

# ARIZONA Planning Association

JUNE 2004

## BLM NATIONAL MONUMENT PLANNING

by Bill Towler

Printed in the January/February 2004 issue of "The Western Planner"

President Bill Clinton designated two new national monuments in January and November of 2000. Both are on the Arizona Strip, that portion of Arizona that lies north of the Colorado River and south of the Utah state line. The Grand Canyon-Parashant National Monument is in the north-west corner of Arizona in Mohave County and encompasses 1,054,264 acres. The lands in the monument are managed by the U.S. Bureau of Land Management and the National Park Service (Lake Mead National Recreation Area). The Vermilion Cliffs National Monument is in north central Arizona in Coconino County, consists of 294,000 acres, and is on land managed by the BLM.



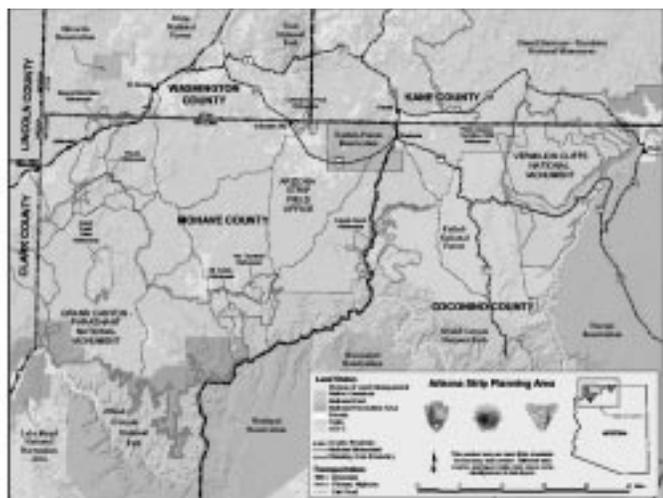
As stated in the proclamation, "The Grand Canyon-Parashant National Monument is a vast, biologically diverse, impressive landscape encompassing an array of scientific and historic objects. This remote area of open undeveloped spaces and engaging scenery is located on the edge of one of the most beautiful places on earth, the Grand Canyon. Full of natural splendor and a sense of solitude, this area remains remote and unspoiled...." The Parashant is one of the largest un-fragmented, isolated areas of land in the contiguous United States, supporting large-scale ecosystem processes. The monument contains outstanding geological, archeological, and biological resources to make it a treasure worthy of protection.

Descriptive language in the Vermilion Cliffs National Monument proclamation includes "the spectacular escarpment of the Vermilion Cliffs," "the stunning Paria River Canyon," "the geologically spectacular Coyote Buttes," and "long and rich human history." Much of the monument is atop the Paria Plateau, as remote an area as exists anywhere in Arizona.

The proclamations removed the monuments from mining and land disposal, prohibited off-road motorized vehicle use, required a transportation plan in the Vermilion Cliffs National Monument, and reserved previously existing valid rights including grazing leases. The Parashant is to be cooperatively managed by the BLM and Park Service, and Vermilion Cliffs is to be managed solely by the BLM. The monument designations changed the management emphasis on these lands. In addition, activities and uses have changed on the BLM lands in between the monuments. Therefore, soon after the designations, the BLM began the process of producing new management plans for the two monuments and a revision of the plan for the remaining Arizona Strip lands. The plans will be incorporated into one environmental impact statement.

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**BLM NATIONAL MONUMENT PLANNING,** *Continued from page 1*



**THE PLANNING PROCESS**

Planning began in the spring of 2001 with community based partnership and stewardship workshops in St. George, Utah and Kaibab Village and Page, Arizona. In October and December 2001, BLM staff and James Kent Associates staff went to each of the communities on the strip and in southern Utah to listen at gathering places and to talk to community members about issues and concerns related to

management of the strip. Residents were very appreciative of being approached in this manner. Individual communications and meetings have also been held with 16 Indian tribes and six Navajo chapters on and near the strip since February 2000.

The official initiation of the planning process was the Notice of Intent published in the Federal Register on April 24, 2002. This was followed by a series of 11 open houses for identifying issues and gathering preliminary comments and ideas. The open houses were in all of the communities on the strip as well as Flagstaff, Kingman, Peach Springs, Phoenix, Salt Lake City and Las Vegas. The open houses drew a total of 461 attendees. As a result of the open houses, 2,219 comments were received, of which 1,600 were form letters from The Wilderness Society members. The top five issues were transportation and access, wilderness, protection of resources, livestock grazing, and recreation.

