



Town of Quartzsite General Plan 2024

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The Town of Quartzsite's General Plan

Chapter 1

INTRODUCTION





Town of Quartzsite General Plan 2024

Introduction

Town Vision Statement

Purpose of a General Plan

The Town of Quartzsite 2024 General Plan, which may hereafter be referred to as the General Plan, encompasses a comprehensive strategy for managing the community's future. The General Plan sets forth the community's vision and defines the means it will employ to achieve that vision. This document sets forth the Town's policies regarding physical, economic and cultural development, as well as those for managing the community's natural environment. The General Plan is intended to be used by Town officials, the development community, citizens and others to guide decisions regarding the future development and management of human, land and natural resources within Quartzsite.

This General Plan is the product of an extensive public outreach effort. The opinions and desires of citizens, elected officials and agency stakeholders shaped this document. This General Plan communicates the community's intentions regarding its future development and physical form. It will serve to guide and inspire future elected officials as they deliberate proposed developments and public infrastructure projects.

State Requirements for a General Plan

The State of Arizona, through detailed Growing Smarter legislation, requires that incorporated areas develop General Plans to assist in assessing current conditions and trends and developing goals, objectives and strategies that will help guide future growth and development.

State law (Arizona Revised Statutes 9-461.5) requires that each municipality in the state adopt



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a “comprehensive, long range general plan for the development of the municipality. . . . The General Plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals.” Overall, the General Plan serves to:

- Identify land use, circulation, environmental, economic and social goals and policies for the community and its surrounding planning area as they relate to land use and development.
- Provide a framework within which the Town can make land use decisions.
- Provide citizens the opportunity to participate in the planning and decision-making process affecting the Town and its surrounding planning area.
- Inform citizens, developers, decision makers and other agencies, as appropriate, of the Town’s basic policies for both environmental protection and land development decisions.

While the General Plan provides goals and strategies to guide the community over a 5-to-10-year period, Arizona State laws governing general plans currently require readoption and voter ratification of the General Plan every 10 years. As a result, the General Plan is intended to be a dynamic document, responsive to changing natural and societal needs and priorities and to changing community perspectives and attitudes.

Organization of the General Plan

The General Plan contains the Town’s policies on the location and character of future development, but it does not lay out “zoning” definitions and requirements. The General Plan establishes intent and direction for future growth and character. Provisions of the General Plan are, however, implemented and detailed through formally adopted ordinances, such as the zoning ordinance, which, along with the Town’s zoning map, is a legal instrument that precisely defines permitted land uses and specific development requirements for properties throughout the town.

The General Plan is designed to be a broad, flexible document that changes as community needs, conditions and direction change. Zoning Code Article 18 sets forth the Town requirements for amendments to the General Plan.



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The Town of Quartzsite 2024 General Plan Update is organized into “Elements”:

- The Land Use / Open Space Element designates the general distribution of uses of land for housing, business, industry, open space, education, public buildings and other categories of public and private uses. The Land Use Element also sets forth standards for population density and building intensity.
- The Transportation/Circulation Element identifies the general location and extent of existing and proposed arterial and collector streets, walking trails and bicycle routes, and other modes of transportation. Overall, the purpose of the Transportation/Circulation Element is to promote the movement of people and goods within and through the Town.
- The Growth Area/Cost of Development Element identifies those areas most suitable for infrastructure expansion and improvements, including the provision of planned concentrations of new residential and commercial development, which then leads into the community policies for requiring that new development pay its fair share of the public services such development will require, including various methods of financing these public improvements.
- The Economic Development Element addresses promotion of a healthy economic base within Quartzsite, including strategies to expand retail sales tax generation within the town as well as to expanding the community’s local employment base.
- The Water Resources Element provides for coordination of water and wastewater service demands with proposed land use and growth areas within the community. The element also provides guidance for the identification and planning of a long-term supply of water for existing and future development.
- The Public Facilities & Services Element provides an overview of the various public facilities and services provided by the Town, outlines the role that the Town will play in the ongoing development of facilities and services, and provides options to ensure that the Town is able to provide for the community as it develops. It is critical that the Town of Quartzsite has the necessary public facilities and services to support new growth and existing development. This Element strives to maintain a functional, efficient, cost-effective system of public facilities and community services to serve an expanding population and employment base.



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- The Housing Element embodies policy for providing adequate housing for all ages and economic segments of the community, including improvement of housing quality within the community and provision of adequate sites for housing development.

Community Survey

The Town initiated a survey of the community in March 2023 with the issuance of the following news release:

"The Town of Quartzsite will be conducting a survey to gather community preferences on how the town should grow during the next ten years.

The survey will gather input from residents and businesses about their priorities for the future growth and development of the town, including issues such as transportation, housing, economic development, and recreation services. The results of the survey will be used to help set goals for the town's comprehensive plan, which will guide the town's growth and development over the next decade.

"We want to hear from our residents about what they think is important for the future of Quartzsite," said Mayor Norm Simpson. "This survey is an opportunity for our community to have a say in the direction of the town's growth and development."

The survey will be available in paper form, or you can find a link to an online survey on the Town's website. The survey participants will have until April 1st to complete the survey. The town will also be holding public meetings to gather feedback from residents and answer any questions they may have about the survey or the comprehensive plan.

"We encourage all residents to participate in the survey" said Town Manager Jim Ferguson. "Your input is essential in shaping the future of Quartzsite."

You can find more information about the survey and the comprehensive plan update on the town's website and can also contact the town office for more information."



Town of Quartzsite General Plan 2024

Public Participation Process

The following document was presented to the Quartzsite Town Council at its regular meeting of August 8, 2023. The Council voted to approve the public engagement plan for the 2024 General Plan Update.

Proposed

Community Engagement Plan

for the 2024 General Plan

THE TOWN OF QUARTZSITE ARIZONA
FOUNDED 1867
INCORPORATED 1989

Quartzsite Town Council
Regular Meeting
August 8, 2023

What's that?

The public participation process for developing the 2024 General Plan

2003 2014



Town of Quartzsite General Plan 2024



Phase 1:

Feedback Workshop

- ◆ Purpose:
 - ◆ Highlight concerns within the community and to get a sense of current conditions in Quartzsite
- ◆ Break-out groups
 - ◆ Smaller groups to encourage participation
 - ◆ Moderators lead discussion
- ◆ Discuss all Planning Elements

Phase 2:

Solutions Workshop

- ◆ Purpose:
 - ◆ Brainstorm solutions (like projects and programs) to address the concerns brought up in the Feedback Workshop
- ◆ Break-out groups again
- ◆ Discuss all Planning Elements



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Phase 3:

Action Workshops

- ◆ Purpose:
 - ◆ Create implementation steps to achieve the desired solutions generated in the Solutions Workshop
 - ◆ Develop performance measures for evaluating success
- ◆ 5 total workshops
 - ◆ Break-out groups again
- ◆ Discuss 2 Planning Elements each workshop

Vision Statement

- ◆ Broad statement of goals for the future
- ◆ Based on community submissions
- ◆ Workshops will help generate ideas
- ◆ Chosen by a vote?

Education Open House

- ◆ Purpose:
 - ◆ Inform and familiarize the community with the content of the 2024 General Plan
- ◆ Reveal the Town's chosen Vision Statement
- ◆ Include displays describing the goals for each Planning Element



Town of Quartzsite General Plan 2024

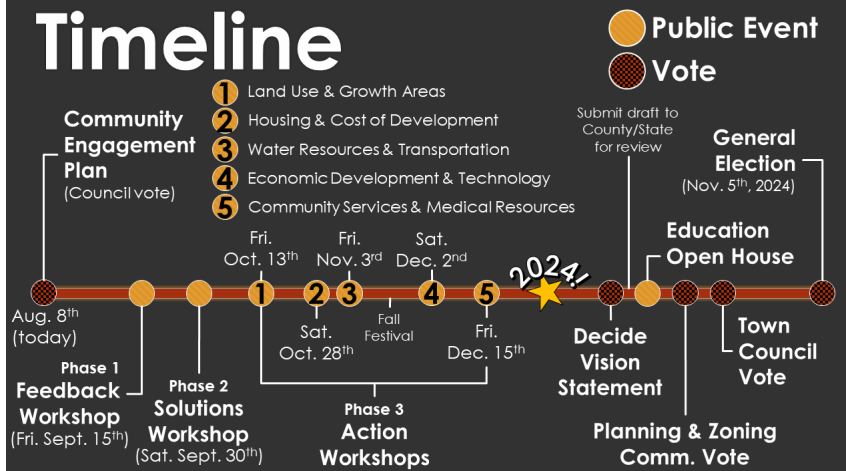
Website & Advertising

- ♦ The Town website will have a 2024 General Plan page with important dates and information
- ♦ Community feedback and ideas can be submitted online
- ♦ Submit any language you would like to see in the Vision Statement
- ♦ Advertising plan is like the Community Survey with more emphasis on social media

Vote & Adopt

- ♦ Planning and Zoning Commission
 - ♦ Vote to recommend to Council
- ♦ Town Council
 - ♦ Vote to include on the 2024 General Election ballot
- ♦ Quartzsite voters
 - ♦ Vote to adopt the 2024 General Plan

Timeline





Town of Quartzsite General Plan 2024

Questions?

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Quartzsite

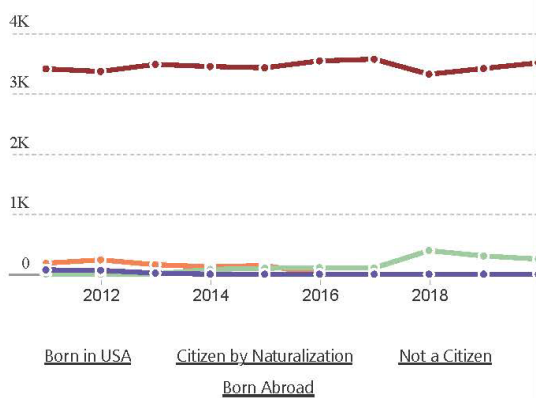
City in La Paz County, Arizona, United States of America, North America

Population: 2,358 (2021) www2.census.gov

DEMOGRAPHICS

Citizenship status

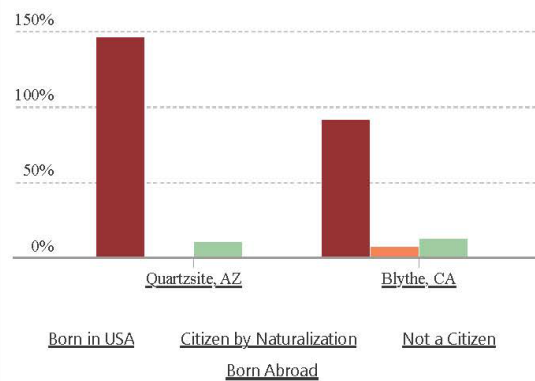
Citizenship status in Quartzsite



Data from census.gov

[Export](#) [Explore More >](#)

Distribution of population by citizenship status: cities near Quartzsite (2020)



Data from census.gov, www2.census.gov

[Export](#) [Explore More >](#)

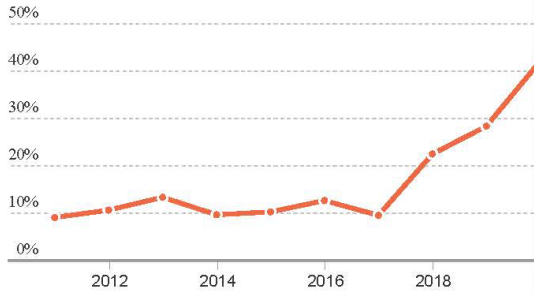
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Poverty rate

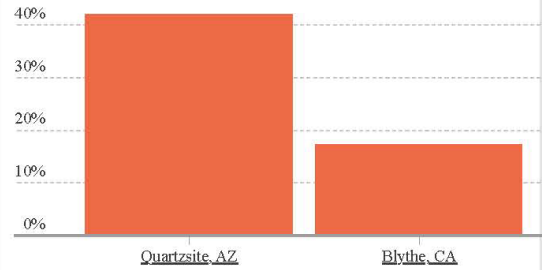
Poverty rate in Quartzsite



Poverty

Data from [census.gov](https://www2.census.gov), www2.census.gov
[Export](#) [Explore More >](#)

Poverty rate: cities near Quartzsite (2020)

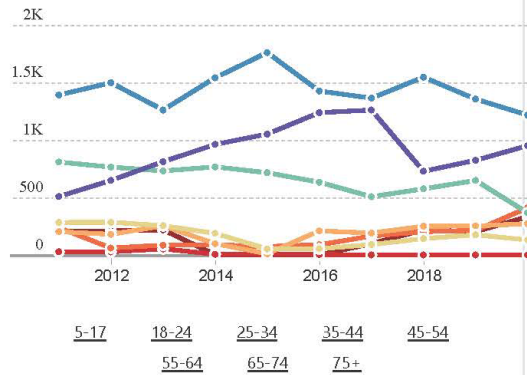


Poverty

Data from [census.gov](https://www2.census.gov), www2.census.gov
[Export](#) [Explore More >](#)

Population by age

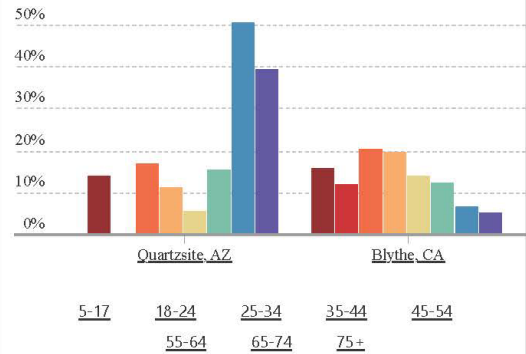
Population by age in Quartzsite



Data from [census.gov](https://www2.census.gov)

[Export](#) [Explore More >](#)

Age distribution: cities near Quartzsite (2020)

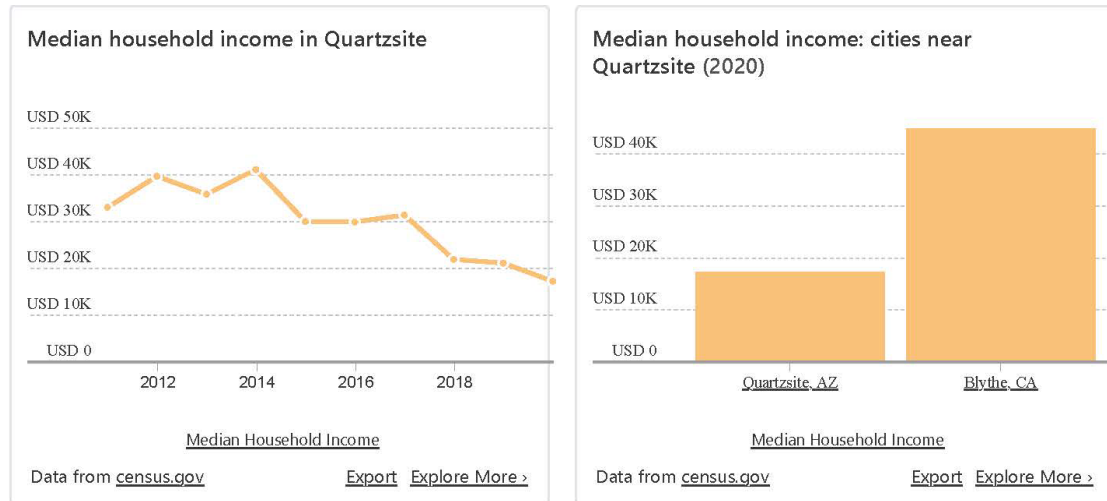


Data from [census.gov](https://www2.census.gov), www2.census.gov
[Export](#) [Explore More >](#)

