



A.R.S. Section 9-461.07

C.1. – Land Use Element

A land use element that:

- (a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as may be appropriate to the municipality.*
- (b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.*
- (c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.*
- (d) Includes consideration of air quality and access to incident solar energy for all categories of land use.*
- (e) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.*

2 – Land Use Element

The main purpose of the General Plan is to improve quality of life in the Town of Quartzsite through the management of physical development. Goals, objectives and policies established in other various Elements of the General Plan express the Town’s desire for improved aesthetic design, manageable levels of traffic and noise, the enhancement of parks and recreation, economic development, etc. The direction of growth and the pattern of land uses affect the quality of life in the Town of Quartzsite. The Land Use Element is the one Element that has a direct impact on the other Elements of the General Plan, and it will serve as the central framework for the entire Plan.

The Land Use Element will establish a coherent pattern and general distribution of residential, commercial and industrial development which promotes compatibility amongst the varying land uses. A Land Use Map was formulated to provide a mechanism to direct growth and development in an orderly manner. The Land Use Element does not attempt to restrict growth, but rather, it guides growth to appropriate areas in order to prevent the environmental and fiscal impacts on the Town and its residents. This Element will also provide a means to estimate and coordinate future service needs for infrastructure and utility improvements. The existing land use pattern was taken into consideration and it will be retained as much as possible.

This element is structured in the following format: the Background and Existing Conditions section contains a review of demographic changes within the Town of Quartzsite from 1990 and 2000 as well as the growth and development patterns in the existing encompassing region. The section entitled Land Use Issues explores the current land use concerns regarding The Town of Quartzsite as it continues to develop through build-out and beyond. The Evaluation and Analysis section discusses population and development projections for the Town and a description of each land use designation included in the Land Use map. The Goals, Objectives and Policies, describe “what” the Town wishes to achieve for future development. The Action Plan identifies a list of projects to achieve these goals.



2.1 BACKGROUND AND EXISTING CONDITIONS

Although Quartzsite has a long history dating back to the mid-1850's, the Town was not incorporated until 1989. Much of the land uses that currently exist today were developed prior to the Town's incorporation. The existing limits of the Town of Quartzsite encompass thirty-six square miles, but a vast majority (approximately 19,360 acres/30.25 square miles) is contained in permanent open space land controlled by the US Bureau of Land Management (BLM). "Urban" development is primarily contained in a 3.75 square mile area bounded by Tyson Street on the north, Kofa Avenue on the west, and Plymouth Avenue on the east. The public land managed by BLM is within the La Posa Planning Area.

2.1.1 LA POSA PLANNING AREA

The La Posa Planning Area is located within both La Paz and Yuma Counties, with its focal point being the Town of Quartzsite. The planning area is approximately 798,700 acres and includes the La Posa Long Term Visitor Area (LTVA) and many heavily used short-term camping areas. This area receives several million visitor days of use each year. Many of the visitors come to the area during the mild winter months and depend on facilities and services in the Quartzsite area.

LA POSA LONG TERM VISITOR AREA (LTVA)

Due to the increase in winter visitors and the need to protect the natural environment, LTVAs were created in 1983. There are eight LTVAs in California and Arizona. The LTVA located two miles south of Quartzsite currently encompasses 11,400 acres and is outfitted with basic sanitary facilities. Also provided in the LTVA are trash containers, a water station, dump stations, contact stations, roads and telephones. Short-term permits are sold for \$20 and are valid for a seven day period and long term permits cost \$100 and are valid from September 15 to April 15. Camping is also allowed in five designated 14-day camping areas. Many of the 14-day camping areas are popular for localized events, but they do not contain facilities such as those provided in the LTVA. The 14-day designated camping areas include:

- Dome Rock Mountain Camping Area (Dome Rock)
- Road Runner Camping Area (Mile Marker 99)
- Scaddan Wash Camping Area (Southeast Section)
- Plomosa Road Camping Area
- Hi Jolly Camping Area (Mile Marker 112)

The popularity of the camping areas in the La Posa Planning Area and the amount of winter visitors that come to the Quartzsite area have a tremendous impact and



demand on the Town of Quartzsite. Indeed much of the land within the urbanized portion of Quartzsite is dedicated to recreational vehicle parks and other land uses that cater primarily to the travelers. However, during the summer months, many of the existing land uses are not able to support the permanent population. This General Plan Land Use Element examines issues affecting the year-round population but focuses primarily on the needs and issues of the permanent (summertime) residents.