Transportation involves which roads to keep open and which to close, what roads should be improved, if any, as well as off-highway-vehicle use. Because of the remote and un-fragmented nature of both of the monuments, wilderness was seen by some members of the public as the best possible protection for natural and cultural resources identified in the proclamations. Unfortunately, the ability of the BLM to recommend additional wilderness study areas was restricted by a settlement between Secretary of the Interior Gale Norton and Utah Governor Mike Leavitt in April 2003. BLM may continue to inventory for wilderness characteristics but cannot recommend any additional wilderness study areas during the planning process.

Protection of resources is focused on the issues identified in the monument proclamations including biological, archeological and historical, wildlife, threatened and endangered species, air and water quality, soils and solitude. Comments on grazing ran the gamut from suggestions to eliminate grazing entirely, to the economic importance of the retention of ranching. Recreational use is expected to increase as the monuments attract more visitors and as surrounding areas continue to grow.

The Scoping Report, containing a summary of all of the comments received, was issued September 26,

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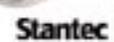


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2002. Since that time, the BLM has been working on gathering a large amount of additional information, including data on all of the existing routes, and has begun the process of developing a range of alternatives. Another series of community open houses to solicit comments on the preliminary alternatives was held this past spring in Mesquite, Fredonia, Flagstaff and St. George. The draft EIS was originally scheduled to be completed by September 2003 but has now been delayed until fall 2004. After an extensive public comment period and time to analyze the comments and revise the EIS, the final EIS is scheduled for publication with a Record of Decision by late fall 2005.



### COUNTY AND COMMUNITY PLANNING

Counties and communities in Arizona were mandated by Growing Smarter legislation enacted by the state legislature in 1998 and 2000 to update their comprehensive plans. Both Coconino County and Mohave County have completed and adopted new plans. Colorado City recently adopted an updated plan. In Coconino County, the Arizona Strip has historically received less attention than the rest of the county in the planning process. This is due to the total strip population, which in 2000 was 1,874, less than in 1990. Over half of the population is within the incorporated town limits of Fredonia, whose population also declined from 1,270 in 1990 to 1,036 in 2000. There is little or no development pressure with a very limited private land base. The monument planning being done concurrently with the county plan focused somewhat more attention on the strip during the comprehensive planning process.

### ARIZONA STRIP ALLIANCE

The Arizona Strip Regional Planning Task Force, formed in 1999 as a way for regional community, county, state and federal agencies to work together, was later reformulated as the Arizona Strip Alliance. The Alliance consists of elected representatives from the two Arizona counties; Garfield, Kane, and Washington counties in Utah; Fredonia and Colorado City, Arizona; Kanab and Hildale, Utah; Arizona and Utah state agencies; the BLM and Forest Service; and the Kaibab Paiute Tribe. The purpose of the alliance is to prepare position statements that reflect local community interests, private property rights, access, and year-round recreational and educational opportunities.

A subcommittee of the alliance, the landscape subcommittee, has also been meeting since 1999. It is composed of staff members of the local jurisdictions, federal and state agencies, tribal communities, and representatives of environmental groups, property owners and private property rights organizations. The group has been discussing how to develop a joint land use plan for the entire strip; however, without financial resources there has been little tangible progress. As a result of this committee, Coconino and Mohave counties entered into a memorandum of understanding in 2000 to cooperate on the development of a plan in coordination with the federal planning process. BLM staff participates on this subcommittee and, in fact, has been responsible for the resuscitation of the committee in

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## **BLM NATIONAL MONUMENT PLANNING,** *Continued from page 3*

the last few months due to the value of the committee in assisting with the BLM planning efforts.

### **COOPERATING AGENCIES**

The Department of Interior solicited the formal participation of state agencies, surrounding counties and communities, and Indian tribes in the planning process by inviting them to become cooperating agencies in the BLM and National Park Service planning effort on the Arizona Strip. This is a means by which local representatives can be at the table throughout the planning process in the development of alternatives and final recommended actions.