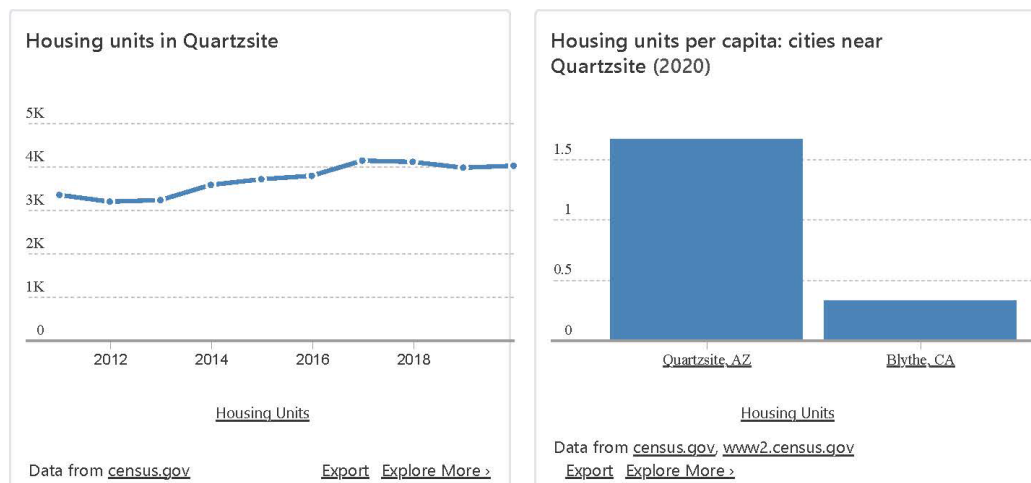


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Median household income



Housing units

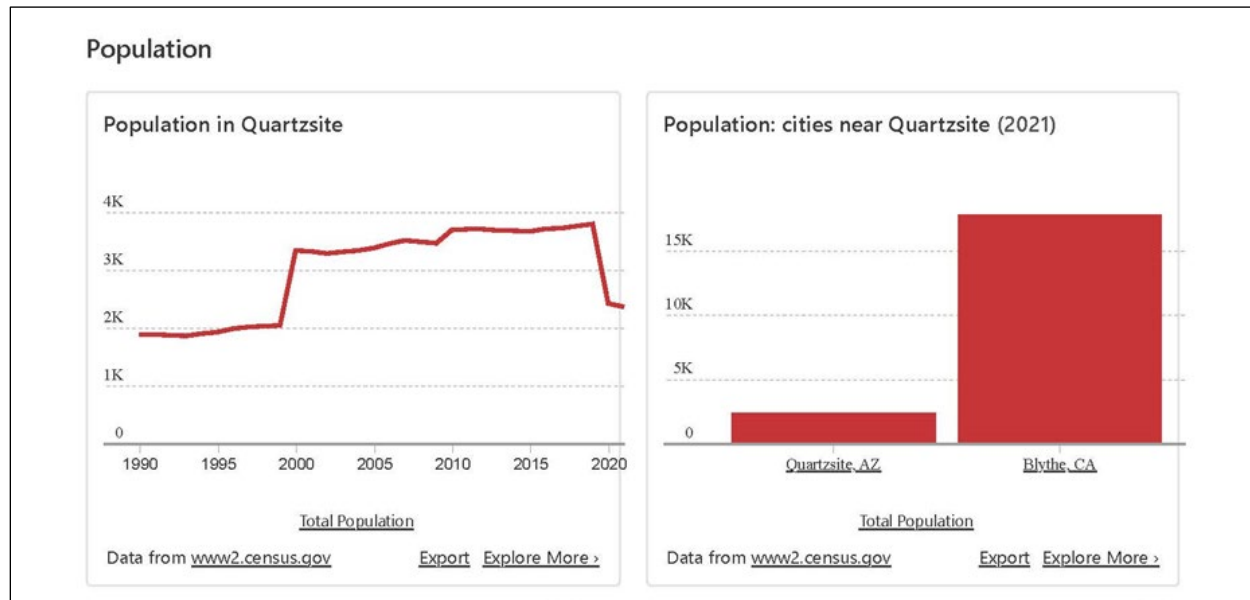


DEMOGRAPHIC TREND

The decennial Census information provides us with important considerations regarding the growth of certain populations and homeownership. The Town of Quartzsite in total population is the second largest town in La Paz County and has seen incremental change over the last twenty years up until the 2020 census. From 1990 to 2000, the population increased by eighty-three percent. Table below shows the population change since 1990.



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**The Town of Quartzsite's
General Plan**

Chapter 2

LAND USE / OPEN SPACE ELEMENT





TOWN OF QUARTZSITE GENERAL PLAN 2024

2.0 Land Use / Open Space Element

The Land Use / Open Space Element is respectful of historical development while showing consideration for residents' desires and concerns about future residential, commercial and industrial development while promoting compatibility amongst the varying land uses. The Land Use Element does not attempt to restrict growth, but rather, it informs and guides growth to avoid negative environmental and fiscal impacts on the Town and its residents. This Element becomes immediately relevant as a critical resource document to estimating and coordinating future infrastructure and utility improvements. The existing land uses in the community are the foundation upon which future development will be built.

This element is structured in the following sections: (1) Background and Existing Conditions contains a review of geographic and jurisdictional conditions surrounding the Town of Quartzsite and how they have impacted the growth and development patterns; (2) Land Use Issues explores the current land use concerns regarding the Town as it continues to develop; (3) Evaluation and Analysis discusses pros and cons of each land use designation and ongoing areas of concern. (4) Goals, Objectives and Policies describe what the Town residents have expressed to guide future land development; and (5) Action Plan identifies a list of actionable steps to achieve these goals along with a performance measurement tool to evaluate success and ensure implementation over time.

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. Most of the land uses that currently exist today were developed prior to the Town's incorporation. Extensive annexations have more than doubled the land area under the Town's jurisdiction since its incorporation. Initially the Town was 36 square miles but, as of completion of the 2021 annexations, now consists of 128 square miles or 81,920 acres. The privately owned lands are primarily contained in a 3.75 square mile area bounded by Tyson Street on the north, Kuehn Street on the south, Kofa Avenue on the west, and Riggles Avenue on the east. An extensive study of privately owned, vacant lands was conducted in November 2020 and produced a "Vacant Land Inventory Atlas" identifying the zoning classifications and flood



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category of the vacant and undeveloped parcels in Quartzsite. There are about 1,000 acres within this urban area controlled by the US Bureau of Land Management (BLM) and another 400 acres of Arizona State Lands held in trust for the State. The public lands outside of the urban area are managed by BLM under 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 planned area is approximately 798,700 acres and includes the La Posa Long Term Visitor Area (LTVA) and many heavily used short-term camping areas. The LTVA was created in 1983 to fulfill the needs of winter visitors and to protect the local desert ecosystem from overuse. The campground is approximately 11,400 acres in size, flat landscape, sparsely vegetated with plants such as creosote bushes, Palo Verde trees, ironwood trees, mesquite trees and various species of cacti. The La Posa LTVA offers solitude in a unique desert landscape and a variety of recreational opportunities such as hiking, wildlife viewing and rockhounding. The visitors utilize available facilities and services in the Quartzsite area, including grocery stores, gas stations, restaurants and the seasonal Rock & Gem Shows as well as the many Swap Meets.

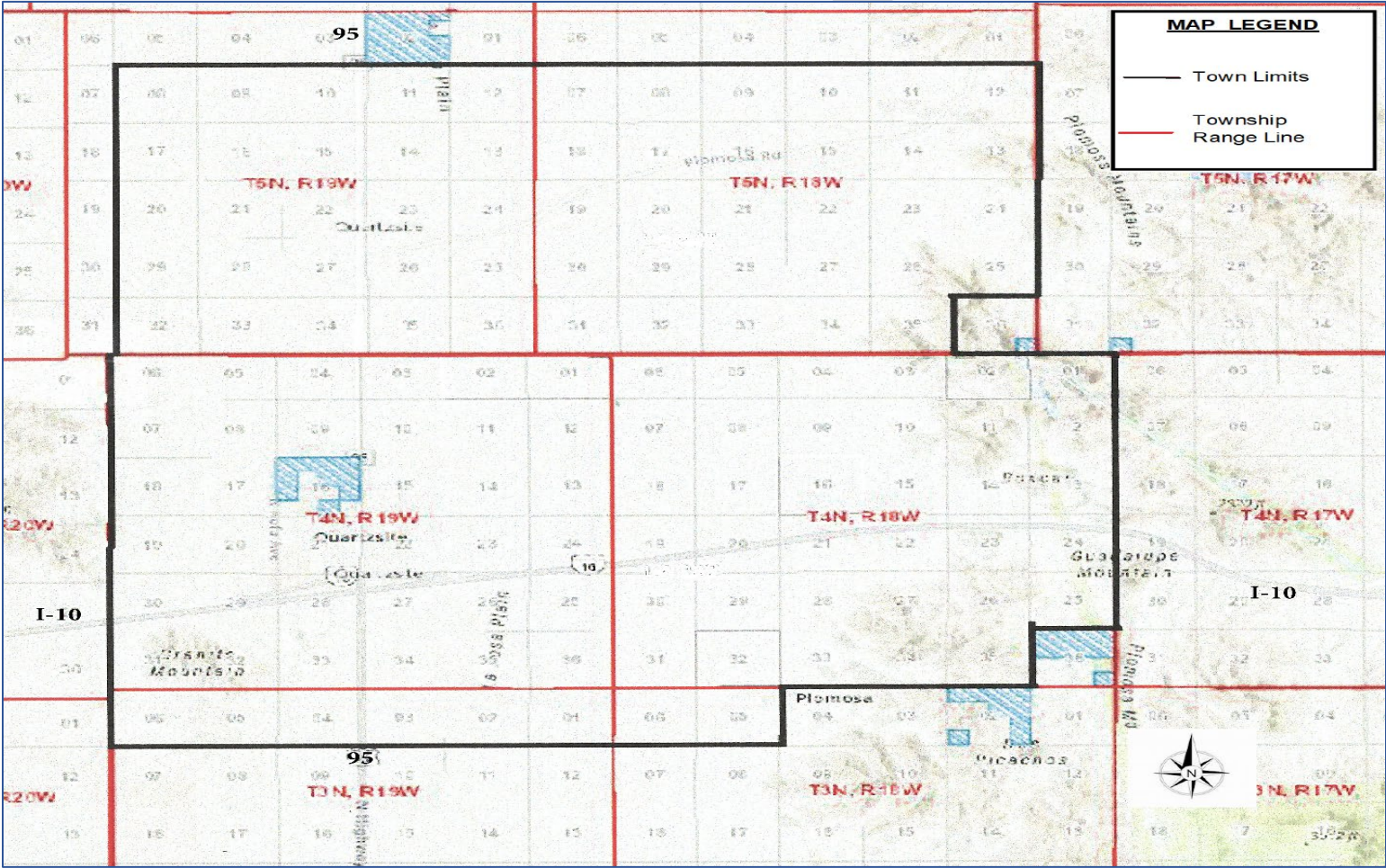
2.2 LAND USE ISSUES

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



Figure 2-1

Town of Quartzsite Boundary Map





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2.2.1 Floodplain Management:

The Town of Quartzsite is situated in a long wide valley where ephemeral washes and their adjacent floodplains are major considerations for new development. Tyson Wash, which drains the entire La Posa Valley, bisects the community running from south to north. Many of the Town's local roadways are inaccessible during rainstorms or flash floods. This poses a major safety concern where cars or people that enter flooded roadways may become trapped or swept away. The floodplain includes both the visible wash channel and the land adjoining the wash (watercourse). Almost all washes and their floodplains in the community have been identified and classified according to FEMA floodplain (FIRM) maps. A floodway is the area of a watercourse that must be reserved from development to carry the base flood event. Development within the floodplain and floodway is regulated by the Town Flood Damage Prevention ordinance and any proposed property improvement or modification requires a permit from the Town. Permits are issued by the Town's Community Development Department. The sole purpose of the permit is to ensure that property damage to surrounding landowners does not result from the proposed modification or development within the floodplain.

2.2.2 Open Space:

Quartzsite is surrounded by vast expanses of open space. Open space within the Town limits, however, is confined to the 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. Property line setbacks, storm water retainage basins, areas prone to flooding such as washes also factor into the open space calculation.

Open space land designation can be for the preservation of cultural resources which may not be as apparent but is nevertheless important to a community. The desire to maintain a small-town rural character can also utilize open space designations as a tool in growth management. These are accomplished by creating more than just one land use category for low to medium densities. Open space designations for areas prone to flooding can both incorporate flood damage prevention benefits and preservation of natural spaces.



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2.3 Land Use Compatibility

One word that is used repeatedly in the Town Zoning Code is “compatibility.” In any discussion or determination about the proper location of proposed development activity, its compatibility with adjacent or nearby uses is always considered. The primary criteria used in this determination relate to concerns over safety, noise, traffic, and aesthetics. Various other factors may play a role in the evaluation as well. Each town zoning category attempts to identify what the preferred balance is between these criteria and the ultimate intended use by the property owner. The following is a brief explanation of the importance of each of the criteria and the values attached to each.

Safety – This standard is reflected in town regulations establishing setback distances from property lines and in-between buildings. Most importantly, minimum setback distances between buildings establish firebreaks that greatly reduce the ability of fires to easily spread from one structure to another. These assist homeowners in potentially reducing home insurance costs.

Noise – This standard is reflected in setbacks and separation of districts that create noise buffer zones between districts in addition to requiring certain noise generating activities to occur within the confines of a building. It can also be regulated by setting hours of operation such that excessive noise only occurs during regular business hours.

Traffic – This standard is reflected by the Town defining types of roadways by the level of traffic generated. Restricting commercial activities within residential neighborhoods reduces traffic noise and increases the safety of children and pedestrians that reside in those areas. Many smaller types of businesses such as beauty salons or home day cares can easily operate within a neighborhood setting since the extra traffic generated is intermittent and of a very low daily volume. Encouraging high vehicle traffic activities to be located near the freeway or major arterial roadways promotes safe and economical operations.

Aesthetics – This standard is reflected in Town regulations pertaining to front & backyard setbacks, types of dwellings, abandoned cars/trailers, and perimeter fencing. It is generally accepted that property owners don’t wish to see their property value diminished through no fault of their own. Ideally, a property owner who makes improvements to their property over time



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would expect to recover their costs, at a minimum. This can only occur if there is a generally accepted practice in the community of what are considered valuable improvements versus what are not as verified by the local real estate market. Separating commercial uses from residential uses by the installation of a fence is an attempt to protect the value and uses of both properties. The challenge becomes what type of fencing can best achieve this goal in the most economical and practical way for the parties involved. What type of commercial business is it? Which property owner was there first? There are many variables to be considered in balancing the interests of all involved.

