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- Introduction

Since the turn of the century, general plans in the United States have gone by a number of names such as a city plan, development plan, urban plan, master plan, growth management plan, comprehensive plan, land use plan, and policy plan. Although the names have changed, the basic intent has remained relatively constant: To provide an official public document, adopted by the appropriate local government, to serve as a guide for policy decisions relating to the physical and economic development of the community. The General Plan is a policy document and guide to



where Quartzsite wants to be in the future. The plan is intended to be both long range and visionary and to provide guidance for actions to be taken in the next ten to twenty years. Building on local conditions, needs and desires and following state guidelines, the General Plan is many things:

- A local decision about the kind of community, Quartzsite wants to be. The plan has been developed here, not in Phoenix or Washington.
- A growth guide that steers development to appropriate locations and away from places where it could harm major community economic assets
- A set of coordinated plans for the roads, parks, public facilities and utilities that Quartzsite would need if it chooses to grow.
- A means of support and protection for homeowners and businesses.

The General Plan was developed for a variety of reasons. First and foremost, it is a way for Quartzsite to prepare for the future. By identifying where various types of development will occur, the City can allocate resources and provide infrastructure in a timely and cost effective manner. The Plan can help the City identify and develop solutions for complex planning problems. For example, through the Transportation Element, the Town can identify the busiest streets and offer solutions on how to best minimize the amount of traffic on those streets during times of congestion. The Plan allows for the Town to better manage limited resources through the identification of potential shortfalls in needed services or resources for future residents and businesses, such as during the slow summer months.



The Plan helps sustain the community's long-term economic vitality and quality of life through the protection of important community assets.

- Protects homeowners and business property values for the long term by identifying appropriate locations for those uses and adjacent property.
- Protects landowners and industry by developing a plan that protects long-term economic interests and quality of life.
- Provides for parks, open space, bicycle and walking paths, and emergency services to maintain a quality community.
- Protects historical sites through identification and classification.
- Prevents encroachment on wildlife corridors by limiting densities of nearby residential and commercial development.

A general plan should not be confused with zoning. Zoning is a legal mechanism whereby land is classified according to specific allowed uses, whereas the general plan is a guide for future growth and development. Zoning should be utilized as an implementation tool for the development of the community to reflect the direction and desired urban form outlined in the general plan. The zoning ordinance is a tool to implement the vision, goal, objectives and policies of the Quartzsite General Plan.

Vision and Themes

To be determined at November 25, 2002 Workshop.

Plan Organization

The Plan meets the State Law requirements for content and scope. The State Law defines the number of elements that are required in the General Plan for Quartzsite. Following is a table identifying the contents of the Town of Quartzsite 2003 General Plan. Noted within the table is the state required element and where it can be found in the Town of Quartzsite 2003 General Plan. Due to the overlapping areas of concern and content, the Town of Quartzsite has grouped several elements into various chapters of the General Plan.



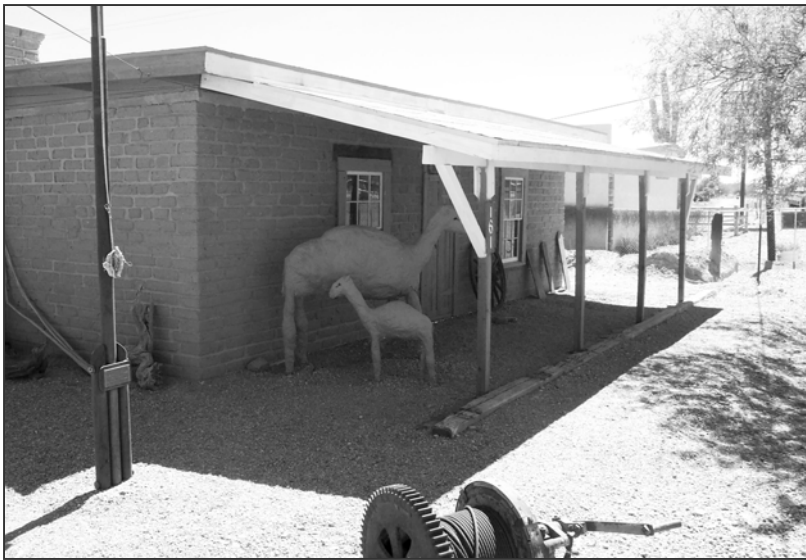
Town of Quartzsite 2003 General Plan Chapters	State Required Element	Content
Chapter 1 - Introduction	N/A	Introduction to the Town of Quartzsite General Plan
Chapter 2 - Land Use	Land Use Element	Identify various and appropriate land uses within the community.
Chapter 3 - Transportation	Circulation Element	Develop and promote a balanced, comprehensive transportation system that provides for the safe, efficient and convenient movement of goods and people.
Chapter 4 - Open Space	Open Space Element	Develop a plan to provide parks, recreation and open space opportunities.
Chapter 5 - Housing	Housing Element	Develop standards and programs for housing quality, variety and affordability.
Chapter 6 - Growth Areas	Growth Areas Element	Protect significant open space resources within the Town to compliment the surrounding areas.
Chapter 7 - Conservation and The Environment	Conservation Element Environmental Element	Develop plans to protect natural resources and mitigate impacts on the environment from development.
Chapter 8 - Cost of Development	Cost of Development Element	Identify the fair distribution of infrastructure costs for new development.
Chapter 9 - Water Resources	Water Resources Element	Ensure high water quality/quantity that meets the needs of current and future residents.
Chapter 10 - Public Participation	N/A	Identify means by which the public can be informed and participate in the administration and development of the plan.
Chapter 11 - Implementation	N/A	Identify means by which the public can be informed and administer the General Plan and its amendment.
Chapter 12 - Economic Development	N/A	To provide the ability for Quartzsite to strengthen itself economically by attracting quality jobs and diverse employment opportunities while ensuring that existing businesses remain strong and viable.
Appendix A	N/A	
Appendix B	N/A	
Appendix C	N/A	