2.1.2. DEMOGRAPHIC TREND

The decennial Census information provides us with important considerations regarding the growth of certain populations and homeownership. The Town of Quartzsite is the largest town in La Paz County and has seen significant change over the last decade. From 1990 to 2000, the population increased by eighty-three percent. The table below shows the demographic change over the last decade.

Population	1990	2000	Race & Ethnicity	1990	2000
Total	1,833	3,354	White	1,824	3,169
Under 18	316	191	Black	0	8
18 to 64	1,037	1,320	American Indian	9	39
65 +	480	1,843	Asian	0	9
Median Age	62	66.5	Other	0	129 ¹
			Hispanic Origin	105	169
Housing	Average Persons per Occupied Unit			1.93	1.81
Dwelling Units	2,296	3,186	Vacancy-Rent	48	51
Occupied Units	968	1,850	Vacancy-Own	29	60
Families	615	1,176	Vacancy-		
Households	820	1,850	Seasonal Use	1,219	1,058
¹ - Includes individuals who identified Two or More Races (40), Other Race (87) and Pacific Islander (2) Source: US Census 2000					

HOMEOWNERSHIP

Homeownership during this same ten year period in Quartzsite increased dramatically, by 193%. The extremely low vacancy rate (as shown on the table above) also reflects the fact the homeownerships rates have risen. This suggests that there is a need to develop more residential areas. Indeed, several people at the public workshops and respondents to the public survey distributed have expressed a need for more permanent single family residential developments.



AGE

The population of Quartzsite is aging. The median age in 1990 was 62 years, in 2000 it was 66.5. The 65 + population during this time grew by 384%. This indicates that Quartzsite may have a need for elderly and retirement housing and medical care facilities. The Planning Commission has expressed a desire to bring in more families and diversify the population age cohorts. The creation of affordable single family homes would certainly attract younger families. In the meantime, however, this Land Use Element will focus on the demands of the existing population base in near-term goals, policies and objectives.

2.2 LAND USE ISSUES

Study sessions were conducted through various public meetings with the Town Planning Commission and Town Council. Various issues were identified by the public and are outlined in this section along with other land use issues that might affect the growth and development of the Town.

2.2.1 ANNEXATIONS OF FUTURE GROWTH AREAS

In January of 2003, the Quartzsite Town Council passed a resolution to annex three miles to the north and east of the current Town limits. This additional land area would provide room for new industrial park sites and a possible airport site. Land surrounding the Town limits is public land managed by the Bureau of Land Management (BLM). This land may be purchased from the BLM under strict guidelines. More detailed discussion of future growth areas can be found in Chapter 6 of this General Plan.

Recreation and Public Purposes Act

This law is administered by the BLM. It authorizes the sale or lease of public lands for recreational or public purposes to State and local governments and to qualified nonprofit organizations and applies to all Public Lands, except lands within national forests, national parks and monuments, national wildlife refuges, Indian lands, and acquired lands. Examples of typical uses include historic monument sites, campgrounds, schools, fire houses, law enforcement facilities, hospitals and parks.

Land will be required to be leased first by applicants in order to assure that approved development takes place before a sale is made and a patent is issued. According to the BLM, "Any State, State agency or political subdivision of a state may purchase for recreation purposes up to 6,400 acres annually, and as many small roadside parks and rest sites, up to 10 acres each, as may be needed." An additional 640 acres may be acquired annually for public purposes other than recreation.



Land may be conveyed for recreation or historical monument purposes at no charge. Likewise, governments may lease land for recreational purposes without a charge. Otherwise, public agencies may purchase or lease land by two alternative pricing methods. The first is by special pricing schedules. The rental or purchase of land that will not be government-controlled, used for government purposes or serve the general public does not qualify for special pricing and must be leased or purchased by regular pricing, which will be one-half of fair market value. The chart below, taken from the BLM pamphlet entitled, "Recreation and Public Purposes Act", summarizes the pricing schedule:

CONVEYANCES		
Proposed Use	Governmental Entities	Nonprofit Entities
Recreation and Historic Monument Purposes	No Cost	50% of FMV, except only 10% discount may be applied if use is restricted
Special Pricing Program Uses	\$10 per acre, with a \$50 minimum per transaction	50% of FMV, except only 10% discount may be applied if use is restricted
Regular Pricing Program Uses	\$10 per acre, with a \$50 minimum per transaction	50% of FMV, except only 10% discount may be applied if use is restricted

