gila River corridors. These lands are characterized by native riparian habitat types and wildlife species.

Species

Endangered: An animal or plant whose prospects of survival and reproduction are in immediate jeopardy.

Sensitive: A designation which is applied to species not yet officially listed but are under status review for proposed listing by the U.S. Fish and Wildlife Service.

Threatened: Any species which is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Sprawl - Low density, automobile-dependent development beyond the edge of service and employment areas.

Special Use Permit - A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in a zoning ordinance and authorized by the approving authority.

State Trust Lands (Trust Lands) - Any land that is owned or held in trust by the State of Arizona with proceeds from sales or leasing to be used primarily for state education.

Subdivision Regulations - An ordinance regulating the design and improvement of parcels that are split from the original parcel.

Sustainability - Community use of resources in a way that does not jeopardize the ability of future generations to live and prosper.

GLOSSARY

Threat Assessment - Identifying the scope, impact and mitigation of natural and manmade hazards to aid in planning for minimizing adverse effects.

Transfer of Development Rights (TDR) - Removal of the right to develop or build (usually described in number of dwelling units per acre) from one property (the sending area) and transfer of the right to a suitable property (the receiving area), in order to preserve open space, agriculture land and/or natural resources on the first property. Also known as the “purchase of development rights.”

Turbidity - The cloudy appearance of water caused by the presence of tiny particles.

Unique Farmland - Land other than Prime Farmland that is used for production of specific high-value food and fiber crops. It has the special combination of location, soil quality, growing season and moisture supply needed to economically produce sustained high quality or high yields of specific crops when treated and managed according to acceptable farming methods.

Urban—Land development of higher density and intensity which is characterized by services of an urban nature (e.g., central water/sewer, paved road with curb and gutter).

Variance - A departure from any provision of the zoning requirements for a specific parcel without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district.

Viewshed - The landscape that can be directly seen under favorable atmospheric conditions from a viewpoint or along a transportation corridor.

Vision, Visioning - A process where a collaborative statement is developed by citizens, elected and appointed officials or interested parties for a particular community. This statement describes the ideas, desired direction and perceptions for how the community should utilize and focus its resources in terms of development.

Visual Corridor - Scenic, gateway or aesthetically pleasing routes that help define the character of Yuma County. A visual corridor can have a variety of characteristics but primarily provide vistas of nearby mountains or show important cultural resources or features.

Water Quality - The chemical, physical and biological characteristics of water with respect to its suitability for a particular use.

Water Resource Element - A required element of the Comprehensive Plan that addresses the availability of surface water, groundwater and effluent water supplies.

Watershed - A watershed is the entire region drained by a waterway that drains into a body of water.

Water Table - The upper limit of the soil or underlying rock material that is wholly saturated with water.

GLOSSARY

Well Protection Area - The area surrounding a drinking water well or well field which is protected to prevent contamination of the well(s).

Wetlands - Permanently wet or intermittently flooded areas where the watertable (fresh, saline or brackish) is at, near or above the soil surface for extended intervals; where hydric wet soil surface conditions are normally exhibited and where water depths do not exceed two meters.

Wilderness - An area formally designated by Congress as part of the National Wilderness Preservation System.

Withdrawal - An action that restricts the use of public lands.

Yuma Regional Development Plan - A common set of land use development policies for the future economic growth and development of lands within the incorporated and unincorporated areas in Yuma County.

Zoning - The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zoning District - Any portion of a county in which the same set of zoning regulations apply.

Zoning Ordinance - An ordinance adopted by the Board of Supervisors which contains zoning regulations together with necessary maps and/or descriptive data setting forth the precise boundaries of zoning districts within which the various zoning regulations are effective (see Ordinance).

Zoning Regulations - Provisions governing the use of land or buildings, or both; the height and location of buildings, the size of yards, courts and open space, the establishment of setback lines and such other matters as may otherwise be authorized within the enabling statutes and which the Board of Supervisors deems suitable and proper.

GLOSSARY

Glossary definitions were obtained from the following documents:

The New Illustrated Book of Development Definitions, Center for Urban Policy Research, 1993; Moskowitz & Lindbloom;

Principles and Practice of Urban Planning, International City Manager's Association, 1968; Goodman & Freund;

Planning Local Economic Development, Glossary, Sage Publications, 1994;

The Zoning Dictionary, Lehman & Associates, 1999;

Drinking Water Glossary, <http://www.water.epa.gov/drink/resources/glossary.cfm>;

Final Yuma District Resource Management Plan and Environmental Impact Statement, Glossary, Bureau of Land Management, United States Department of Interior, 1985; and, *Soil Survey of Yuma-Wellton Area*, Glossary, United States Department of Agriculture, 1978

Any terms not defined within this Glossary will be referred to and determined by the updated 2004 Arizona Department of Commerce Planning and Zoning Handbook.