Coconino County had experience with this in serving as a cooperating agency in the development of the Tusayan Growth EIS for a proposed new gateway community at the South Rim of the Grand Canyon, Canyon Forest Village (see *The Western Planner*, June 1998). The county and the other cooperating agencies had a large role in shaping the outcome of the EIS. In this BLM process, Coconino and Mohave County have agreed to sign on as cooperating agencies, as have Fredonia and Colorado City.

The desire of the BLM in having cooperating agencies, such as the counties and communities, is to provide assistance in areas such as socioeconomics and local community interests. The purpose of the county involvement is to provide a framework for cooperation and coordination. As stated by BLM, cooperating agencies must bring something to the table; however this "something" does not have to be funds but can be staff expertise. Local staff must be willing to participate in all planning meetings, which for Coconino County planning staff means monthly trips to St. George, a nine-hour round trip drive. Fortunately, the drive is through some of the most spectacular scenery in the West.



### **THE DESIRED OUTCOME**

The desired outcome for the BLM is completion of three management plans for the two monuments and all of the remainder of the Arizona Strip BLM lands that balance a number of competing interests. These include the desire by some for wilderness designation for most of the monument lands and the closing of many of the roads, to the retention of historic uses such as grazing and the opening up of the lands to more year-round use by others.

Coconino County's interest is also to provide balance but to focus on conservation and resource protection that allows for economic interests to be protected. Even the most ardent property rights advocates would probably agree that there is little likelihood of new development or even road improvements within the monuments—but that provides opportunities for surrounding communities in providing the services to an expanding base of recreationists, from monument headquarters and visitor centers to tourist accommodations. Through its comprehensive plan development concurrent with BLM planning, Coconino County will support local community improvements that complement the monuments. For the monuments, the overall goal is to protect the remoteness, the spectacular resources, scenic, scientific and historic, and the natural splendor that caused them to be designated.

Bill Towler, AICP, is Community Development Director at Coconino County. Diana Hawks, BLM Planning Coordinator provided invaluable assistance with this article. For more information about the BLM planning, see the BLM web site at [www.az.blm.gov/asfo/index.htm](http://www.az.blm.gov/asfo/index.htm). Bill can be reached at [btowler@co.coconino.az.us](mailto:btowler@co.coconino.az.us) and Diana at [Diana\\_Hawks@blm.gov](mailto:Diana_Hawks@blm.gov).



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# A NEW ACTIVE CORE FOR MARYVALE VILLAGE

by Casey Stroud

Since the spring semester began in January, the Senior Planning Studio at Arizona State University has been working diligently to prepare an area plan that will create a vibrant pedestrian-oriented core for the Maryvale Village in Phoenix. This studio was team-taught by Dean Brennan and Alan Stephenson, both planners with the City of Phoenix Planning Department. The charge to the students was to develop a realistic plan that the community could use in the long term as a guide for future development in the village core.

The Maryvale Village Core is located in west Phoenix between Thomas and McDowell Roads and 75th and 83rd Avenues. It is home to the Cricket Pavilion and the Desert Sky Mall. The core area also houses big box retail uses including WalMart and Lowe's. The student team was composed of nine students: Ian Dowdy, Tricia Gomes, Casey Stroud, Pete Niess, Jeff Clawson, Jayne Abraham, Donna D'Agostini, Rick Williams, and Brandy Schade — all graduating seniors.

As part of the plan preparation process, the team met twice with the Maryvale Village Planning Committee and administered a survey in the Desert Sky Mall to include the citizens' reactions on the types of entertainment they would like to see in their community. Based on the meetings with the village planning committee, the results of the survey, the studio design process, and other data gathered by the team, they developed a plan that they proposed will be completed in two phases.

The Phase I will bring a pedestrian friendly atmosphere to the core by incorporation of mixed-use retail/residential/office spaces and outdoor dining and sales opportunities through the development of a courtyard environment. These functions are included in the "Desert Sky Promenade" located south of the Desert Sky Mall, which serves as a pedestrian link between the Desert Sky Mall and the Cricket Pavilion. The Desert Sky Promenade brings a nightlife atmosphere to the core to encourage people to stay in the area longer.

Phase I also includes a park and community center west of an existing elementary school and future



middle school. This will create a "Schools Component" in the core and allows the children to have after school activities both at school and at the community center. The last section of Phase I is a mix of medium to high density residential along Encanto Blvd. between 75th and 79th Avenues. The increase in residential units will bring people to the area to support existing and future retail development.