LEASES		
Proposed Use	Governmental Entities	Nonprofit Entities
Recreation Purposes	No Cost	50% of FMV, except only 10% discount may be applied if use is restricted
Special Pricing Program Uses (includes historic Monument purposes)	\$2.00 per acre per year rental, with a \$25 per year minimum per transaction	50% of FMV, except only 10% discount may be applied if use is restricted
Regular Pricing Program Uses	50% of FMV, except only 10% discount may be applied if use is restricted	50% of FMV, except only 10% discount may be applied if use is restricted

Lease periods may be for any length of time, not to exceed twenty years for nonprofit entities and twenty-five years for governmental entities. To obtain a lease, applicants must adhere to a development and management plan, reasonable use charges for the facility and nondiscrimination laws in accordance with Title VI of the Civil Rights Act of 1964. Anyone interested in submitting an application must first have a



consultation with the local BLM office prior to submitting an application. Application requirements will be reviewed at the time of the consultation.

2.2.2 AREAS FOR SINGLE AND MULTI-FAMILY AFFORDABLE HOUSING

The Town of Quartzsite has experienced some growth since its incorporation more than a decade ago. As Quartzsite continues to grow, the need for all types of residential development is becoming of vital importance. Survey questionnaires were made available to the Town's residents and 72% of the respondents expressed a need for various forms of permanent housing. A majority of those identified low cost housing as a priority. Other housing types identified were condominiums, apartments, retirement housing, single family housing, and manufactured homes. During various public meetings, several attendees also expressed an interest in purchasing permanent homes in Quartzsite and expressed concern about the lack of available housing or sites available for residential development. Various suggestions were made by the public concerning potential locations for residential development. Those suggestions were incorporated into the Land Use Map show as Exhibit L-3 at the end of this chapter.

2.2.3 ESTABLISHMENT OF A 24-HOUR HEALTH CLINIC

Results from the Community Survey Questionnaire sent out to residents of Quartzsite in May of 2002 showed that 18 percent of the respondents were interested in a health clinic or hospital open twenty-four hours a day. The nearest medical facility is located approximately 30 minutes by automobile west of Quartzsite. The increase in the median age of Quartzsite's population from 62 to 65 in a 10-year period reinforces the need for a health clinic. Land surrounding the existing clinic is sufficient in size to accommodate an expansion and its location within the Town's current area of development and right off State Route 95 make an expansion much more feasible than actual new construction.

2.2.4 PARKS AND RECREATION

Many residents also identified the need for more parks with shaded areas as shelter during the hot summer months. A recreational center, golf course and skate park were also identified by respondents of the community survey. These areas can be connected by a system of bikeways and walking paths to further increase recreational opportunities and to enhance the overall quality of life in the Town of Quartzsite.

2.2.5 VISITOR ACCOMMODATIONS

For a good share of every year (nearly six months) there are more temporary residents than permanent Quartzsite dwellers. Special planning efforts are, therefore, necessary to cater to visitor population needs. Longer term facilities with conveniences may be



removed somewhat from the main arterials; however, access for sanitation and trash removal vehicles should be directly available to collector streets – without creating traffic on residential streets. Larger trailer or recreational vehicle parks should include on-site recreation space and pathway connections as well as the buffering screening required between all transient residential areas and permanent housing.

2.2.6 TOWN AIRPORT

The community survey sent out in May 2002 specifically asked if the residents saw the need for a Town Airport. The survey resulted in 40% of the respondents expressing the need for an airport. Additional discussion can be found in the Transportation Element portion of this General Plan. This Land Use Element sets aside location for an airport by way of a heavy industrial district to allow for greater flexibility in the highest and best use for the land.

2.2.7 ESTABLISHMENT OF AN INDUSTRIAL PARK

In order to sustain a viable permanent population to support and complement the visitor population, more long term employment opportunities are needed. Some residents have expressed the need for an establishment of an industrial park to attract large scale business which means more employment opportunities. Indeed, the intersection of two important transportation corridors make Quartzsite an ideal place for industrial parks, warehousing facilities, and distribution centers. The Land Use Map shown as Exhibit L-3 at the end of this chapter designates specific districts for light industrial land uses that are easily accessible from both Highway 95 and Interstate 10.