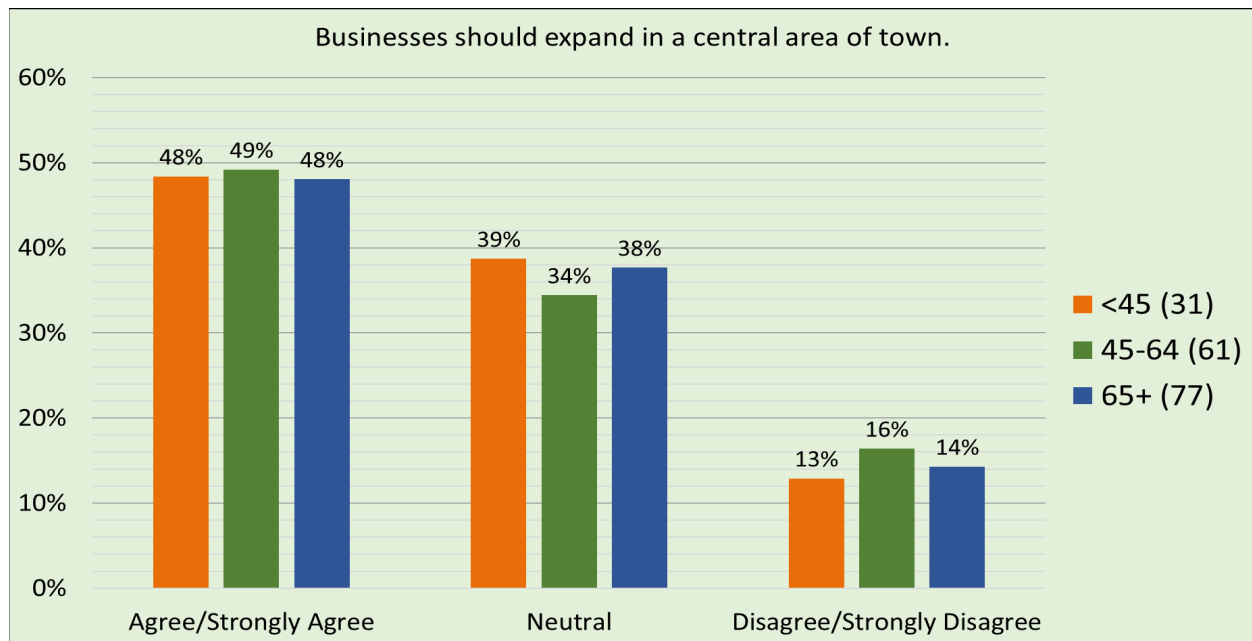
2.4 LAND USE CATEGORIES

The Town of Quartzsite can be spatially divided into four quadrants bisected east/west by Tyson Wash and north/south by Interstate 10. Although there is no indication of cultural or economic segregation concerns, these two features act as physical boundaries to the neighborhood uses around them. As the Town grows, development within each of the quadrants may become more variable and diverse. This is important to acknowledge because it will assist in the determination of future growth areas and their proposed land uses.

The Town's Zoning Map (**Figure 2-1**) currently identifies four primary land use categories: rural, residential, commercial, and industrial in various densities. Support for economic growth is one of the important issues identified in the community survey and public meetings. Diversity in land use categories will promote this development while being self-sustaining and reducing potential conflicts between incompatible uses. As such, areas should be recognized for their traditional residential, public/semi-public, and commercial uses while identifying new use areas to meet the growing needs of the community. The community survey results showed that the respondents of all ages were favorable to having businesses expand in a central area of the town as shown in the chart below. Figure 2-2.



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The following Land Use categories identify the different types of land usage within the Town limits. Regulations within the categories are designed to identify the differences between them and inform residents of potential conflicts between incompatible activities. Differences such as building setbacks from property lines, number of buildings on a parcel (density), commercial versus residential activities, traffic volume, and noise or odors generated by an activity may also be identified.

Rural Area Five Acres – RA5

This category is intended for low-density residential development that includes general agricultural usage. The RA5 designation is further intended to constitute a “holding” category to retain undeveloped lands in a less intensive use until the time is appropriate for more intensive development.

Suburban Residential One-Acre – SR43

This is a low-density category created to conform to the Covenants, Conditions, and Restrictions (CC&R)’s of the Ora Acres Subdivision. A one-acre lot also conforms to a state health requirement that a water well could be no closer than 100 feet to a septic system. This is intended to promote and preserve residential development.



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Suburban Ranch - SR

This category is labeled as low-density residential development but due to the fact that it allows a minimum land area of 1/3 acre, it is closer to qualifying as a medium density category.

Regulations are designed to preserve the safety and open space characteristic of the district and to insure the compatibility of limited agricultural uses with residential uses. Mobile Home Parks and Recreational Vehicle Parks have been considered complementary uses and are permitted under conditions and standards which assure their compatibility with the character of the district.

Mobile Home Subdivision - MHS

This category is intended to promote a higher density residential development consisting of one dwelling per lot; the dwelling shall be limited to a manufactured home, park-model, or site-built home. Regulations are designed to stabilize and protect the single-family residential character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Land use is composed primarily of individual homes, but also includes the necessary recreational, religious, and educational facilities as the basic elements of a balanced neighborhood.

Residential – R1

This category is intended to promote a medium-density residential development consisting of single-family dwelling units. Similar to the SR category, the residential character is to be preserved, but with a higher density of dwellings allowed per acre. A significant difference is that limited general agriculture is not allowed due to the smaller acreage requirements.

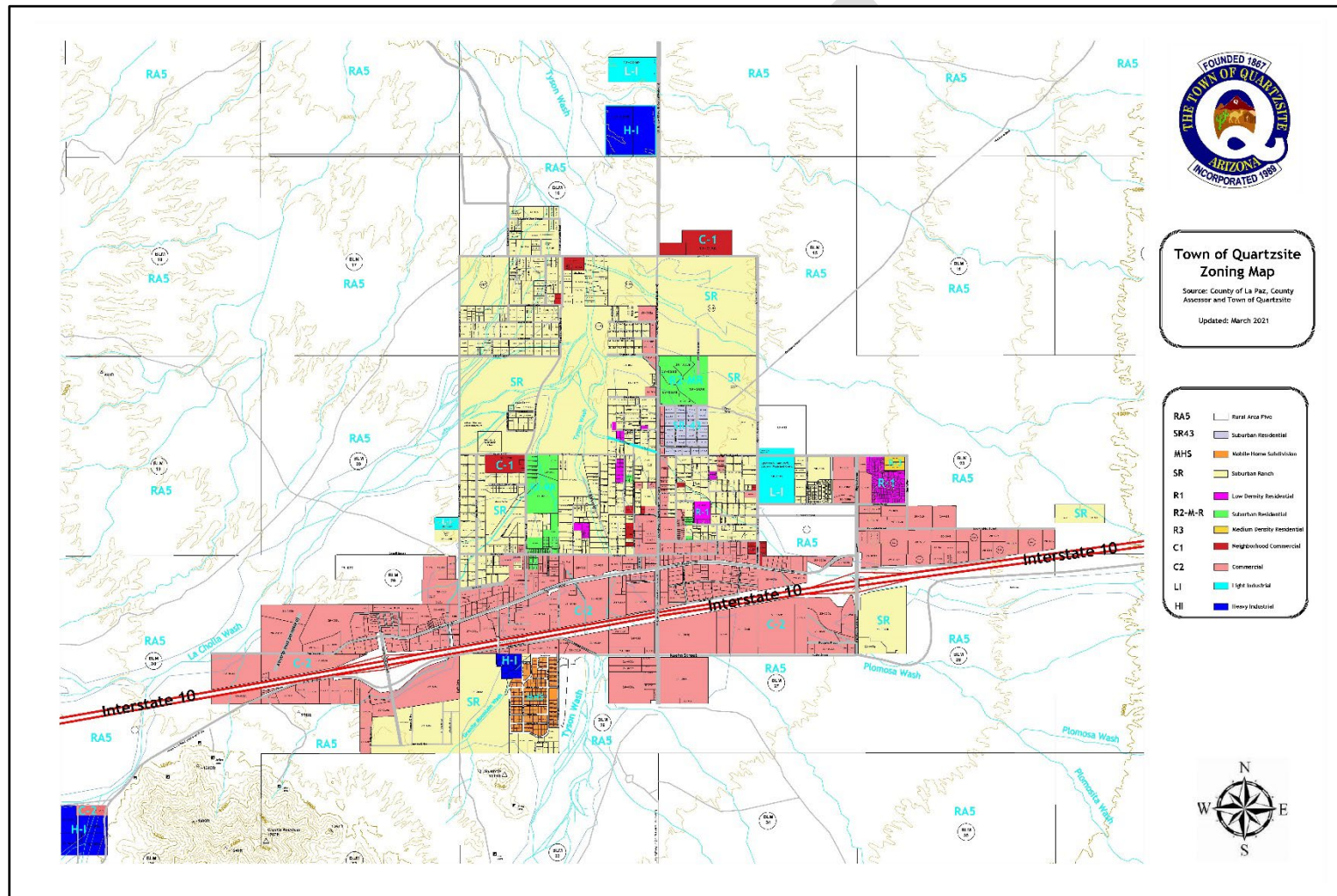
Medium-Density Residential – R2MR

This category is intended for low- to medium-density residential development consisting of all types of residential dwelling units. The units can be duplexes either single or two stories in height. Parking regulations for the higher density occupancy would be applicable.



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Figure 2-3





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High-Density Residential – R3

This category is intended to promote a higher density residential development consisting of duplex and multifamily dwelling units. The units can be single or two stories in height. Parking regulations for the higher density occupancy would be applicable.

Neighborhood Commercial – C-1

This commercial category provides for the development of small-scale commercial areas serving local, adjacent neighborhoods. The range of goods and services offered will generally be limited to small professional offices, personal services, food access and public buildings. These land uses will most likely serve residents within approximately one to one and a half miles that can be easily walked in 5-10 minutes. These uses can also be found adjacent to neighborhoods.

Businesses will be designed to be aesthetically compatible with the surrounding residential area.

General Commercial – C-2

This commercial category is intended to accommodate a wide variety of businesses within the Town. The C-2 category encompasses the entire range of retail and service commercial activities that will serve the region, immediate community, and the tourist/traveler trade.

Heavy Commercial – C3

This district is intended to promote a wider range of business activities that can allow their operations to occasionally occur outside and must take steps to limit offensive noises or other impacts that are considered incompatible with residential uses. Due to its intention of serving freeway-oriented services and products while avoiding the disruption of less intensive commercial activities, this district is most appropriate along major arterial streets.

Planned Area Development - PAD

This category is intended to promote mixed use categories involving residential and commercial activities. The PAD purpose is to provide an alternative to conventional land use regulations, substituting procedural protections such as noise buffer zones and setbacks for the requirements in other districts in Town ordinances and allowing flexibility in requirements.

Light Industrial – I-1

This category provides for uses such as warehousing, assembly, and storage which are suitable after taking into consideration potential negative impacts on surrounding districts. Assembly of



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products should occur in an enclosed building from parts manufactured off site. Uses may result in heavy traffic flows with offensive levels of noise, vibration, dust, or odor. Warehouse distribution and sale of products assembled on site would be allowed.

Heavy Industrial – HI

The principal purpose of the Heavy Industrial (H-I) Zoning category is to provide adequate space for heavy industrial operations. This category is also intended to permit the establishment of commercial uses serving the industrial areas. This category provides for the development of areas where businesses, because of the nature of their manufacturing or storage operations, appearance, traffic generation, noise or other conditions may not be compatible with residential, commercial, or business park land uses. A landscape buffer and screen wall may be required along all property lines of a site developed for commercial or employment uses when such property lines are contiguous with or separated only by an alley from a single-family residential development or zoning district at the time of development: The designation of an H-I zoning district adjacent to a residential development or zoning district is prohibited.

2.5 The development standards and permitted uses for each category are attached here as **Figures 2-4 & 2-5**



TOWN OF QUARTZSITE GENERAL PLAN 2024

ARTICLE V

(Ord. 11-05, Ord. 20-09, Ord. 21-02, Ord. 21-06, Ord. 21-12)

USES PERMITTED IN EACH ZONING DISTRICT AND ADDITIONAL REQUIREMENTS AND CLARIFICATIONS FOR USES PERMITTED IN EACH ZONING DISTRICT.

SECTION 1 USES PERMITTED IN EACH ZONING DISTRICT.

The table below shows which uses (listed in the left-hand column) are allowed in which zoning district(s) (columns labeled RA5 through HI). If there is an X in the column it means the use is allowed as a matter of right. If there is a C in the column it means the use may be considered as an allowed use subject to the provisions of the conditional use article (ARTICLE X) of this ordinance. If there is a number in the column there are additional provisions and/or clarifications that apply to that use in that zoning district which will be found in the appropriately numbered paragraphs listed under Section 2 of this Article:

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Residential													
Dwelling Unit	X	X	X	X	X	X	X	X1	X1	X1	X1	X1	X1
Boarding House							X	X	X				
Manufactured Home	X	X	X	X	X	X							
Mobile Home	X	X	X	X		X							
Mobile Home Park			C2			C2		X2	X2				
Modular Home	X	X	X	X	X	X							
Multi-Family Dwelling							X						
One-Family Dwelling	X	X	X	X	X	X							
Temporary Dwelling		X9	X9		X8	X8							
Recreational Vehicle Park			C3			C3		X3	X3				
Two-Family Dwelling						X	X						
Agriculture													
General Agriculture	X4		X4										
Roadside Stands	X5		X5					X5					
Stables	C6		C6										
Other													
Accessory Uses	X7	X7	X7	X7	X7	X7	X7	X10	X10	X10	X10	X10	X10
Airport	C										C	C	C

Zoning Ordinance - Article V Uses Permitted in Each Zoning District and Additional Requirements and Clarifications for Uses Permitted in Each Zoning District

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TOWN OF QUARTZSITE GENERAL PLAN 2024

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Cemetery Human/Pet	X	X	X	C	X	C							
Church	X	X	X	X	X	X	X	X	X				
Commercial													
Commercial, General									X12	X12			
Commercial Neighborhood								X24	X24	X24	X24	X24	
Commercial Heavy										X28	X28	X28	X28
Congregate Care								C	X			X	
Day Care Center	C	C	C	C	C	C	C	X	X				
Domestic Animal	X13	X13	X13	X13	X13	X13	X13						
Group Home	X14	X14	X14	X14	X14	X14	X14						
Hospital							C	C	C				
Industrial Heavy													X15
Kennel / Boarding	C		C									C	C
Planned Area Development									X29	X29	X29	X29	
Indoor Storage								X30	X30	X30	X30	X30	
Light Industrial										X16	X16	X16	X16
Outdoor Storage	X9	X9	X9	X8	X8	X8			X25	X25	X25	X25	X25
Public Use	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17	X17
Public Utility	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18	X18
Radio/TV Studio								X19	X19	X19	X19	X19	X19
Radio/TV Towers								C	C	C	C	C	C
Recycle Yard												C	C
Sales Office Subdivision	C20	C20	C20	C20	C20	C20	C20				C20		
Schools, Private	X21	X21	X21	X21	X21	X21	X21	X21	X21				
Shelter Care							C	X	X				
Signs	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22	X22
Swap Meet	C							X23	X23	X23	X23		
Medical Marijuana Dispensaries									X26	X26	X26	X26	

Zoning Ordinance - Article V Uses Permitted in Each Zoning District and Additional Requirements and Clarifications for Uses Permitted in Each Zoning District

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TOWN OF QUARTZSITE GENERAL PLAN 2024

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Medical Marijuana Dispensaries offsite Cultivation										X26	X26	X26	
Marijuana Establishment									X27	X27	X27	X27	
Wireless Facilities & Transmitting Towers under 35 ft.								C	C	C	C	C	C
Wireless Facilities & Transmitting Towers over 35 ft.										C	C	C	C

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TOWN OF QUARTZSITE GENERAL PLAN 2024

ARTICLE VI. DENSITY SCHEDULE AND ADDITIONAL REQUIREMENTS

SECTION 1 DENSITY SCHEDULE (Ord. #97-04/98-03/11-03, Ord. 21-06)

The table on the next page shows which standard (listed in the left column) applies in which zoning district(s) (columns labeled RA5 through HI). If there are dimensions or other requirements listed in the column. If there is a number in the column there are additional provisions and/or clarifications that apply to that use in that zoning district. These provisions and/or clarifications will be found in the appropriately numbered paragraphs listed under Section 2 of this Article.