The Phase II will include more residential in the form of medium to high density residential located along Thomas Road between 83rd and 79th Avenues. Another key element added in the Phase II will be the West Valley Institute of Technology located in the "future" school component. This is a school where children can go while they are still attending high school and take specialized courses and receive a certificate for a specific trade. The last element proposed is an entertainment venue located along McDowell Road between 83rd and 79th Avenues. The entertainment venue is a symbol of the community and can be used for a variety of uses such as a mini amusement park, rodeo grounds, and/or fairgrounds. City staff will continue to work with the Maryvale Village Planning Committee to implement the ideas set forth in the Maryvale Core Plan.

# PROFESSIONAL DEVELOPMENT AND AICP SUMMARY FROM D.C.

by Kelli A. Sertich, AICP, CFM

Did you know that only two percent of AICP members are taking advantage of getting AICP Continuing Professional Development Program (CPDP) credits and receiving a CPDP certificate? Is it because we are not aware of the program or because it is not mandatory? To earn a certificate, an AICP member must accumulate at least 60 hours of CPDP credits in no more than three years. The member submits these credits on their CPDP log to the AICP office. The full CPDP log and other information is available at [www.planning.org/cpdp/index.html](http://www.planning.org/cpdp/index.html). Most, if not all of the AzPA's workshops have CPDP credits available, as do the sessions at the National Conference.

As a number of you are aware, the AICP exam is now being offered twice a year. The test now takes place at a computer center and the test is all on-line. I would like to have some feedback from individuals who recently took the exam to include in our next newsletter as a heads-up for future test takers. Did you like the format? How was the test? Was the AzPA workshop helpful? Another possible change regarding AICP certification is that the number of years of experience required before being eligible to take the exam may be increased. The Chapter Presidents Council voted unanimously against this change, as they were not given statistics as to why this was necessary. We will hopefully hear more on this.

The Ethics Code has been in the process of being revised. A draft should be available on-line in June, 2004. I participated in a workshop in D.C. where we reviewed portions of the code revisions and made comments. If you get a chance, check out the draft and make comment on the changes.

In general, the AzPA board will continue to offer professional development workshops throughout the year to give you the tools you need for your jobs. As always, we are looking for topics of interest or necessity. The board recently had some discussion on doing a next-level type of workshop for citizen planners. Currently the Department of Commerce offers basic training for planning and zoning commissioners and board of adjustment members. I look forward to hearing from you on any of the above items.



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# PRESCOTT'S STATE OF AFFAIRS

by Julie M. Pindzola, AICP

Reading and hearing about the goings on in other Arizona communities prompts me to outline a few of Prescott's upcoming Opportunities and Challenges—some of which may get some air play during the AzPA 2005 Conference.

The *Prescott 2003 General Plan* was approved by City Council in October 2003 and went to the voters in May. The new plan greatly expands the level of specificity to meet Growing Smarter requirements, while still retaining reasonable flexibility. It emphasizes the need for additional affordable housing and managing water resources responsibly (recall that Prescott AMA is in a declared state of groundwater mining).

The new *Land Development Code (LDC)* was crafted over 2.5 years time and adopted July 2003. This unified development code, which marries the zoning and subdivision regulations, goes into effect December 2004. The new code workup was intended to implement the 1997 General Plan, so it had to be checked with the 2003 General Plan to make sure it is implementing "the plan." Staff is in the process of revamping the citywide zoning map to reflect the new districts; 24 zoning districts are consolidating into 21 districts. This will take a large-scale rezoning process with all the regular notification requirements. There will be plenty of lessons learned to share with other planners regarding this once-in-a-career project.

*Water Resource Management* is another realm of immediate concern. In 1998-99, the Prescott Active Management Area (AMA) was declared to be in a state of groundwater mining. Since then, the draw

down has increased—due to urban and rural growth, the prolonged drought, and the lack of comprehensive basin-wide effluent recharge programs.

The city of Prescott has been working through its hydro-geological, financial, and political due diligence toward the purchase of the CV/CF Ranches in the Big Chino Basin, 17 miles northwest of Paulden. Utilizing 8,717 acre feet/yr of the 14,000 AF/yr legislated importation right is viewed by city officials as the only foreseeable way of supporting long-term growth and development within the tri-city jurisdictions. Further, the Prescott AMA is mandated to achieve safe yield by 2025 (i.e., groundwater outflow is to equal inflow). Beefed-up programs for new and retrofitted sewerage, effluent recharge, and water conservation—in addition to retiring irrigated grandfathered rights—are needed by all relevant jurisdictions for this goal to be achieved. There are also the stated concerns of Verde Valley water users that withdrawing from the Big Chino aquifer might affect the headwaters of the Verde River and the water levels of individual wells.