2.3. EVALUATION AND ANALYSIS

The total permanent population is important in determining densities and land use distribution. The Town's Vision Statement which was established as part of various community workshops projects Quartzsite's population at approximately 25,000 persons in the year 2020. An exponential interpolation of the population at five-year intervals is shown in Exhibit L-1. If Quartzsite's future permanent population were to be situated within the Town's current urbanized boundaries, the density would not exceed one person per acre. However, most of the residentially-zoned parcels within the Town's urbanized boundaries is developed with RV parks, and in actuality, the Town's permanent population is confined to a few acres. Therefore, the Town's residential density in the year 2020 would be high. It is clear that additional land must be made available to accommodate the future population of Quartzsite. However, great care should be taken in order to minimize urban sprawl.



This Space Reserved for Exhibit L-1



Another guiding factor in establishing the spatial relationship between various land uses is building intensity. Building intensity is defined as a quantitative measure of the concentration of a specified use as it relates to the amount of physical development allowed. In residential areas, the concentration of use (and hence, density) can be guided by controlling the maximum number of dwelling units allowed per acre. In commercial areas, the floor area ratio, or the relationship of the building floor area compared to the total land site area, is a useful measure for the concentration of use.

Intensity can be further expressed based on variables such as height and building mass/bulk limitations. Building intensity standards should also include permitted land uses, building types, and concentrations of use. The Town's Land Use Element takes all of these factors into consideration in determining the appropriate population densities and building intensities to accommodate future growth, but policies controlling building intensity are contained within the Town's Zoning and Building Codes. The standards for building intensity within the Town's General Plan are primarily expressed in terms of the maximum percentage of a lot or parcel that may be covered by buildings or structures, and secondarily by the maximum height allowed to the buildings or structures within each land use designation.

2.3.1 LAND USE CATEGORIES

The Town of Quartzsite is, in some ways, spatially divided into four quadrants bisected east/west by Highway 95 and north/south by Interstate 10. Although there is no indication of cultural or economic segregation, these two roadways act as physical boundaries to the neighborhood uses around them. As the Town grows and as traffic along Highway 95 increases, isolation of the quadrants will become more apparent. This is important because it will determine the location of particular land uses after the intended users have been identified.

The Town's Zoning Map (refer to Exhibit L-2 on the next page) currently identifies only four land use categories: rural, residential, commercial and industrial in various densities. Economic growth is one of the issues identified in various public meetings, and diversity in land use categories will promote economic development and self-sustainability. As such, areas should be set aside for open space, public/semi-public, and professional offices.

RESIDENTIAL

This Element only discusses residential uses in its spatial relationship to other land uses; the Housing Element contains detailed discussion of the need and supply of residential uses in the Town of Quartzsite. Approximately two-thirds of the land within Quartzsite's developable area is dedicated to residential neighborhoods. One



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FOR**

**EXHIBIT L-2
EXISTING ZONING MAP**



of the main concerns raised during various community workshops is that the Town of Quartzsite retain its low density characteristics.

Population density can best be expressed as the relationship between the number of dwelling units per acre and number of residents per dwelling unit. This relationship between the number of dwelling units per acre and the number of residents per unit plays an integral role in the spatial relationship between land uses. As population density increases, the need for certain land uses such as schools and medical facilities must be provided within greater proximity to concentrations of residential population.

Because population density needs will differ from one land use category to the next, this Land Use Element defines standards of population density for each of the residential land use categories. The combination of these densities creates a balance that will be needed in addressing future housing and service needs. The following units per acre for each of the land use designations can be expressed in terms of persons per acre as outlined below.

Standards For Population Density

Land Use Category	Units per Acre	Persons per Acre
Rural Residential This district is mainly intended for low-density residential development and limited agricultural usage and further intended to constitute a “holding” district to retain less developed land until the appropriate development time. Much of Quartzsite’s land outside of the development area will remain rural until it is needed for future development.	.50 to 1.0	Up to 10
Suburban Ranch (SR) This district is intended for low density residential development consisting of all types of residential dwelling units along with appropriate community facilities.	1.1 to 6	10 to 25
Medium Density Residential This district is intended for low to medium density residential development of all types of residential dwelling units along with appropriate community facilities.	6.1 to 8	25 to 40



High Density Residential	8 to 30	40 to 108
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This district is intended to promote and preserve residential development consisting of conventional single family, two-family and multi-family dwelling units along with the appropriate community facilities.