	RA5	SR43	SR	MHS	R1	R2MR	R3	C1	C2	C3	PAD	LI	HI
Minimum Lot Area	5 acres	1 acre	1/3 acre	2,400 Sq. ft.	6,000 Sq. ft.	6,000 Sq. ft.	8,000 Sq. ft.	None	None	1 acre	2 acres	None	None
Minimum Lot Width	295 ft.	100 ft.	75 ft.	40 ft.	60 ft.	60 ft.	60 ft.	None	None	None	150 ft.	None	None
Minimum Front Yard													
Principal Use	40 ft.	25 ft.	25 ft.	10 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2	25 ft. 2	25 ft. 2
Accessory Use	100 ft	25 ft.	25 ft.	10 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2	25 ft. 2	25 ft. 2
Minimum Side Yard													
Principal Use	40 ft.	10 ft.	10 ft.	7 ft. 3	7 ft. 3	5 ft.	5 ft. 4	None 5	None 5	20 ft. 6	20 ft. 6	10 ft. 6	10 ft. 6
Accessory Use	50 ft.	10 ft.	10 ft.	7 ft. 3	7 ft. 3	5 ft.	5 ft. 4	None 5	None 5	20 ft. 6	20 ft. 6	10 ft. 6	10 ft. 6
Minimum Rear Yard													
Principal Use	40 ft.	25 ft.	25 ft.	10 ft.	20 ft. 7	5 ft. 8	5 ft. 8	10 ft. 9	None 9	20 ft. 9	20 ft. 9	None 9	10 ft. 9
Accessory Use	15 ft.	25 ft.	10 ft.	10ft	10 ft. 7	5 ft. 8	5 ft. 8	10 ft. 9	10 ft. 9	20 ft. 9	20 ft. 9	10ft. 9	10 ft. 9
Maximum Building Height													
Principal Use	35 ft.	35 ft.	35 ft.	20 ft.	35 ft. 10	35 ft. 10	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Accessory Use	35 ft.	35 ft.	35 ft.	20 ft.	35 ft. 10	35 ft. 10	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Min. Open Space				50%	60%	50%	50%	5%	5%	5%	5%	5%	5%
Min. Lot Area Per Dwelling Unit				2,400 Sq. ft	6,000 Sq. ft	3,000 Sq. ft.	2,000 Sq. ft.	0	0	0	0	0	0
Min. Separation Between Buildings	30 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10ft.						



TOWN OF QUARTZSITE GENERAL PLAN 2024

2.6 EVALUATION AND ANALYSIS

The Town Zoning Code has several areas of concern such as conflicting residential zones, unclear designations of minimum land areas per district, and lack of clarity and inconsistent district definitions. While these areas of concern do not stop development, they make it a challenge to clearly state to residents and potential developers just how the town wishes to maintain its rural character and promote positive commercial development.

The Town's current zoning districts are not entirely reflective of how the Town has developed over its history, creating a challenge to plan adequately for the future. When looking at a zoning map of the Town it is impossible to see that there are a significant number of RV parks in the community. RV Parks are allowed in both residential and commercially zoned areas with no specific land use category with which to identify them.

The SR43 and SR districts, as they are presently defined, are a distinction without a difference. The SR-43 residential district only applies to one particular one-acre subdivision even though there are hundreds of one-acre residential lots across the Town. This creates a potential conflict because there is the possibility of the Town treating similar one-acre properties differently. The Town does not have the jurisdiction to enforce CC&Rs for any subdivisions. A more workable solution would be to combine the categories into one SR43 district with regulations that apply equally to both. Residents in the SR district would be given the opportunity to rezone their property to SR43 or SR18 if they wish to retain the rural character of a 1-acre neighborhood rather than the ability to split their 1-acre lots into 3 smaller 1/3 acre lots as is currently permitted.

The residential districts of R1, R2MR, MHS, and R3 are similarly not as clear when it comes to assigning minimum land area versus buildable area. While the intent of each district is clearly stated to promote residential development, the land area requirements are not consistent in creating a gradation from low-density to high-density residential uses. The R1 and R2MR districts are identical in minimum land area requirements, yet they are intended to describe low-density versus medium-density development areas. A solution to this would be to rename the districts to identify which residential land area minimum more clearly is being discussed.



TOWN OF QUARTZSITE GENERAL PLAN 2024

The following table includes current and proposed zoning classifications. The table also includes the minimum land area of a zoning district, minimum lot size per dwelling, density per acre, and the percentage of open space. Additional details would be included in a revised matrix table like Zoning Code Article VI.

An example of this could be the following:

Figure 2-6.

Designation	Minimum Land Area	Minimum Lot Size per dwelling	Density	% Open Space
LOW DENSITY RESIDENTIAL				
SR43 Suburban Ranch	1 acre	1 acre	1 dwelling/acre	N/A
SR18 Suburban Ranch	1/2 acre	1/2 acre	2 dwellings/acre	N/A
MEDIUM DENSITY RESIDENTIAL				
SR Suburban Ranch	1 acre	1/3 acre	3 dwellings/acre	50%
R1-6 Residential	6,000 sq. ft.	6,000 sq. ft.	7 dwellings/acre	50%
R-2 Residential	8,000 sq. ft.	4,000 sq. ft.	11 dwellings/acre	50%
MULTI-FAMILY RESIDENTIAL				
Manuf. Home Subdivision	2.5 acres	4,000 sq. ft.	11 dwellings/acre	50%
R-3 Multiple-Family	2.5 acre	TBD	17 dwellings/acre	50%



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Rec. Vehicle Park	2.5 acres	1,500 sq. ft.	29 spaces/acre	50%
Mobile Home Park	2.5 acres	5,000 sq. ft.	8 dwellings/acre	46%

The Town Zoning Code has building standards for both Mobile Home and Recreational Vehicle Parks. At a minimum the Town will need to stop using the term “Mobile Home” since as of 1976 they are no longer in compliance with the newer manufactured housing standards required by the state. Both types of Parks are allowed, with a Conditional Use Permit, to be built on a minimum of 2.5 acres within the SR, R2MR, C1, and C2 zoning districts. Several Parks within the Town have changed ownership and been making substantial improvements to their properties. This follows an increasing trend to install Park Models and “Tiny Homes” to replace the older style trailer homes in these parks as well as other areas around the Town. The Town’s building codes are more than sufficient to help Park owners in making sure the installations are done in compliance, along with the Flood Damage Prevention Ordinance. Currently there is no way to identify this higher density residential activity on a town zoning map since there is no one district assigned to either of these uses. Assigning a separate zoning district to these types of parks would greatly enhance the Town’s ability to identify and subsequently accommodate these high-density residential uses into the future.

2.7 Goals and Strategies:

Define what is the commercial center of the Town

2.8 Action Plan:



**The Town of Quartzsite's
General Plan**

Chapter 3

TRANSPORTATION / CIRCULATION ELEMENT





TOWN OF QUARTZSITE GENERAL PLAN 2024

3.0 TRANSPORTATION / CIRCULATION ELEMENT

The Town of Quartzsite offers a unique and small-town atmosphere perfect for the many permanent residents while annually hosting thousands of seasonal visitors from around the world. Nestled at the crossroads of Interstate 10 and Highway 95, Quartzsite benefits by its location as Arizona's western hub for millions of people traveling across the state and winter visitors staying here during the winter months. The transportation infrastructure within Quartzsite is a main factor impacting its future growth and development.

As a general rule, transportation systems made up of roadways, off-road trails, pedestrian facilities, and public transit affect any town's physical, economic and social environment. The layout and distribution of a transportation system is one of the major influences on physical settlement and development arrangements in any town. Its design, location, and development choices can beneficially or adversely impact a community such as Quartzsite's air quality, environmental noise, community appearance, community cohesion and quality of life.

The Goals, Objectives and Action Plan section presented in this chapter serves as a guide for maintaining and developing a safe and efficient transportation system in Quartzsite. The Element concludes with a phased Action Plan for achieving the defined goals over the next ten years.

3.1 Current Conditions:

The Town of Quartzsite is spatially divided into four quadrants bisected east/west by Highway 95 and north/south by Interstate 10. There is no direct access from Highway 95 to the freeway. The Town has two traffic interchanges on I-10. Exit 17 exits freeway traffic onto Quartzsite Boulevard at the west end of town. Exit 19 exits freeway traffic onto Riggles Avenue at the east end of town. Exit 19 was totally reconstructed in 2002 with the addition of a five-lane bridge. Main Street (B-10) connects both exits along the north side of the freeway and received a major road widening to five lanes in 2015. Curb, sidewalks, and pedestrian shelters were also added, with roadway landscaping improvements being done in 2021. Identical improvements were made to Central Avenue (Hwy 95) in 2012.

The Town of Quartzsite is surrounded by federal lands under the jurisdiction of the Department of Interior, Bureau of Land Management (BLM) with endless amounts of wide-open spaces and



TOWN OF QUARTZSITE GENERAL PLAN 2024

off-road trails. During the peak visitor season, the Town and surrounding BLM lands will have over one million visitors. With this influx of people and vehicles, some roadways become inundated and cause localized traffic congestion. Within the Town limits there are also some state-owned lands. The intersections most negatively affected are Quartzsite Boulevard at Kuehn Street, and State Route 95 at Kuehn Street. Expanding the transportation infrastructure to accommodate future growth and development is a high priority of the community.

3.1.1 I-10 Exit 17 Congestion

There have been persistent recommendations from ADOT over the last few years to construct improvements to the Exit 17 interchange before approving new projects with a direct impact on the interchange in order to reduce potential traffic back-ups onto the interstate. As demonstrated in the following abbreviated table from January 2019, a study by RICK Engineering found that the Interstate generates a significant amount of traffic at Exit 17:

Figure 3-1

Abbreviated Table 4, West Quartzsite TI Traffic Counts, Midday Peak Hour, January 2019

Intersection and Movement	Peak hours vehicle reported
Dome Rock / Kuehn Street	
Intersection Total	1326
I-10 Eastbound Ramps	
Intersection Total	1249
I-10 Westbound Ramps	
Intersection Total	1301
Main Street (B-10)	
Intersection Total	1520

The Town Council hired RICK Engineering in 2022 to conduct a study, which was completed in 2023, to develop improvement alternatives that the Town could then recommend to ADOT. The



TOWN OF QUARTZSITE GENERAL PLAN 2024

3.2.2 I-10 MP 17 TRAFFIC INTERCHANGE ALTERNATIVES ANALYSIS REPORT

summary is included here, while the full study can be viewed at www.ci.quartzsite.az.us

4. SUMMARY

a. Findings

This report describes and evaluates four alternative designs for improvements to ADOT's West Quartzsite traffic interchange located on I-10 at milepost 17 in La Paz County, Arizona. Projected traffic growth to the year 2045, consisting of increases in background traffic as well as trips to be generated by new local development, will necessitate an expansion of peak period capacity at the facility. The alternatives analysis study focuses on the intersections of Quartzsite Boulevard (the crossroad) with Dome Rock Road/Kuehn Street to the south, the eastbound I-10 ramps, the westbound I-10 ramps, and Main Street to the north. These are the control points that combined determine the carrying capacity of the traffic interchange.

The study team conducted a detailed analysis of four improvement alternatives.

- 1. A standard diamond interchange.*
- 2. A diverging diamond (DDI) interchange, in which northbound and southbound traffic on the Quartzsite Boulevard would temporarily diverge to the left to facilitate unconflicted left turns to the I-10 on-ramps.*
- 3. A roundabouts interchange, that provides roundabouts at the four crossroad intersections.*
- 4. A restricted left interchange, that provides for roundabouts at the frontage road intersections and bars left and crossover maneuvers at the ramp intersections, creating a one-way loop for traffic entering I-10 at the eastbound and westbound on-ramps.*

A detailed evaluation of these four alternatives focused on six criteria considered important to ADOT and the Town of Quartzsite.

- 1. Use of Existing Bridge.*



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2. *Delay and Queuing (i.e., operational performance).*
3. *Cost.*
4. *Construction Impact.*
5. *Safety.*
6. *Community Acceptance.*

Appropriate weights were assigned to each criterion, with Delay/Queuing and Safety assigned the greatest weight and Community Acceptance the least. Each of the four alternatives then received a rating from 1 (worst) to 5 (best), a score on each criterion (equal to the rating multiplied by the weight), and finally a total score on all six criteria combined.

When the scores of each alternative were added to obtain a total, the study team found that the Diverging Diamond Interchange TI option performs by far the best of the four alternatives, with an overall score of 465 points versus 310 or less for every other option. This alternative was the only one to receive the maximum possible score on four of the six evaluation criteria.

Therefore, the diverging diamond interchange is recommended for implementation at an appropriate date when the necessary funding can be secured. At that point, the project will undergo the usual prioritization, programming, and procurement process according to standard ADOT standard procedures.

Budgetary Implementation Costs

The planning-level construction cost was estimated to be approximately \$16 million dollars. Professional engineering services required for design and post-design phases would likely add an additional \$2 million. No additional right of way should be needed for the project. However, temporary construction easements will likely be required to complete the project.

Next step.

Upon ADOT's approval of the report and concurrence with the recommendation for a Diverging Diamond Interchange solution, the next logical step would be the development of a 15% level conceptual plan along with a more detailed



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construction cost estimate. These documents would then be used to place the project on ADOT's five-year program and then to inform the subsequent planning, design, and construction of the DDI.

The Council voted to accept the recommended alternative of the study.

3.1.2 Off Road Vehicles and All-Terrain Vehicles (ATVs):

During the winter months, vehicles share the road with off-road and all-terrain vehicles. This refers to a motorized off-highway vehicle (OHV) designed to travel on non-highway tires, with a steering wheel, equipped with seatbelts to carry one or more people. The State of Arizona has approved these safe for the roadways when they are registered, have proof of financial responsibility, a license plate light, a horn, and emissions testing (only required within certain parts of the state).

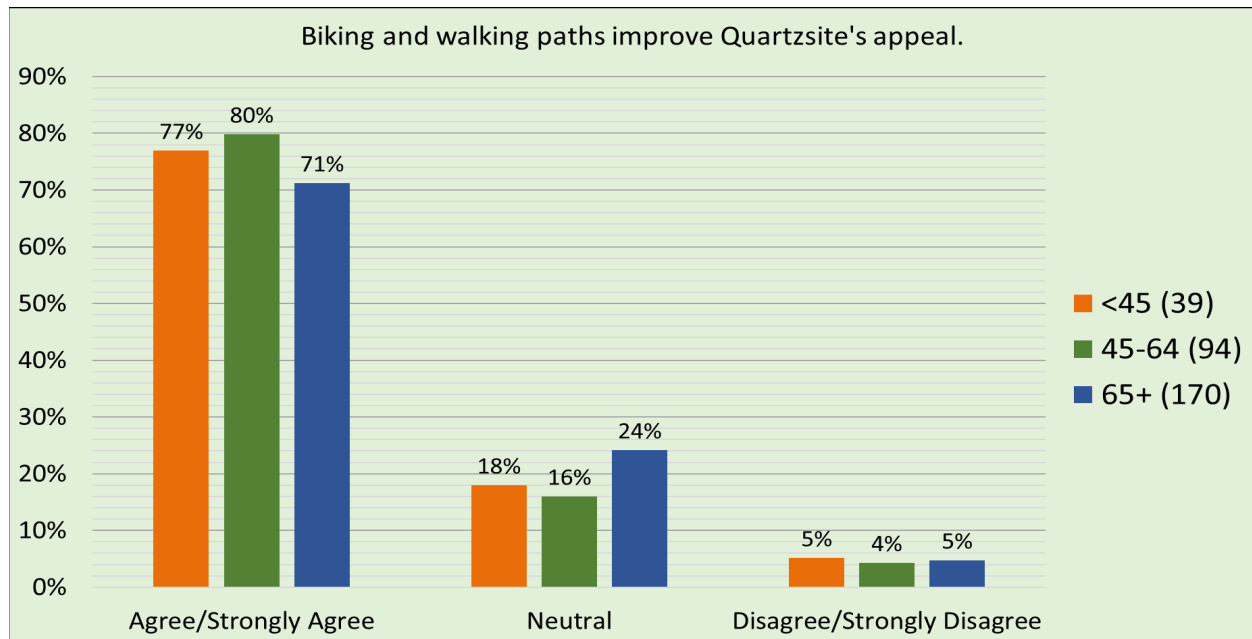
The Arizona Peace Trail route passes through The Town of Quartzsite, between Yuma and Bouse. The Town recently completed the establishment of an OHV staging area for Peace Trail users. This provides access to hundreds of miles of off-road trails in proximity to the Peace Trail Route, which further enhances visitors' off-road experience. The Arizona Peace Trail, Inc. has continuously led the effort to initiate and establish the trail; and, has garnered over \$1.5 million in grants to develop a master plan and implement acquisition of land as needed.