A \$55 million proposal is before the Prescott City Council for the ranch purchase and infrastructure development necessary to pump up to 8,717 AF/yr. Portions of that groundwater and its acquisition/development costs are to be shared with our neighbors Prescott Valley and Chino Valley. A new water development fee is in the offing for Prescott residents and developers to cover the Municipal Property Corporation (MPC) bonds. Open space conservation easements may be possible after the pipeline is up and running. Given all of this, "sustainability" takes on a very real meaning.



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## PRESIDENT'S MESSAGE

by Kelli A. Sertich AICP, CFM

The AzPA just recently received a question from a citizen regarding “good planning practices.” While there are common threads in planning practices across the United States and internationally, I have observed that communities/areas tend to shape planning practice to fit a number of variables within that area (such as environment, population, needs of the people). An East Coast city may consider a new 200 acre master planned community as a large development because the East is more built out and vegetated. However, in the Western states where vegetation is sparser and the land is flat, planners are facing new developments in the 5–10 square mile range. Population in these new developments of 40,000–70,000 will exceed the size of many existing cities and towns. Can you apply the same planning practices to both of these examples?

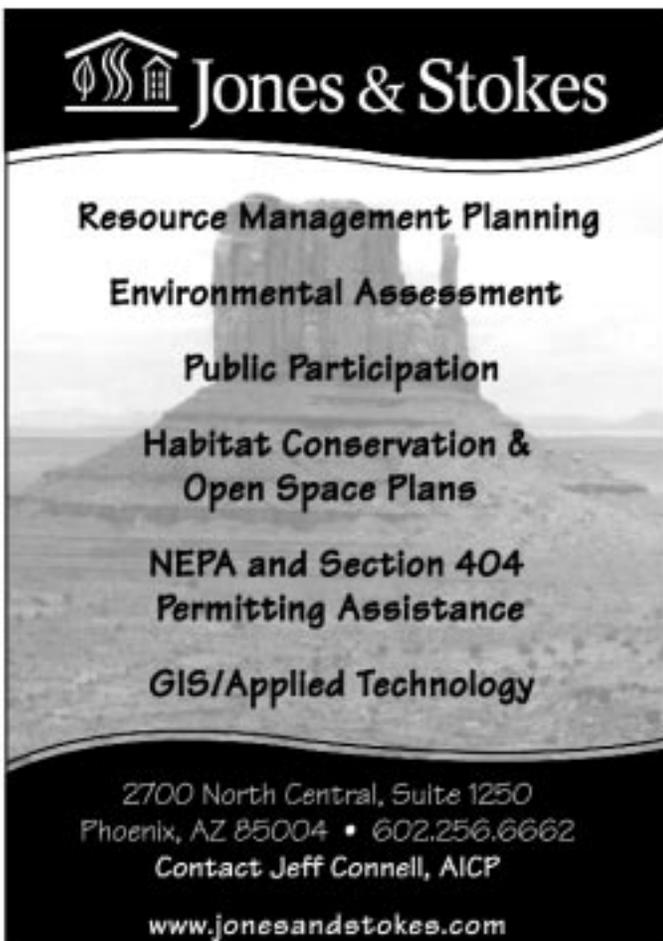
A few years back, I had the opportunity to work on a joint venture between planners in southern Arizona and the State of Sonora, Mexico. The project was to look at common practices in planning between the different countries. For the most part, practices and terminology were similar. A couple of key things interested me—Mexico required statewide plans to be done every 1–2 years and vacant land in Mexican urban areas were taxed higher than developed to encourage infill.

More recently, I received a copy of GROWTHNOGROWTH (The journal of Growth Management) in the mail. There are a number of articles summarizing sessions from this year's National Conference in D.C. It appears that the big box wars continue, but now union/non-union and other issues not usually related to planning are influencing zoning decisions. Range wars over water due to the drought are surfacing again—the new twist is cows verses golf courses. A number of growth management tools and topics are mentioned, such as transit and the impact of desalination plants. I glanced through a number of the articles and found them thought provoking. It made me long for the days when I was doing community development in the smaller cities, where you believe you can make a positive difference in the final outcome of growth for the area. I would like to note that I do not miss all of the meetings and doing code enforcement as part of that job.