COMMERCIAL

Commercial land uses often have a symbiotic relationship with residential land uses. Commerce provides services to the residents and in turn residents provide the necessary labor force and a portion of the market. Visitor-serving businesses are also essential in generating sales tax revenue. The Town's commercial core is primarily located along the State Route 95 and Interstate 10 corridors.

Neighborhood Commercial (C-1)

Commercial land uses, in general, account for less than fifteen percent of the Town's land and are primarily located along Interstate 10 (on Main Street and Kuehn Street). Neighborhood commercial land, however, is virtually nonexistent, accounting for less than three percent of the Town's total land area. Desert communities similar in size retain at least ten percent of their land area for neighborhood commercial uses.

Neighborhood commercial use can best be described as land uses that primarily serve the local community. Such services include daycares, laundromats, beauty parlors, automotive shops, grocery stores, bakeries, etc. Very few of the existing commercial businesses cater to the needs of the local residents. Although the free market may not currently warrant the development of these services due to the low population base of the community during summer months and hindering economy, business development can be subsidized and encouraged through establishment of Town Programs. The Town should restrict neighborhood commercial land uses to parcels directly located on arterial streets, and whenever possible, neighborhood commercial uses should be located at the intersection of two arterial streets.

General Commercial (C-2)

General commercial land use accounts for approximately twelve percent of the Town area and, again, is primarily located along the Interstate 10 corridor. General commercial land use can best be described as land uses that serve a broader or more regional market base. Such services include fast food franchises, mini-marts, motels, banks, department stores, etc. Some types of general commercial land uses such as department stores may not be feasible for the Town of Quartzsite until the permanent population base reaches a certain threshold. However, commercial land uses that cater



to the travelers on I-10 are more appropriate for Quartzsite. A more detailed discussion of strategic planning in attracting and promoting the Town's commercial land uses can be found in the Economic Development Element portion of this General Plan.

The Town of Quartzsite is situated in a strategic location in Arizona. It serves as a gateway into the region from southern California. Near-term and long-term development policies should focus on this broad, traveler market base as well as the Town's visitor population. Development standards for the desirable land uses should be designed as flexible and unrestrictive without impacting good planning practices. General commercial land use designations should continue on the main corridors in an effort to maintain orderly growth and preserve residential privacy.

INDUSTRIAL

Industrial land use accounts for a minimal portion of the Town and is located at various locations in Quartzsite. Industrial uses are vital for any municipality's economic development and can potentially be the most powerful revenue source in the community. The most obvious contribution comes in the form of jobs and economic reinvestment into the community. Unfortunately, less than one percent of the total land area within the Quartzsite's Town limits is designated to industrial development. Industrial use is described as a heavier land use that requires a greater land area and primarily serves a market from a regional base to an international base. These uses may include truck scales, manufacturing, processing, distribution centers, canneries, rail warehousing, etc. There are currently a few industrial businesses in the community.

Industrial developments should be encouraged along major transportation routes. The preservation of land for these uses should be a major goal and intent of the Town's General Plan. This will ensure feasibility of new development. The establishment of a buffer zone between residential land use and industrial land use, as well as between neighborhood commercial land use and industrial land use is of equal importance. Such buffer zones may be fulfilled through open space areas or development standards that will establish setbacks that will not minimize the profitable use of the land.

Light Industrial

This district is intended to promote light industrial uses which promote an environment conducive to research and development, fabrication and assembly, research institutions, and administrative facilities. Performance standards should be established in the Zoning Code as it pertains to fire and explosion hazards, radioactivity and electrical disturbance, noise and vibration impacts, smoke, dust, fumes, contaminants, odors, toxic gases, and emission of heat and glare.



Heavy Industrial

The purpose of a heavy industrial district is to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are already in processed form, wholesaling and warehousing. Performance standards for the heavy industrial district should be more lenient than the standards for light industrial, but provisions should be established in the Zoning Code to ensure that other land uses are impacted minimally.

OPEN SPACE

A detailed review of the need and demand for open space is further discussed in the Open Space Element. This section of the Land Use Element discusses the locational characteristics of Open Space uses as it relates to other land uses.

The Town of Quartzsite is surrounded by vast expanses of open space and public land. Open space within the Town limits, however, is confined to Town Park and a portion of the Quartzsite School District which is used for field game activities. Recreational use, however, is only one land use designation under the open space category. Areas can be preserved as open space for safety purposes and for conservation purposes as well.