3.1.3 Pedestrian/Biking Facilities:

Currently, there are extensive pedestrian and biking facilities within the Town of Quartzsite. These consist of six-foot wide asphalt paved areas adjacent to existing roadways. The Community Survey results identified in Figure 3-2 indicates the community support for these.



TOWN OF QUARTZSITE GENERAL PLAN 2024



In the unfinished areas, users are forced to share the roadways with vehicles or walk on unimproved, narrow street shoulders due to the lack of sidewalks. This presents an inconvenience as well as safety concerns to both pedestrians and vehicular traffic.

The Town has taken significant efforts in improving the pedestrian facilities within the town limits according to the Trails & Pathways Plan adopted in 2014. The Plymouth Avenue improvement and beautification project, complete with a shared pedestrian and bicycle path shown in the picture on the following page is one example of the enhancements being made to the Town.

Insert photo here?

3.1.4 Public Transit:

With Quartzsite's elderly and economically disadvantaged population, affordable public transit services have been an ongoing concern. Established in 1992, the Town transit system has been expanding to provide a wider variety of destinations and times to meet the needs of its ridership. COVID restrictions severely hampered this expansion, and the transit system is slowly reestablishing the services the community needs.



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Figure 3-3

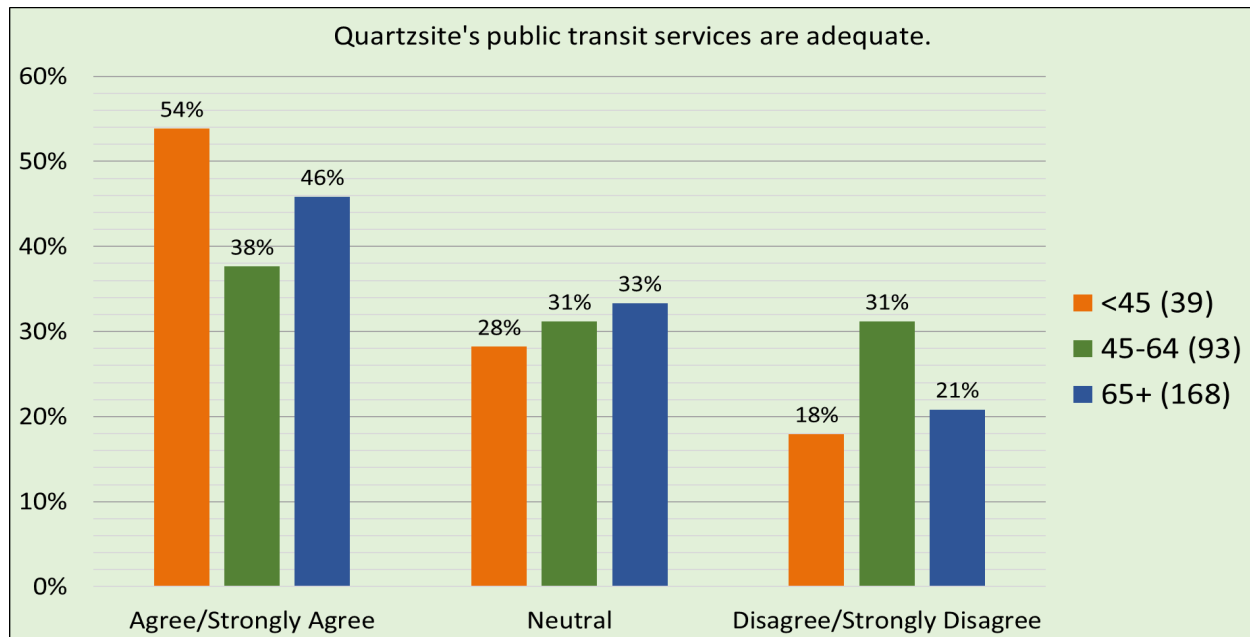
YEAR	RIDERSHIP
2018	1,896
2019	2,434
2020	2,308
2021	2,003
2022	2,616

The Town currently operates a transit bus system called the “Camel Express” which is a demand response service, meaning the bus picks up its riders at their home, drops them off at their destination, and returns them to their home. The Town has four 14 passenger buses and one 8 passenger bus fitted with lifts for scooters and wheelchairs. The buses run Monday through Friday and travel locally within the Town limits as well as out of town to Parker, Lake Havasu, Yuma, and Blythe, CA. The Camel Express office in Quartzsite Town Hall dispatches rides for the Transit bus routes using cell phones.

The Camel Express transit program has been funded primarily by a biennial grant from the U.S. Department of Transportation Federal Transit Administration (FTA) with a variable percent match contribution from the Town General Fund. ADOT administers the 5311 *Formula Grant for Non-Urbanized Areas* to provide local and regional transportation services, through its demand response and deviated/flex route system in Quartzsite. The recent community survey indicated a mixed response to the question of are public transit services adequate, as shown in **Figure 3-4** below.



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The permanent population of the Town is not large enough to warrant the need for a fixed mass transit system. With future growth comes the need for expansion in facilities, secure bus parking, and administrative services. A new transit facility would provide a secure area for the dispatcher, individual desks for the drivers to complete daily paperwork, a training and meeting room for safety meetings, storage space and an admin office, all of which are currently contained in one office space. Secure bus parking would provide a covered, fenced, area to park the current fleet of 5 buses.

3.1.5 Airport:

Aviation has played an important part in the history of Quartzsite. The Town and areas adjacent to the Town were used during World War II for pilot training and practice. The Women's Air Service Pilots were trained in Quartzsite under the command of Jackie Cochran according to local historians. Airports provide a quicker link to various parts of the country. Unfortunately, the Town of Quartzsite does not have an open, permitted airport at the present time. At one time, the Town of Quartzsite was coordinating with the FAA to build an airport Southeast of Town. However, this site would have interfered with campers at Scadden Wash and La Posa North and as such, BLM denied the sale of land in the proposed site area. Other alternative sites were offered by the BLM, but the FAA would not secure any more funding for environmental work



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done on these other sites. Plans have been discussed for a general aviation airport to be located north of Town. BLM has suggested that the sale of land in this area to be used as an airport could be approved, in part because it is located at a further distance from the Town and from any long and short-term visitor areas. Consideration of a future airport large enough to accommodate potential air traffic and located far enough from Town so as not to present a dangerous situation would have to take into consideration the relocated WAPA lines.

3.2 Road Classifications:

The following chart summarizes the functional classification designations for the Town of Quartzsite and their corresponding cross-section characteristics. All street functional classification and cross-section characteristics must comply with Quartzsite Transportation Plan, and La Paz County standards as adopted or amended by the Town of Quartzsite. Town accepted cross-section details are available at the Town of Quartzsite.

Figure 3-5 Street Widths

Type of Street	Minimum ROW	Travel Lane	Median Width	Bike Lane	Sidewalks
Arterial w/ Median	100 feet	23'/23' (2 lanes)	16' (raised)	6.5' both sides	5' Both Sides
Arterial	100 feet	24'/24' (2 lanes)	14' (left turn lane)	6.5' both sides	5' Both Sides
Collector w/ Curb	80 feet	12'/12' (1 lane)	12' (left turn lane)	6.5' both sides	5' Both Sides
Collector w/o Curb	70 feet	12'/12' (1 Lane)	12' (left turn lane)	8' shoulder	n/a
Local Roadway	50 feet	11'/11' (1 Lane)	n/a	8' shoulder	Both Sides



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Cul-de-sac, Residential	50 feet radius	42' radius	None	None	Both Sides
Cul-de-sac, Non- Residential	60 feet radius	50' radius	None	None	Both Sides

3.2.1 CIRCULATION

The local circulation system within the Town consists of a network of local streets and roadways which follow a typical north-south, east-west grid configuration. A great portion of the grid network is disconnected and blocked by previous development and major drainage washes such as Tyson Wash. These streets and roadways create a network vital to the movement of people and goods from one part of town to the other. Each of the streets and roadways are classified as either arterial streets, collector streets, or local streets.

Arterial Streets are designed to carry large traffic volumes and provide continuity throughout the Town. Drivers using arterial streets are typically traveling a relatively greater distance, greater than one mile, and are often using these streets to reach a place of retail business, commercial enterprise, or workplace destination. There are only two arterial streets within Quartzsite:

- ❖ Main Street (B-10)
- ❖ State Route 95 (Central Avenue).

The standard design for an arterial street has four travel lanes, two in each direction, with a median or turn lane separation in addition to concrete curb, gutter and sidewalks.

Collector Streets, just as the name implies, is a street which collects and distributes traffic to and from arterial and local streets. These are usually shorter in length and have lower traffic volumes compared to arterials. They are not designed to carry large volumes of traffic, but in some cases and during peak times of the year, collector streets within Quartzsite act as arterials. This occurs due to the temporary influx of traffic and congestion on the arterial streets. Local examples are:



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- ❖ Kuehn Street
- ❖ Tyson Street
- ❖ Plymouth Avenue
- ❖ Moon Mountain Avenue
- ❖ Kofa Avenue.
- ❖ Riggles Avenue

Local streets provide direct access to specific parcels by local traffic. Traffic volume and travel speeds on local streets are under 30 mph. Extended stretches beyond 1,500 feet in length on local streets should be minimized to reduce the speed of vehicles and to limit vehicle noise in residential areas. Many older local streets along the existing arterial corridors create difficult intersections which may impede traffic flow and invite unwanted cross traffic in some residential neighborhoods. Local streets within the Town are chip sealed and do not have curbs, gutters, and sidewalks.

3.3 Goals and Strategies:

Increase parking areas in close proximity to show grounds?

Expand Camel Express Services to include medical appointments?

Expand Camel Express to include seasonal trolley services?

Roadway extension proposals: Riggles Avenue north to Tyson, Main Street east to Mockingbird, Qtz Boulevard north to Tyson, Quail Trail connections to Central Avenue (Hwy 95).

Pedestrian/Trail proposals: Kofa Avenue to Tyson, Tyson to Hwy 95, Moon Mountain north to Tyson, Quail Trail east to Riggles.

Upon ADOT's approval of the report and concurrence with the recommendation for a Diverging Diamond Interchange (DDI) solution, the next logical step would be the development of a 15% level conceptual plan along with a more detailed construction cost estimate. These documents would then be used to place the project on ADOT's five-year program and then to inform the subsequent planning, design, and construction of the DDI.



Chapter 4

GROWTH AREA & COST OF DEVELOPMENT ELEMENT

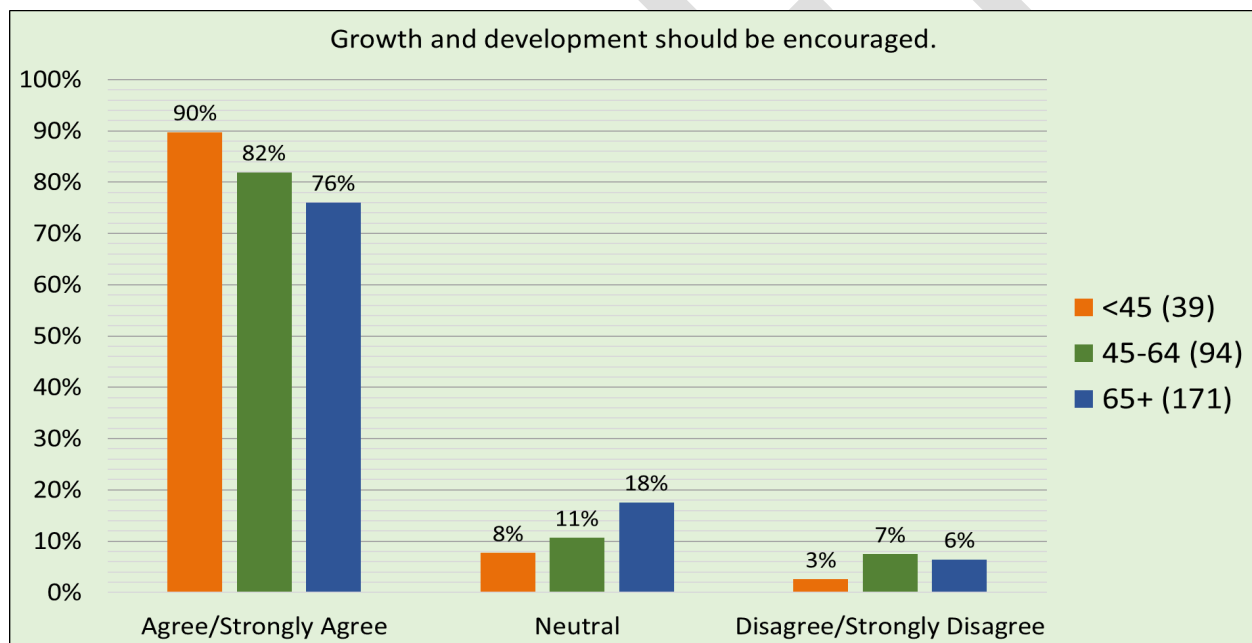




TOWN OF QUARTZSITE GENERAL PLAN 2024

4.0 GROWTH AREAS / COST OF DEVELOPMENT

Growth areas are defined as areas within Town limits that are suitable for planned infrastructure expansion, and improvements designed to support residential, commercial, and industrial uses. Identifying growth areas provides guidance for future growth that is logical and healthy. The intent is to also help preserve the small-town sense of community found in Quartzsite. Planned growth areas identify those parts of the Town that are most suitable for growth due to their location and proximity to existing or planned public services and facilities such as major roadways and public utilities without having a negative impact on residential areas or schools. According to the recent community survey there is strong agreement that growth should be encouraged. This is strongly reflected in all age groups. **Figure 4-1**



The growth areas for Quartzsite are identified on the Growth Areas Map (see **Figure 4-2**). Because of their proximity to the exits of Interstate 10, commercial and industrial areas are identified on the extreme eastern and western sides of town. These areas can be readily served with minimal public utility and roadway extensions. This strategy allows for development to begin quickly as the infrastructure needed is available now. A second area represents land that may be available to accommodate growth within the 2028 horizon with the appropriate amenities



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such as public water, sewer, and roadways. This area covers Riggles Avenue at Interstate 10 north to intersect with a future Tyson Street extension. The proposed uses in this area would consist of a mixed use Residential/Commercial characteristic due to the Riggles and Tyson roadways being designated arterial roadways. Lastly, represents land area for the long-term residential growth and development in Town limits within a planning horizon to the year 2032 and beyond.