Back in January of this year, I attended a forum put on by the Arizona Parks and Recreation Association (APRA). It was a great opportunity to discuss topics with a mix of professionals from different associations. One of the key topics was a statewide open space plan. The concept would give the opportunity to provide linked regional open space and a balance of open space throughout the state. In light of the pending state trust land reform, hazard mitigation plans, and other environmental planning issues, this statewide open space plan might be timely and beneficial. It might also help us shift toward a new trend on statewide planning.

Another experience that shaped my thought on the future of planning was attending a class on

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**PRESENT'S MESSAGE,** *Continued from page 8*

economics and transportation a few years ago. The class is taught to engineers and examples are given such as a new road is going through an area—do you go straight and cut through the middle of a community park because it's cheaper or do you look at the social and physical environment and curve around the park. Also, the instructor said congestion was a sign of a healthy economy. Now, as planners we try to relieve congestion through long range planning, transit, consideration of land use and so on.

So as practicing citizen and professional planners we should be pretty confused as to our direction. What I have seen in 24 years of practice is that the

planning profession is constantly evolving. We need more education and tools to do our jobs today than we did 20 years ago. (This is a personal observation, and also a subtle plug that we should take advantage of the AzPA workshops and conference training). Technology, new federal regulations, changing needs of the population, the environment, and a number of other issues are pushing us to continually re-evaluate our day-to-day planning practices. It is a good thing and what makes the profession forever challenging and exciting to me. You do not hear about too many retired planners because they do not want to give up this fantastic profession.



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# ARIZONA PLANNING ASSOCIATION ELECTIONS 2004

Please give serious consideration to running for a position on the board of directors for the Arizona Planning Association. This is a volunteer-run organization, and your active participation is the key to the success of the organization. What better way to give back to your profession than by serving as a leader of the organization?

The following vacancies need to be filled in the 2004 election process:

- Vice President for Professional Development
- Vice President for Conference 2006
- Treasurer
- Director at Large (2)
- Southern Section Director
- Student Directors (3)

The bylaws state the officers should be representative of the diverse constituent and geographic interests of the state. The board of directors meet six times a year, usually in Phoenix; yet, it is extremely important that the rural areas be represented on the board. Won't you in the rural areas help out by running for office? The deadline for submitting your candidate statement is August 2, 2004.

If you will consider being an officer and member of the Board of Directors for the Arizona Planning Association, please contact either:

Leila Anders, 928-373-5000, leila.anders@ci.yuma.az.us  
David Ullrich, AICP, 602-467-2200, dullrich@rbf.com

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*Arizona Planning* is a statewide publication of the Arizona Planning Association, a Chapter of the American Planning Association. As the primary communications tool of the State Chapter, this newsletter serves a vital role in the planning community. All APA members and other persons interested in planning are invited to participate by writing articles or submitting graphics. In addition to "Point of View" and stories about planning, we solicit "Network" pieces, job ads, letters to the editor, photos, maps or drawings that relate to planning.

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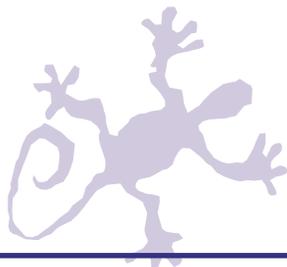


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**2004 Arizona Planning Association ■ Important Dates to Remember**

**JULY**

- 6 November AICP Exam Application Deadline
- 21 S. Section Lunchtime Roundtable Discussion
- 23 AzPA Board Meeting
- 28 Awards Committee Meeting
- 30 Newsletter Deadline

**SEPTEMBER**

- 22–24 AzPA State Conference  
Tucson, Arizona



**TO PUBLISH**

Articles should not exceed four pages, single spaced, 12 point font, formatted in Word Perfect or MS Word. Be sure to spell check your article. Graphics are encouraged: tables and charts saved as either Excel or Lotus (\*.xls or \*.wk4); pictures and maps saved in bitmap, tiff or eps format (\*.bmp, \*.tif, or \*.eps). Submissions should be e-mailed or sent on 3.5" disk to the newsletter editor, co-editor, or staff administrator. Please include your name, title, organization, phone number, and e-mail address.