Recreation

The demand for Open Space land use in the Town of Quartzsite primarily derives from the need for recreational services. The school property and Town Park provide Quartzsite with limited recreational opportunities. The school site is restricted to school-related activities. This leaves only the Town Park land as available for outdoor recreational activities. These are, again, limited given the distance from certain residential areas.

Safety

The second largest demand for open space land use can be attributed for safety purposes. Landscaped open space areas are an excellent development tool for the provision of buffer zones (to mitigate any safety concerns) between incompatible land uses. Other safety concerns may require uses that are restricted to zero development or improvements such as along dangerous transportation corridors.

Identification of floodplains and other geologic hazards also warrant the need for open space designations. Again, this is done to restrict any development in areas that may be considered a hazard in the near or long term development of the community.

Preservation

The third largest demand for open space designation is for the preservation of cultural resources. Open space land use for preservation purposes can mostly be attributed to communities that have natural resources such as bays, washes, historical trails, etc. In



Quartzsite's case, open space land use for preservation purposes may not be as apparent but is nevertheless equally important. The community's desire to maintain its small town character can utilize open space land use designations as their principal tool in growth management. Although growth is welcomed, the Town should have a well designed plan as to where and by how much the Town would like to concentrate their growth. Open space designations into new annexations can preserve vast land areas for agricultural and farming purposes – attributes that are considered an asset by many metropolitan areas.

PUBLIC/SEMI-PUBLIC

This Element discusses public uses in its spatial relationship to other land uses; discussion of the need and supply of public facilities in the Town of Quartzsite may be warranted under a more detailed strategic plan. There are several sites containing public or semi-public facilities, but none are specifically designated for public facilities, amenities, or services. These sites are designated for educational services, recreational services, recreational amenities, etc. Specific areas should be set aside for community facilities and whenever possible, community facilities should be grouped together in an accessible location.

SCHOOLS

Public education facilities in the Town of Quartzsite are limited to an elementary school system but for school aged children up to the eighth grade. Public High School education is provided in Salome located approximately thirty minutes from the Town limits. Most rural communities of similar characteristics are able to support a High School system once they reach the 3,500 population threshold. Clearly there is not a high enough demand to warrant the development for a local High School in the Town of Quartzsite. This threshold is certainly foreseeable within the next ten years. College education is provided at a regional level through the Arizona Western College in Yuma with an external campus in the City of Parker. Designation of land area specifically set aside for community facilities such as schools can be used as an incentive to provide another external campus for Arizona Western College.

COMMUNITY FACILITIES

The Town of Quartzsite has a number of community facilities. There is currently a Town Hall which houses the Town government, the Police Department and Town Library. The Town of Quartzsite also has a Fire Station, a Senior Center, Community Services Building, La Paz County Justice Court and a post office. These facilities are located in various parts of Town, but three of the facilities (La Paz County Justice Court, Town Hall and the Community Services Building) are located adjacent to each other on Plymouth Avenue at Quail Trail Street. A stronger definition is needed to increase the image and visibility of the civic center area.



Medical services are provided through Palo Verde Hospital in the City of Blythe, California which is approximately 45 minutes by automobile. As stated earlier in this chapter, many of the Town's residents have expressed the need for medical care facilities in the form of a 24-hour clinic. An ideal and logical location would be the fire station.

PUBLIC UTILITIES

The Town of Quartzsite owns and operates its own water and wastewater facilities. Existing locations hold enough adjacent publicly owned land for expansion needs. Capacity, however, is not an issue of concern in regards to these facilities. Similar to other water facilities in the region, water treatment has long been an expensive responsibility, and system upgrade has long been a continuous demand placed on local communities. This may be one of the highest financial burdens faced by all desert communities alike.

ADMINISTRATIVE/PROFESSIONAL OFFICES

There are no sites specifically set aside for administrative and professional offices in the Town of Quartzsite, but the need for such spaces will exist once the Town reaches its target population in the year 2020. A district should be identified to provide for development of low-intensity administrative and professional offices and related uses. An ideal location would be along the proposed extension of Riggles Road (as recommended in the Transportation Element). This would coincide with the visual corridor of the civic center and allow for easy access from Interstate 10.

2.4 GOALS, OBJECTIVES AND POLICIES

Goal: Encourage development of compatible land uses to promote and enhance the livability of the community while providing for adequate housing, a quality physical environment, and the protection of uniaue habitat areas.