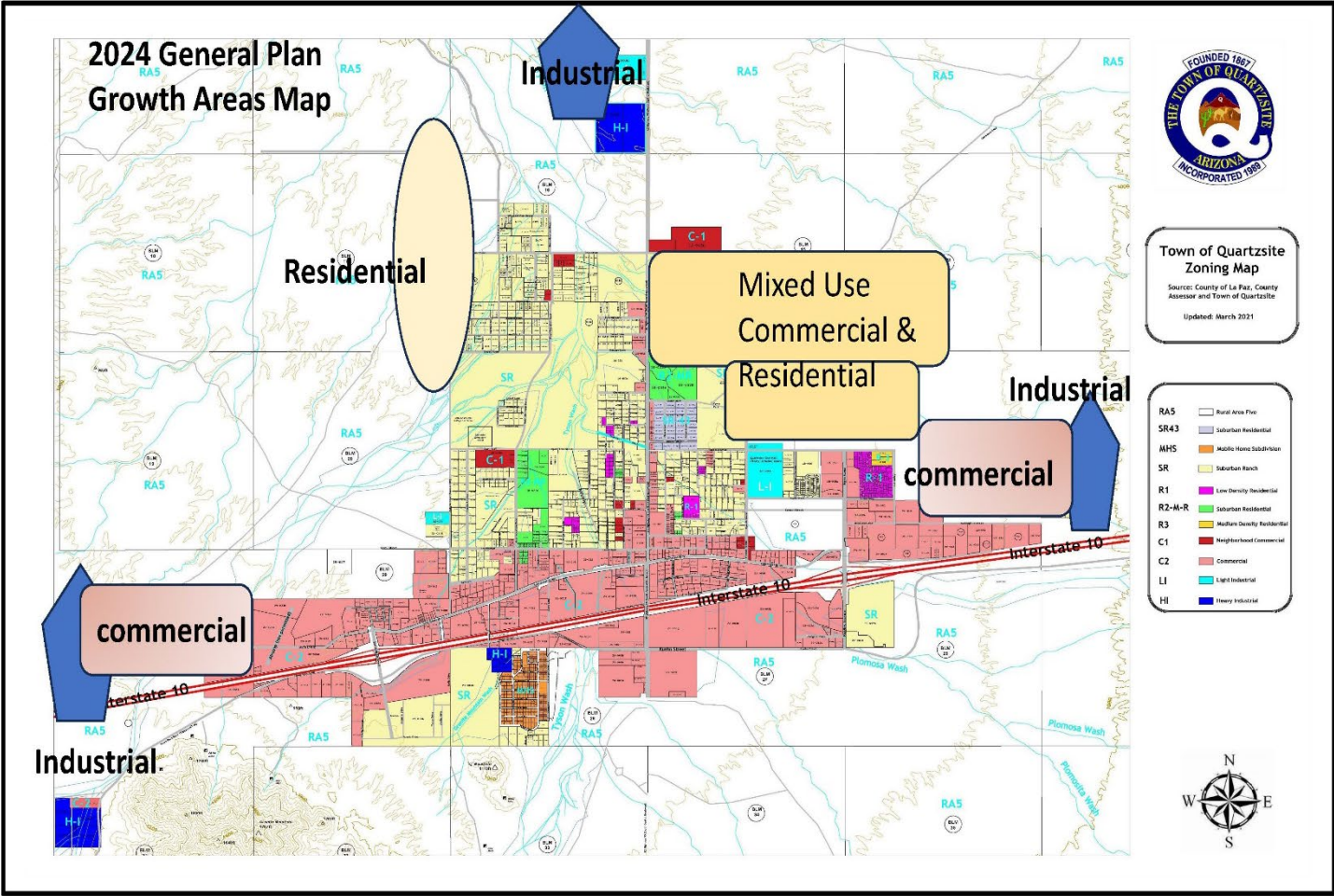
The strategy is to direct growth until such a time that growth can no longer be satisfied within previously identified areas. This area covers land West of Kofa Avenue and North of Pyramid Street, to include a portion of the State Lands.

4.1 Growth Areas

The Town is committed to serving its residents in a positive and proactive manner; this is demonstrated by supporting development that is orderly and fiscally sound. New development should allow for flexibility in the assignment of Land Use densities so that property development, infrastructure, designs, use of space, and traffic movements may be improved or enhanced. While these areas are defined geographically, the Town is flexible where proposals meet the General Plan goals and strategies. **Figure 4-2 Growth Areas Map**



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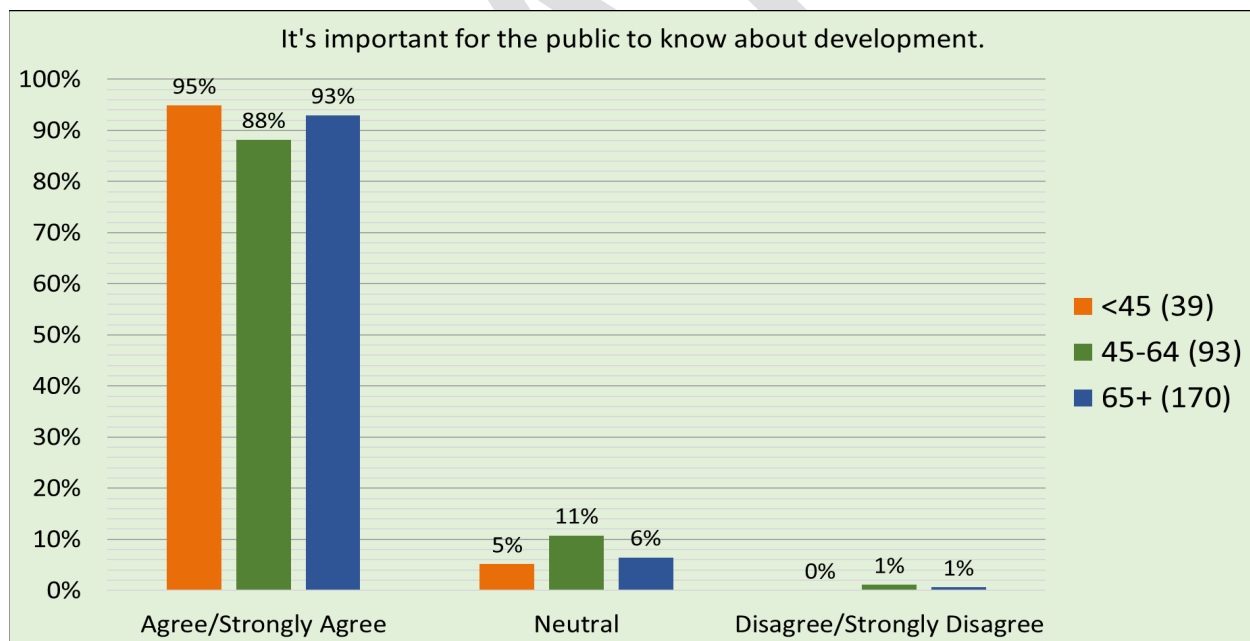


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4.2 COST OF DEVELOPMENT PHILOSOPHY

It is the desire of the Town of Quartzsite to first encourage development that requires little or no extension of services. Development that occurs within or directly adjacent to existing infrastructure or service areas is the most cost-effective since much of the investment in providing those services has already been made. Building outside of existing service areas promotes sprawl that is very expensive to the community unless the vast majority of costs are borne by the developer. These costs are not just for the basic infrastructure but also for public safety, recreation and other Town services that must extend service areas to accommodate the new development.

According to the recent community survey results there is a strong preference for the public to be informed about development that is occurring in the community. Figure 4-3 below shows that among all age groups this is a very important matter that the Town will have to be aware of.



4.2.1 FINANCING MECHANISMS AVAILABLE FOR PUBLIC SERVICE EXPANSION



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Pay-As-You-Go out of Current Revenues: This is the optimum way to pay service expansion. Current revenues consist mostly of local sales and property taxes, state-shared revenues, and grants. Unfortunately, revenues usually follow development while most service expansions must occur prior to or simultaneously with development.

Grants and Low-Interest Loan Programs: There are numerous grants and low interest loan programs available to Quartzsite from federal, state, and regional agencies. Quartzsite has actively pursued and received funding, from among others, the Rural Development programs from the United States Department of Agriculture (USDA), Community Development Block Grants (CDBG), the State of Arizona Heritage Fund as funded, State Water Infrastructure Financing Authority (WIFA), State Special Projects (SSP) funding, State Colonias Set Aside Funds, and the Governor's Office.

Revenue Bonds: Revenue bonds are a method of borrowing to finance service expansions. The bonds are paid back through future revenues that are legally pledged to the bond issuer. Revenues generally utilized for debt service are privilege taxes (sales tax), Highway User Revenues Funds (HURF) (payments made to municipalities from state fuel taxes), and user fees. Bonding must be approved by a public vote. Revenue bonds are typically more costly to the municipality since future revenues, which can be uncertain, are the method of security and repayment.

General Obligation Bonds: General Obligation (G.O.) bonds are a method of borrowing to finance service expansion. These bonds are based on the full taxing authority of the municipality and are generally paid back through property taxes. The municipality may bond for up to 20 percent of its secondary assessed valuation with an additional 6 percent available for special projects. Bonding must be approved by a public vote. G.O. bonds are the most cost-effective for the municipality since their security and repayment are based on property and the municipality's ability to levy against it to meet obligations.

Certificates of Participation/Municipal Property Corporations: These are methods of borrowing that are paid back by municipal revenues. They are usually not legally tied to a



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specific revenue stream, such as revenue bonds. These methods can be utilized by action of the Town Council and are not subject to public vote.

Development Impact Fees: These are fees that are established by the municipality based on the cost of expanding services to accommodate new development. These fees are then paid by the project developer as part of the development's cost. Development impact fees can be fairly narrow in scope (impact of development on the wastewater treatment facility) to very broad in scope (covering all utilities, public safety, municipal operations, parks/recreation/open space, library services, etc.). The Town may impose (if studies provide justification) “Zonal” impact fees that provide for different levels of fees based on the costs of providing infrastructure /services to geographically different developments.

User Fees: User fees are those charged for services such as water and sewer fees or park and recreation venue admissions. The fee structure can be developed to not only cover operating costs but also service the debt for financing expanded services.

Community Facilities or Improvement Districts: These special funding districts allow all the property owners within the district to borrow funds (typically at the Town’s more favorable rate) for major infrastructure and public service improvements that benefit all property owners. These funds are then repaid by annual assessments on all owners of the property (until the borrowed funds are repaid) and may be structured in a way as to make the repayments tax deductible. Furthermore, it is allowable to add a small additional assessment onto the repayment to cover annual operations and maintenance (O & M) costs.

Lease Excise: The Government Property Lease Excise Tax (GPLET) is a redevelopment tool offered by the State of Arizona. By replacing property tax with an excise tax, a project’s operating cost is reduced to initiate development. The land and improvements are given to the Town and leased back for private use. Applications across the state focus predominantly on affordable housing and larger scale development.

4.3 Goals and Strategies:

4.4 Action Plan:



**The Town of Quartzsite's
General Plan**

Chapter 5

ECONOMIC DEVELOPMENT ELEMENT





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5.0 ECONOMIC DEVELOPMENT

5.1 Introduction

The Economic Development and Growth Element has been developed to assist the Town in its desire for growth. While residents in a recent community wide survey have voiced that they like the small-town charm Quartzsite offers, they have also expressed the need for additional goods and services that would benefit the Town. The purpose of this element is to explore ways the Town can diversify its current economic base through business attraction and expansion opportunities. The attraction of new businesses and the expansion of existing businesses will create new jobs and incomes for residents. This will have a multiplier effect through an increase in demand for local housing, goods, and services.

5.2 Current Conditions:

Currently, the economic base of the Town relies heavily on tourism and freeway-oriented retail and services businesses. In addition, there are a large number of retirees whose fixed incomes are derived from social security and other personal retirement plans. The seasonal events, such as the annual gem and mineral shows, bring significant revenues into the Town for short periods of time. The economy of Quartzsite can be strengthened by diversifying its current economic base to include new industries such as manufacturing, warehousing, medical, and consequently their ancillary jobs to the community. By looking at adding these types of employers, the Town economy will be less susceptible to seasonal variations by having more year-round residents.

The assets of Quartzsite represent significant opportunities for new development. These include the strategic location of the Town on two major transportation routes: Interstate 10 and State Highway 95 provide two major transportation corridors which results in significant daily traffic flows through the Town. Quartzsite also offers available land, close proximity to major markets like Phoenix, Los Angeles, Yuma, and Las Vegas, and a supportive local government. Constraints to new developments are extreme summer temperatures, limited available and qualified workforce, and property taxes.



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A critical component for a viable economic development plan is the provision of the appropriate infrastructure such as broadband internet, water, electricity, sewer, and roadways to have the capability to service current and future businesses. In addition to infrastructure, the Town needs to have an adequate supply of affordable housing to accommodate workers looking to relocate to Quartzsite. Employers interested in locating facilities in Quartzsite need to be assured that their workers and families will be able to find affordable housing.

5.2.1 BROADBAND INTERNET

The Arizona Commerce Authority coordinates broadband development activities in partnership with state and local government stakeholders and the private sector to streamline regulatory hurdles and maximize strategic broadband funding for Arizona. Reliable, high-speed internet has become an essential element of 21st-century life. It's as ubiquitous as electricity, water and transportation. Increased connectivity impacts public health and safety, education, health care and transportation across both rural and metropolitan communities. The ACA works to expand the state's digital infrastructure statewide to improve the economy and quality of life of today's Arizonans through the issuance of the Arizona Broadband Development Grants. \$3 million in taxpayer funding is available to expand broadband services in underserved rural areas across the state. Eligible applicants are Arizona cities and towns with a population of fewer than 150,000 that are not part of a larger contiguous metro area; Arizona counties with a population of fewer than 750,000; federally based Indian tribes located in Arizona; established non-profit enterprises focused on economic development in Arizona; and for-profit enterprises with a minimum of five years' operating history in the telecommunications industry.

5.2.2 LOCAL INTERNET PROVIDERS

Presentation to the La Paz County BOS for connecting to Fiber Broadband by Paul Fleming, CEO of WECOM, May 2023

TDS telecom services

FASTNET Microwave Broadband



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5.2.3 Electric Vehicle Charging Stations

- Pilot Truck Stop
- Loves Truck Stop
- Jerky Store
- Tesla Charging Stations

With 45,000+ Superchargers nationwide, Tesla owns and operates the largest global, fast charging network in the world. There are presently 24 chargers located adjacent to the Carls Jr. Restaurant with another 80 Super Chargers just installed in August 2023 right next to the Terrible Herbst Service Station off the Interstate 10 Exit 17 interchange.

5.3 MARKETING THE TOWN

In order to promote business and attract new industry to Quartzsite, the Town has established and maintain an economic development marketing program. This program can have several facets. The use of the Town's internet web site for marketing the Town to potential businesses is very important. The marketing program has included the following:

- Internet web site marketing of the Town
- Production of a marketing brochure
- A large billboard located on Interstate 10 for both east and westbound traffic promoting the Town.
- Joint promotion of winter recreational and camping opportunities with the BLM.
- Advertise services and accommodations available for truck drivers in Quartzsite on web sites serving the trucking industry.