15.5 Zoning Comparison Table

Comparison of Zoning	2000	2011	2020
Zoning Designation	Total Acres	Total Acres	Total Acres
RA-40 - Rural Area - 40 acre minimum parcels	659,929	704,051	703,787
RA-20 - Rural Area - 20 acre minimum parcels	330,766	253,045	252,206
RA-10 - Rural Area - 10 acre minimum parcels	28,198	54,399	52,867
RA-5 - Rural Area - 5 acre minimum parcels	1,697	2,092	2,092
SR-4 - Suburban Ranch - 4 acre minimum parcels	124	151	183
SR-3 - Suburban Ranch - 3 acre minimum parcels	126	179	190
SR-2 - Suburban Ranch - 2 acre minimum parcels	3,187	3,291	3,299
SR-1 - Suburban Ranch - 1 acre minimum parcels	2,212	2,295	2,298
SSB-20 - Suburban Site Built - 20 acre minimum parcel	0	0	0
SSB-10 - Suburban Site Built - 10 acre minimum parcels	0	0	0
SSB-5 - Suburban Site Built - 5 acre minimum parcels	65	390	310
SSB-4 - Suburban Site Built - 4 acre minimum parcels	0	106	72
SSB-3 - Suburban Site Built - 3 acre minimum parcels	3	57	55
SSB-2 - Suburban Site Built - 2 acre minimum parcels	562	2,273	1,995
SSB-1 - Suburban Site Built - 1 acre minimum parcels	11	132	55
SH-20 - Suburban Homestead - 20 acre minimum parcels	0	0	0
SH-10 - Suburban Homestead - 10 acre minimum parcels	0	0	0
SH-5 - Suburban Homestead - 5 acre minimum parcels	0	0	0
SH-4 - Suburban Homestead - 4 acre minimum parcels	0	0	0
SH-3 - Suburban Homestead - 3 acre minimum parcels	0	0	0
SH-2 - Suburban Homestead - 2 acre minimum parcels	0	0	0
R-1-40 - Low Density Residential - 40,000 sq. ft. minimum parcels	2,793	3,196	3,174
R-1-20 - Low Density Residential - 20,000 sq. ft. minimum parcels	624	648	630
R-1-15 - Low Density Residential - 15,000 sq. ft. minimum parcels	0	0	0
R-1-12 - Low Density Residential - 12,000 sq. ft. minimum parcels	149	316	315
R-1-8 - Low Density Residential - 8,000 sq. ft. minimum parcels	230	382	335
R-1-6 - Low Density Residential - 6,000 sq. ft. minimum parcels	1,583	1,326	1,099

Comparison of Zoning Continued

Comparison of Zoning	2000	2011	2020
Zoning Designation	Total Acres	Total Acres	Total Acres
R-2 - Medium Density Residential - 4,000 sq. ft. minimum parcels	285	418	411
R-3 - High Density Residential - 4,000 sq. ft. minimum parcels	120	88	92
MHS-20 - Manufactured Home Subdivision - 20,000 sq. ft. minimum parcels	218	293	276
MHS-15 - Manufactured Home Subdivision - 15,000 sq. ft. minimum parcels	0	0	0
MHS-12 - Manufactured Home Subdivision - 12,000 sq. ft. minimum parcels	0	1	2
MHS-10 - Manufactured Home Subdivision - 10,000 sq. ft. minimum Parcels	340	310	259
MHS-8 - Manufactured Home Subdivision - 8,000 sq. ft. minimum parcels		0.63	1
MHS-6 - Manufactured Home Subdivision - 6,000 sq. ft. minimum parcels	0	1	3
MHS-4.5 - Manufactured Home Subdivision - 4,500 sq. ft. minimum parcels	1434	731	711
MHP - Manufactured Home Park - 3,200 sq. ft. minimum parcels	618	636	639
RVS - Recreational Vehicle Subdivision - 3,200 sq. ft. minimum parcels	3189	4209	4149
RVP - Recreational Vehicle Park - 1,200 sq. ft. minimum parcels	1238	1170	1156
RC - Residential Commercial	0	0.28	0.28
C-1 - Local Commercial	627	514	512
C-2 - General Commercial	2067	2017	1599
LI-8,000 - Light Industrial-8,000 square foot minimum	4424	4350	
LI-20,000 - Light Industrial-20,000 square foot minimum	0	0	0
LI-1 - Light Industrial-1 acre minimum	0	7	7
LI-2 - Light Industrial-2 acre minimum	0	31	21
LI-5 - Light Industrial-5 acre minimum	0	25	
HI-8,000 - Heavy Industrial-8,000 square foot minimum	6410	8897	7739
HI-20,000 - Heavy Industrial-20,000 square foot minimum	0	0	40
HI-1 - Heavy Industrial-1 acre minimum	0	10	2
HI-2 - Heavy Industrial-2 acre minimum	0	2	71
HI-5 - Heavy Industrial-5 acre minimum	0	71	162

Comparison of Zoning Continued

Comparison of Zoning	2000	2011	2020
Zoning Designation	Total Acres	Total Acres	Total Acres
II - Intensive Industrial	0	162	162
PD - Planned Development	0	1035	1029
PF - Public Facilities	0	0	0
AD - Airport District	0	0	0
SA/RL - Sensitive Areas and Resource Land District	0	0	0
TCU - Transportation, Communications and Utilities District	0	7	10
VCO - Visual Corridor Overlay District	0	0	0
OS/RR – Open Space, Recreation and Resource Zoning District	0	0	0
II - Intensive Industrial	0	162	162