Objective: Utilize the Town's development code and zoning ordinance as tools to minimize incompatible land uses and improve environmental quality and public safety.

Policy: The Town shall require consistency between the Town's zoning regulations and the General Plan.

Policy: As a general rule, spot zoning shall be discouraged.



Policy: Appropriate buffer zones, at least 300 feet in width, shall be provided between single family residential areas and commercial or industrial zones.

Policy: Heavy commercial and industrial uses shall be restricted to designated truck routes only.

Policy: Prevent residential development within natural drainage courses (Desert Washes) and within other areas identified as being subject to flooding.

Goal: Promote and encourage an efficient land use development pattern, with new development taking place within or adjacent to the existing urban development area, where Town water and sanitary sewer facilities are available.

Objective: The Town shall promote development where resources and infrastructure are in place.

Policy: Discourage new development in outlying undeveloped areas which would result in inefficient utilization of water and sewer facilities.

Policy: Deny zone change requests and general plan amendment requests for residential development projects located outside the defined 2020 urban development boundary.

Objective: Promote cost efficient and logical expansion of infrastructure consistent with the General Plan.

Policy: The Town shall achieve a planned rate of growth consistent with the Town's ability to provide public services.

Policy: Ensure all properties within the existing urban development area have Town water and sewer availability by July 1, 2008.

Policy: Coordinate infrastructure financing and improvements with existing and projected development activity.

Policy: The Town shall encourage annexation in areas beneficial to the community.

Policy: Promote public and private coordination in a timely and financially sound infrastructure expansion.



Goal: Establish business district planning areas where economic activities are maintained, expanded, and promoted.

Objective: Promote new retail development, and encourage existing businesses to expand within a defined downtown core area.

Policy: Establish water and sewer service within the defined downtown area by July 1, 2005.

Policy: Locate new government buildings within the downtown core area when feasible, to increase convenience for the public and create pedestrian activity downtown.

Policy: Establish a fast track permit process for commercial building permits in order to encourage commercial development within the Town.

Policy: Assist existing businesses in these areas with their expansion plans through technical assistance efforts.

Goal: Establish business district planning areas where economic activities are maintained, expanded, and promoted.

Objective: Develop permanent major commercial retail and service uses at the East and West interchanges of Main Street and Interstate 10.

Policy: Encourage location of a Wal-Mart or similar major discount retailer East of the Riggles Road interchange.

Policy: Encourage location and development of restaurants and motels at or near these interchanges.

Goal: Construct a Town owned public airport north of the wastewater treatment plant and west of State Route 95.

Objective: Provide a facility for emergency medical flights utilizing fixed wing aircraft that will serve Town residents in need of urgent emergency medical evacuation by air.



Objective: Establish an industrial park for clean light industry adjacent to the Town Airport.

Policy: Extend Town water and sewer services to the proposed airport industrial park.

Policy: Protect the airport runway approaches and clear zones from encroachment development.

Goal: Support the development and expansion of recreational vehicle parks in commercial zones.

Objective: Assure sufficient, affordable vehicle parking to winter visitors that is convenient, safe and well-kept.

Policy: Zone appropriate areas along the Main Street and State Highway 95 corridors for recreational vehicle park development.

Policy: Ensure newly developed recreational vehicle parks provide for a wide range of recreational vehicle types and sizes.

Policy: Encourage newly developed recreational vehicle parks to provide amenities such as clubhouses, swimming pools, and other facilities in order to encourage visitors to stay in the Town of Quartzsite for an extended period of time.

2.5 ACTION PLAN

Regulatory measures must be initiated to ensure the Land Use Element's purpose will be implemented during the planning period. The Quartzsite Zoning Code is the primary tool for implementing and enforcing the provisions of this Land Use Element. These two documents must be consistent with each other, and any changes in zoning designation or Zoning Code must be consistent with the Land Use Map (shown on the following page as Exhibit L-3) and the policies established in this Land Use Element.

As the goals, objectives and policies of various Elements such as the Transportation and Growth Area Elements are implemented, the Town should periodically refer to this



section and the Land Use Map to ensure that land use designations are consistent with actions taken. In addition, the Town should refer back to this Land Use when an applicant is requesting a zone change for a particular piece of land. The boundaries shown on the Land Use Map are general locations and can be adjusted accordingly as the need arises but should be generally consistent with the surrounding land uses to minimize conflict and impact.