The above outlined methods for marketing Quartzsite will capitalize on the attractions and services Quartzsite has to offer to tourists, travelers, rockhounds, and truckers. By instituting an appropriate advertising program, the Town can make its assets known to travelers and truckers



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throughout the Western States. This in turn will increase Town revenues as local businesses increase their product sales and expand their business operations. **Figure 5-1**



5.4 REGIONAL ECONOMIC DEVELOPMENT EFFORTS

The Town should also cooperate with the economic development efforts of the La Paz County Economic Development Corporation (LEPDC). The mission of the LPEDC is the development of economic wealth for the well-being of our inhabitants through sustainable improvements in our standard of living. Their stated LPEDC goals are:

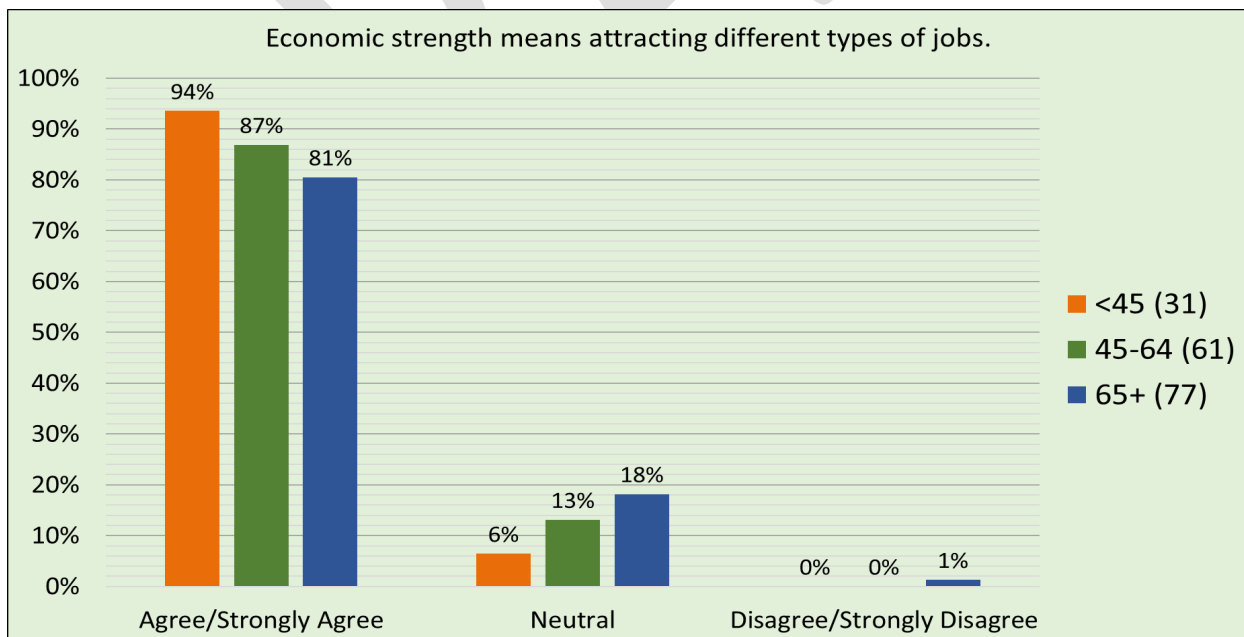
- 1. To provide a county-wide professional economic development organization involving all interested public and private organizations.*
- 2. To increase employment by retention, recruitment and expansion in the retail sector*
- 3. To enable economic diversity through attraction, expansion and retention of industrial, manufacturing and agricultural related employers*
- 4. To promote sustainable environmental stewardship*
- 5. To provide educational economic development opportunities*
 - Workforce Development*



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- *Leadership Academy*
- 6. *To promote county-wide communication and coordination regarding issues affecting economic development*
 - *Infrastructure*
 - *Housing*
 - *Telecommunications*
 - *Health Care*
 - *Education*
 - *Beautification*
 - *Recreation*

Any new industries established within the County should benefit Quartzsite, either directly or indirectly. For example, a new industry established in Ehrenberg could indirectly benefit Quartzsite by providing jobs within commuting distance for Quartzsite residents. As **Figure 5-2** shows a majority of the respondents of all ages expressed their agreement with attracting a number of different types of jobs in the community.

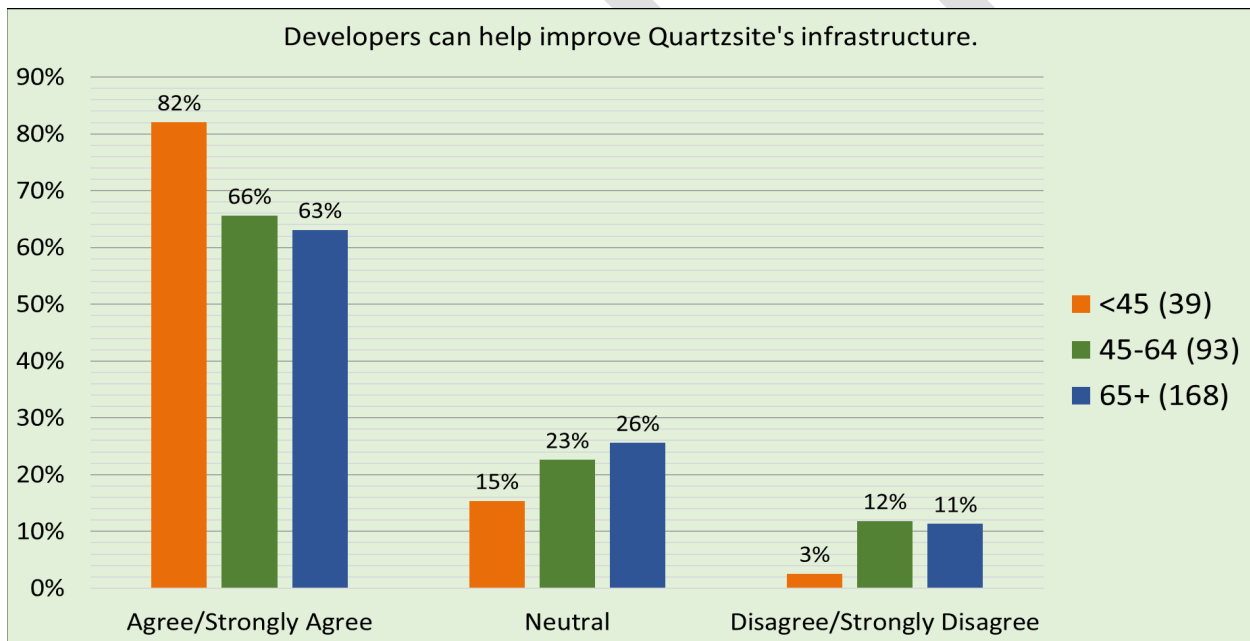




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5.5 INCENTIVES FOR ECONOMIC DEVELOPMENT

In order to attract new retail, warehousing, and industrial uses to Quartzsite, the Town should explore incentives that could be used to entice new business and industry to locate in the Town. These incentives can be both monetary and non-monetary. The level and type of incentives should be based on the relative benefits to the Town from the new business. For example, a new light manufacturing firm that provides 100 jobs should receive more incentives than a small company creating only 5 jobs. The Community Survey question about whether developers can help improve the Town infrastructure had a positive response with a majority in agreement that they should. **Figure 5-3**



The following types of incentives could be provided by the Town for business attraction and expansion:

- Reduction in building permit and plan check fees
- Extension of Town water and sewer to an industrial site
- Establishment of a one stop permit processing center.
- Assistance with acquisition of BLM land for industrial uses



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- Use of State CDBG funds to construct a business incubator facility.
- Technical assistance through market feasibility studies utilizing EDA grants.

Competition for new businesses and industrial firms is intense for Cities and Towns. Therefore, in order to effectively compete, the Town of Quartzsite must be able to offer incentives to prospective firms when required. Otherwise, a competing nearby jurisdiction may convince the firm to locate in the nearby jurisdiction. This would result in an economic development loss for Quartzsite. Once developed, the incentives available should be published in an informational Town brochure that can be mailed to prospective businesses. It should be stated in the brochure that provision of incentives is not automatic and requires Town Council approval on a case-by-case basis. This allows the Town Council room for negotiation with the prospective business and does not commit the Town to approve incentives for any particular business.

5.6 Goals and Strategies:

2016 Economic Development Plan

La Paz Regional ED effort- revitalized with new leadership. Seat on the Board

“Passport” is more tourism oriented.

QUEST was created and struggled over time. May need By-Laws updates.

Staff expertise and area of focus is lacking at this time for the Town to designate one person to conduct ED activities.

Infrastructure development cost sharing through a Development Agreement.

Target certain businesses. How do we do that in the most cost-effective way?

What types of warehousing does the Town wish to see locate to the town?

Common design themes for new business?

El Paso Natural Gas line passes through the area.

Yuma Proving Grounds Testing areas south of Quartzsite.

5.7 Action Steps:



**The Town of Quartzsite's
General Plan**

Chapter 6

WATER RESOURCES ELEMENT





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6.0 Water Resource Element

The Water Resources Element identifies current water supplies and effluent resources available to the Town of Quartzsite. The purpose of this element is to better understand the management of groundwater and effluent supplies being used by Town residents. In addition, this element will examine potential resources and ongoing plans to ensure residents of Quartzsite have a reliable and adequate source of drinking water well into the future.

6.1 Current Sources:

The Town of Quartzsite obtains its potable water from deep wells within an underground aquifer located in the La Posa Plains Sub-basin of the Parker Groundwater Basin. The Arizona Department of Water Resources (ADWR) has delineated groundwater basins across the state that follow hydrologic boundaries rather than political boundaries. The Town had a small junior Colorado River allocation of 1,070 acre-feet from the Bureau of Reclamation (BOR). The Town initially chose not to utilize this water allocation due to the excessive transmission costs of piping the water to Quartzsite. In an October 2006 Hydrogeologic report to the Town it was stated that “BOR recognizes that the Town water supply is currently produced from groundwater pumped from wells that are not located within the Colorado River accounting surface boundary”. ADWR, in cooperation with the BOR, subsequently terminated all junior Colorado River allocations in 2018 due to the record setting drought on the Colorado River system.

6.1.1 The Quartzsite Strategy:

The Town has strived to protect and manage the local underground aquifer for its primary water supply. Residents and businesses of the Town have historically obtained their water through shallow individual private wells. As a result, there were several hundred private wells within the Town limits drawing from a shallow aquifer that had rising levels of nitrates. The Arizona Department of Environmental Quality (ADEQ) determined in 1985 the aquifer that supplied these private wells did not meet safe drinking water standards due to high nitrate levels. In response to this, the town was incorporated in 1989. Subsequently, “*The Quartzsite Strategy was*



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developed by the Arizona Department of Environmental Quality (ADEQ) to address the nitrate problem and came into effect on January 15, 1992. The Quartzsite Strategy identified that nitrate contamination is the result of effluent disposal from onsite wastewater systems. Per the Quartzsite Strategy, ADEQ will not approve any new subdivisions or trailer parks that utilize septic tanks for onsite treatment within the nitrate plume area. Additionally, ADEQ will not approve an expansion of existing trailer parks that utilize septic tanks. Any new development within the nitrate plume that is not connected to the Town's sewer system will be required to install onsite wastewater treatment system capable of removing total nitrogen from the effluent to less than 10 milligrams per liter (mg/L) or will be required to install a non-discharging sewer system. The Quartzsite Strategy will remain in effect until all septic tank systems are removed from within the nitrate plume and the nitrate levels in the groundwater are below the maximum contaminant levels (MCL) throughout the extent of the nitrate plume.” (Source: April 2010 Environmental Report for Categorical Exclusion, PACE)

The Town began to construct a public municipal water and wastewater system in 1994 to eventually serve the entire community and reduce the reliance on private wells.

6.2 System Capacity:

In 1994, the Town of Quartzsite began supplying water from town Well No. 1 located on Quail Trail, just north of the Town Hall. The Quail Trail Well Site added a second well that has the capacity to pump approximately 150 gallons of water per minute. Well No. 2 extended to a depth of approximately 1,200 feet. Well No. 1 and No. 2 were subsequently decommissioned. Well No. 1 was removed in 2021. The Quail Trail well site also has a ground level storage tank and booster pump station. The storage tank holds 300,000 gallons. In 2004, the Town introduced a third well, at 200 North Kofa Avenue, the Kofa Well Site. Well No. 3 pumps 800 gallons of water per minute (gpm) and has a storage tank which holds 1 million gallons. The Kofa Well Site is the only site for sourcing the Town's water needs.



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A second deep well was drilled at the Kofa Well Site and became operational in 2021. The capacity of Well No. 4 is about 900 gpm. Additional system upgrades were also installed at this time to increase the operational capacity and reliability of the system. A SCADA system was installed to increase reliability.

The Town wells currently provide drinking water that meets all State and Federal requirements. To ensure the water quality meets these standards, samples are taken from the wells periodically throughout the year-and sent to state-certified laboratories which test the water based on the State and Federal criteria. The Quartzsite Water Department provides an annual report based on the findings of these samples which is available for public view on the Town website.

6.3 System Usage:

The two well sites are more than adequate to meet the needs of the current population but also have the capacity to reliably service the potential future growth of Quartzsite. Historic monthly water usage was stated in January 2006 to be 335,481 gpd which would equate to about 233 gallons per minute (gpm) of well production capacity. The estimated 2006 full-time population was about 3,200 individuals with winter visitors providing the usual seasonal increase depending on a water system that could produce 950 gpm. The current system is able to produce about 1,800 gpm, or a 48% increase in well capacity.

Residential service accounts have not grown significantly over the last five years as shown in the **Figure 6.1** below:

Accounts	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Residential	746	748	748	746	748
Commercial ?					

Source: Town Water Utility Dept.



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6.4 Wastewater Collection and Treatment

The Town of Quartzsite also provides wastewater services for all parcels of land within 200 feet of existing sewer lines. This service includes collection, treatment, and disposal of all sewage products. The wastewater treatment plant is also regulated by ADEQ.

Currently, the wastewater treatment plant is over 20 years old. According to PACE Engineering the existing Quartzsite wastewater system includes approximately 119,000 linear feet (LF) of sewer collection lines, 454 manholes and a 0.90 MGD wastewater treatment facility. The Town has embarked on a two-phase improvement and expansion program.

Phase 1 was completed in 2021 to include: repairs to outdated fixtures, new safety equipment, and enlarging the treatment plants capacity. The upgrades allow the plant to become more seasonally efficient and cost effective while increasing the treatment capacity by 450,000 gallons/day.

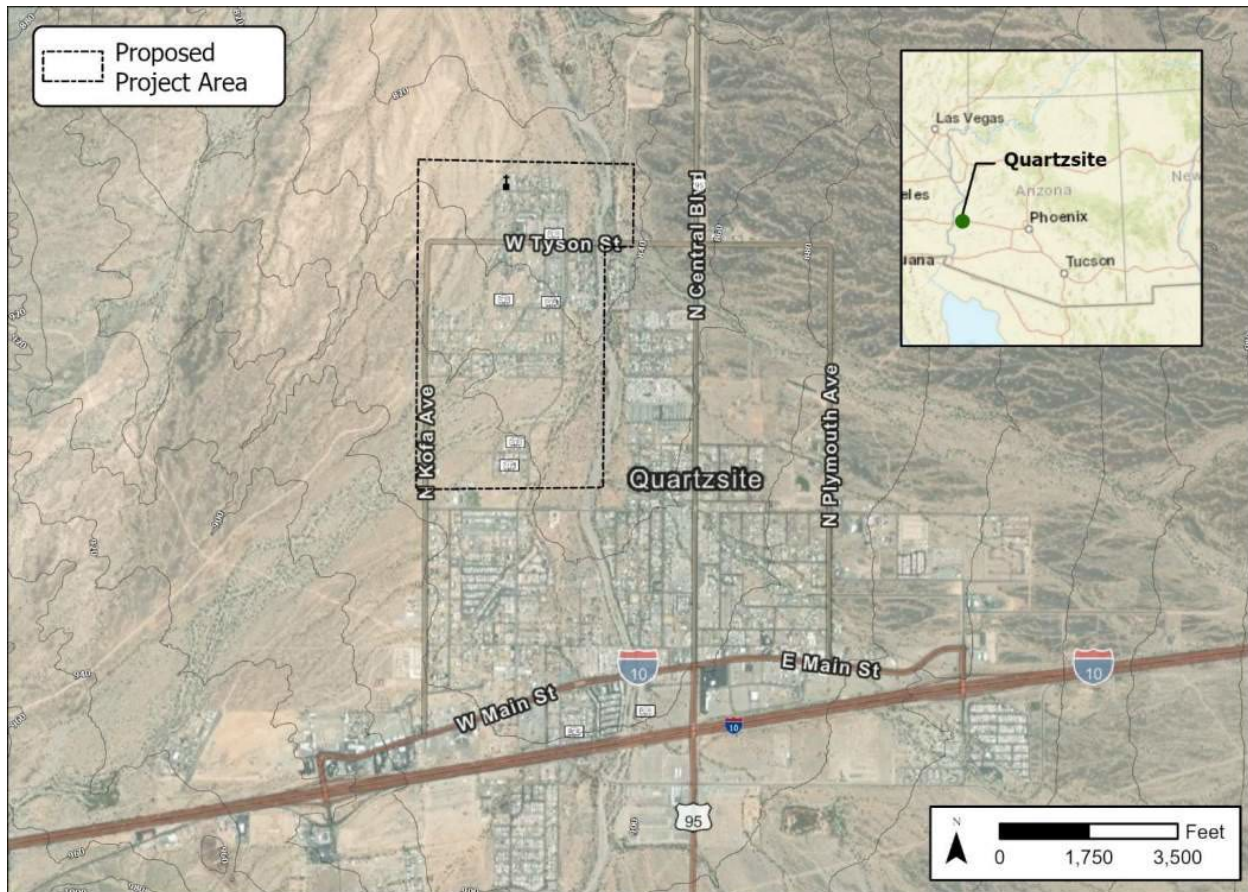
The Phase 2 project is to install 25,000 LF of 8" PVC sewer collection lines and connect 220 additional homes and five commercial businesses to provide wastewater service in the efforts to reduce the onsite septic system use throughout the Town. The Town has hired PACE Engineering to conduct the project design and construction administration services utilizing grants and loan funds from the USDA Rural Development program.