Historical Context

Quartzsite is a small desert community with a population of 3,354, situated between mountains speckled with a variety of semi-precious rocks and minerals. Beginning in the mid-1850s, Quartzsite was used as a watering hole by travelers passing through. A few wells in Quartzsite provided for the Tyson's Well Stage Station between the Colorado port city of La Paz and Ehrenberg and Prescott. Named for Charles Tyson, the Station was a simple adobe building which served desert travelers well into the late 1880s. The original compound was composed of several buildings and was commonly called "Ft. Tyson," although it never served as one. It did

Figure 1-1



Picture Source: Lindsay Holt

The name Quartzsite had recently been suggested, taken from the abundance of that particular rock found in the area. According to one report, the Post Office Department was responsible for misspelling the name by adding an "s" to the official name. Shortly after the establishment of the second post office, Quartzsite became something of a supply center, with a hotel, butcher shop, general store and quite a few saloons.

Quartzsite enjoyed somewhat of a mild boom when the Western states were caught up in mining excitement. Although there was some mining activity around Quartzsite in mines such as the Cinnabar, Copper Bottom, Marquita, Moon Mountain and Gold Nugget, most of this activity ended in disappointment and little success.

When the "boom" ended in the early 1900s, Quartzsite's population dropped to well under 100 persons. Fifty-seven people are reported to have voted in the 1904 election, in which one Wyatt Earp was listed as a candidate for constable. Upon the arrival of the Great Depression, Quartzsite saw an increase in its number of residents. Many men returned to the desert with their picks and shovels in hand and some were able to make a few dollars.

By the early 1960s, the Town population was back down to fifty residents during summer months. However, it was during this same time that the winter population in Quartzsite began

however serve as a US Army stop and may have provided settlers with protection from Indian conflicts.

A post office was established at the Fort in 1893, although it only survived for two years. The Fort ultimately became the Oasis Motel.

In 1896, a second post office was established on Moon Mountain Road, managed by postmaster George Ingersoll.



to quadruple. Planning for future winter growth became an important issue in Quartzsite and on March 23, 1965, the Quartzsite Improvement Association met for the first time and were incorporated one month later. Members of the Association are accredited with planning for the first official rock and gem show held in February of 1967. By Pow Wow's eighth year, lot spaces were leased out to over 450 exhibitors sixty days before the show opened and some 200,000 people came to visit the gem show.

There is apparent at each show a definite Town camaraderie which makes this show run so smoothly, despite the small host city and the immense crowd it continues to draw. Each year, the event pulls many dollars into the Town's economy as local businesses, usually closed during the summer months, are absolutely swamped by visitors.

Tyson's Well's Stage Station was recently restored by the Central Yuma Preservation Society and functions now as a museum. There are various other landmarks located in Quartzsite, but the big attraction is the grave of Hadji Ali (or Hi Jolly as his name sounded to the residents). In 1835, the Governor of Arizona dedicated the pyramid marking the grave of this Arab camel driver. Ali came to Arizona from his native land of Syria as a hired chief camel driver with a number of camels intended to be used by the United States Army as a desert beasts of burden experiment. Unfortunately, the camels were not compatible with the Army's mules and the plan was relinquished in 1864.

Until it was incorporated in 1989, Quartzsite had experienced a trend of haphazard and careless planning. This kind of planning has resulted in many resident's homes being built on flood plains and many historical monuments aging quickly with time. It is obvious that Quartzsite has a history rich in tradition which should be preserved for the enjoyment of its future residents. The General Plan will allow Quartzsite to accomplish this goal by designing a land use element that takes these issues into consideration.