The project area is located in the northwestern portion of the Town bordered by Desert Vista Street to the north, Kofa Avenue to the west, Quail Trail Street to the south and North Loma Vista Avenue to the east.



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Figure 6.2 – Location Map



6.5 Future Projects:

The Water Department Capital Improvement Plan has identified the need to construct an additional large storage tank and booster station improvements over the next five years.

Wastewater Collection system Phase 2 expansion is underway with the recent awarding of a design contract to extend the sewer collection system into the northwest quadrant of the town. The expansion would further reduce the potential for ground water contamination. Construction could start in 2025.



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Re-use of effluent has been discussed as a potential source of irrigation water to serve the Town Park. The Town Wastewater Plant currently disposes on average about 160,000 gpd during the summer months and 240,000 gpd during the winter months. This treated effluent is released into an adjacent wash. Public Works has included the required upgrade of the effluent level and subsequent construction of an effluent line to the Town Park in its five-year Capital Improvement Plan. The estimated cost of these improvements is about \$700,000.

The Town of Quartzsite has identified a new well site (Well #5) for evaluation located in the southeast corner of Highway 95 (North Central Blvd.) and Kuehn Road. The Town owned parcel is 1.42 acres. Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) prepared a Technical Memorandum evaluation of the potential of developing a new public supply well at Well Site #5 based on review of local hydrogeology and wells in the area. Matrix evaluated the proposed Quartzsite Well Site #5 with respect to potential well dimensions, production, and pumped quality, and believes the site is viable for a future production well. Further site-specific testing should be conducted to confirm the site meets the production well requirements for the Town with respect to production and quality.

References:

Hydrogeologic Report in support of an application for a “*Designation of Adequate Water Supply*” prepared by Chuck M. Dickens, Consulting Hydrogeologist, October 17, 2006.

Well Siting Study prepared by Matrix New World Engineering, Southwest Groundwater, May 10, 2020.

Environmental Report for Categorical Exclusion of the Quartzsite Wastewater System Expansion – Phase 2, prepared by Pacific Advanced Civil Engineering, Inc. (PACE), Michael G. Krebs, PE. April 2021.

Draft Technical Memorandum, Evaluation of Proposed Well Site #5 prepared by Matrix New World Engineering, Land Surveying and Landscape Architecture, PC, August 2023.



**The Town of Quartzsite's
General Plan**

Chapter 7

PUBLIC FACILITIES & SERVICES ELEMENT





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7.0 PUBLIC FACILITIES & SERVICES ELEMENT

7.1 Introduction

The Public Facilities and Services Element of the Quartzsite General Plan provides an overview of the various public facilities and community services provided by the Town, outlines the conditions and concerns of existing facilities and how they factor into the development of future facilities and services, and provides options to ensure that the Town can provide for the community as it develops. It is critical that the Town of Quartzsite has the necessary public facilities and services to support existing commercial and residential development and the potential future growth of each. The Public Facilities and Services Element strives to maintain a functional, efficient, cost-effective, and financially equitable system of public facilities and community services to serve an expanding population and employment base.

7.2 Current Conditions

7.2.1 Infrastructure Maintenance and Expansion

The Town has recently completed upgrading the majority of the infrastructure in the community and is in the process of a major expansion of the Wastewater Collection System into the northwest quadrant of the community. These vitally important water and wastewater infrastructure improvements are large capital investments that have been funded with a combination of grants and low interest loans from both federal and state government programs. See Chapter 6 Water Resources for more details about the Water and Wastewater Improvements. Upgrades and improvements to the roadway infrastructure are ongoing and more are planned and/or scheduled. See Chapter 3 Transportation for more details about the proposed roadway improvements.

7.2.2 Public Safety Facilities and Services

Police Station: The Quartzsite Police Station is located at the corner of Coyote Street and Plymouth Avenue in a building that was originally constructed in the mid 90's to serve local non-



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profits. QPD relocated to this building out of the Townhall building in order to make room for the Magistrate Court. The holding cells in Townhall are still functional and used as needed. QPD provides 24/7 coverage to the Town with a staff of 13 sworn officers, and three support staff: Administrative Assistant, Community Service Officer/Evidence custody, and Code Compliance, in addition to several patrol vehicles. An Off-road UTV was purchased in 2020 through a state grant program and enables the department to travel off road when necessary.

Fire Protection/EMS Services: The Quartzsite Fire District is a separate entity from the Town run by an elected Board of Directors committed to serving the region with the primary purpose of saving life and property. They will accomplish this through constant training and always looking for new methods to better perform the tasks at hand. They will respond 24 hours a day, 7 days a week, 365 days per year without exception, in an effort to accomplish their goals. The main fire station is located at the NE corner of Hwy. 95 and Tyson Street.

7.2.3 Community Facilities and Services

Community Center: The Town has two buildings located at the intersection of Emerald Avenue and Chandler Street in the SW corner of the Town Park that provide multiple year-round services to the community. The larger metal building is utilized for public meetings, private parties, seasonal event celebrations, adult exercise classes, and other Arts & Crafts activities. A small non-commercial kitchen is also available. A smaller adjacent modular building is used for small group meetings, afterschool, and summer youth programs, and Arts & Crafts activities.

Attendance for the afterschool program has been utilized very successfully by parents and the school district has a bus stop at the Community Center when school is in session. Two full-time employees manage the facilities and services provided to the community.

Library: The Quartzsite Public Library is located at the Townhall building on Plymouth Avenue. It was constructed in the early 90's and is a continuation of a long commitment of the community to have a vibrant and effective library program. The local nonprofit "Friends of the Library" assisted in the development of the library and transferred all its inventory to the new building when it was constructed. The Friends continue to support the library with a recurring annual donation through the Yuma Community Foundation.



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Library services consist of a reading room, lending library, e-books, magazines, internet access, and Wi-Fi connectivity at no charge to patrons. There are twenty computers publicly available on a daily basis with an additional area dedicated to children including children's books and computers. Internet broadband connectivity for both the Library and Townhall building is accomplished with a fiber connection paid for with assistance through the state E-Rate Program. The library has a very seasonal clientele with winter attendance more than quadrupling the summer attendance numbers.

Parks Department: The Town has developed an 80-acre park through a long-term Lease from the BLM. Facilities provided by the Town for public use consist of the following:

- Dog Parks available to small, Medium, and large sized dogs
- Irrigated, lighted Baseball Field with snack shack
- Covered Dance Slab with picnic tables
- Public restrooms
- Multi-use Basketball/Pickle Ball Court and Volleyball Court
- Covered children's playground area
- Remote-controlled aircraft strip and RC car track
- Celia's Rainbow Garden remembrance/nature appreciation trail
- Reserved area used by a local metal detecting club.

Future Park improvements to be completed in 2024 utilizing AZ State Heritage and federal Land & Water Conservation Fund (LWCF) grants, include a splash pad, parking lot lighting, fencing around the multi-use basketball court and enhancements to the children's playground.

Hi Jali Monument and Cemetery

The Town Parks Department manages the cemetery.



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7.3 Current Services in the Community

The following table identifies the major services that are provided in Quartzsite and the provider.

Figure 7-1 Service Providers

Water	Quartzsite Water & Sewer Department
Wastewater	Quartzsite Water & Sewer Department
Solid Waste Collection	La Pa County, Suburban Sanitation
Police/Public Safety	Quartzsite Police Department
Fire Protection/EMS/Ambulance	Quartzsite Fire Prevention District
Street Maintenance	Quartzsite Public Works Department
Electricity	Arizona Public Service (APS)
Telecommunications	TDS Telecom, Fastnet Inc.
Library	Town of Quartzsite, Friends of the Library
Meeting Room, Public Exercise Program, After School Program	Town of Quartzsite Community Center
Adult Education	Arizona Western College

7.4 EVALUATION AND ANALYSIS

7.4.1 Facility Challenges

Magistrate Court: The State of Arizona has required that all courts in the state improve their safety measures for court personnel and their offices. The Quartzsite Magistrates Court has been slowly implementing the new security measures but has had difficulty in hiring qualified contractors to install some of the improvements. There is one potential solution being discussed to solve this problem in the short term. That would be to relocate the Magistrate Court across the



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street to the closed La Paz County Justice Court building. The County has closed the building and consolidated the Justice Court services into the Parker Justice Court. This solution is the most cost effective to the town since the County has already installed the required security enhancements. The length of time and rental fee would have to be negotiated to both parties' interest.

Camel Express Office Space: Presently the Camel Express transit services are operating out of one office. The Transit Manager, Dispatcher, and Driver's desk all fit into one 10x12 office space. This condition has existed for several years and caused major anxiety during the COVID years due to the lack of ability to maintain proper social distancing between transit staff. A potential solution to this condition is to either rent space from a private high school located adjacent to the Police Station or apply to ADOT Transit for a grant to build a new office building. The application process is a challenge and would take at least two years before funding is available. A possible location for the new building would be on the south side of the Townhall parking lot facing north. A new driveway extension could be constructed at the back connecting the east side employee parking lot to Plymouth Avenue. This new private driveway would eliminate traffic congestion between the transit buses and town hall/library traffic.

Quartzsite Police Station: The size of the present building used by the Police Department is barely adequate for the services they provide, and it was not designed to be used as a police station. One possible solution is to construct a new Police Station at the south side of the Townhall parking lot facing north. A new driveway extension could be constructed at the back connecting the east side employee parking lot to Plymouth Avenue. This new private driveway would eliminate traffic congestion between the police vehicles and town hall/library traffic. The building would be adequately sized for Record Keeping, Administrative offices, secure evidence storage, dispatching, officer meetings, and restrooms sufficient for showers and personal lockers. The building cost would be too expensive to budget in one year and could be financed through a long-term Community Facilities loan from USDA Rural Development.

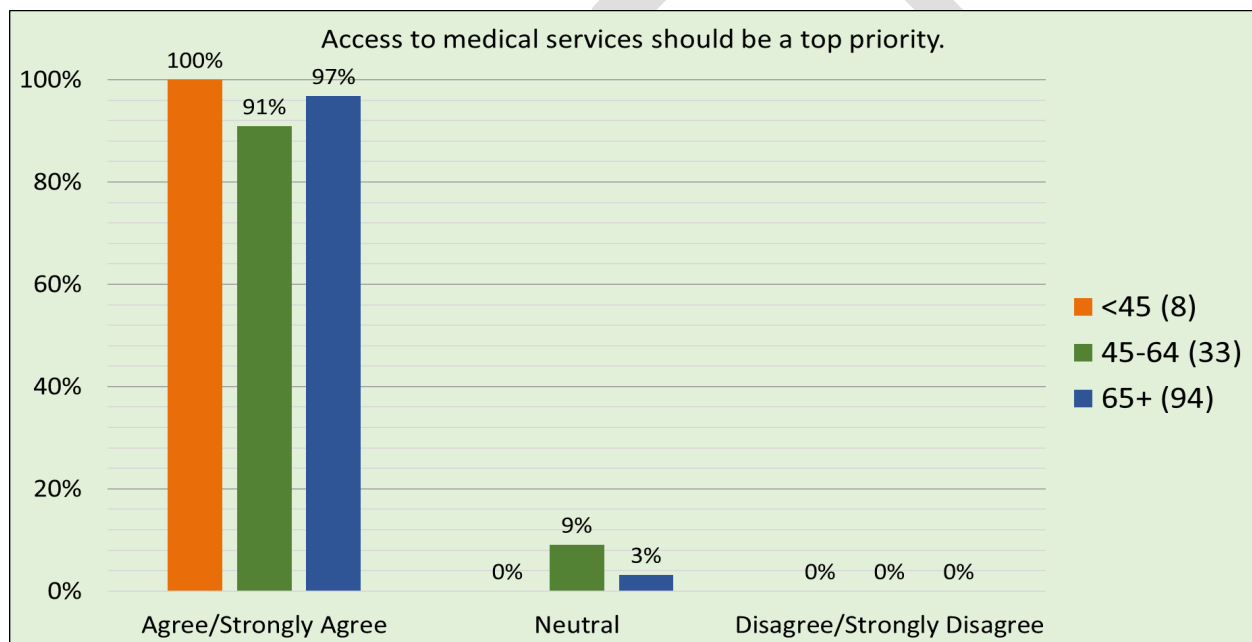


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Moving QPD into a new building would free up that building to be used by the Camel Express Transit service. Moving the Court into the La Paz County Court building would free up space for the Community Development Department to finally have adequate space for reviewing site plans and maps without interrupting other administrative office work. The Property Files could also be arranged into one room for easier access. The Code Enforcement Officer could also have more space for storage and files.

7.5 Town Concerns Based on the 2023 Community Survey:

The response to this particular question was the highest and strongest among all age groups.



7.6 Goals and Strategies:

7.7 Action Steps:



**The Town of Quartzsite's
General Plan**

Chapter 8

HOUSING ELEMENT





TOWN OF QUARTZSITE GENERAL PLAN 2024

8.0 Housing Element

Among the many elements of the Quartzsite General Plan, housing has become one of the most critical because Quartzsite is being challenged to provide sufficient, safe, and affordable housing for both full-time residents and seasonal visitors. Without safe and affordable housing, potential residents of Quartzsite are forced to seek housing in nearby towns and employers have difficulty in enticing workers to their businesses. Likewise, younger, capable workers are harder to retain when more affordable employment opportunities exist in nearby communities.

This Housing Element provides a summary of the housing market and current conditions in Quartzsite; it also serves as a method of providing adequate and affordable housing for all the community's residents, including households of every income level.

8.1 The Housing Element contains six sections. The Existing Conditions and Trends section summarizes the population and household characteristics currently present in Quartzsite. The Housing Availability and Affordability section defines quality housing and evaluates the current housing stock in Quartzsite. The Evaluation and Analysis section identifies future housing needs in the community. The Constraints and Barriers to Adequate, Affordable Housing section evaluates the constraints and barriers to housing development in Quartzsite. The Goals, Objectives, and Policies section serves as a guide for the provision of safe, affordable, and well-maintained housing in the Town. The Plan of Action section addresses the issues stated in the previous section by suggesting programs and resources that Quartzsite could utilize in order to achieve a community in which all of its population can be adequately housed.

8.2 EXISTING CONDITIONS AND TRENDS

Understanding population and housing characteristics and trends is important when planning a comprehensive housing strategy to address such issues within the community. Demographic, household and employment characteristics are important indicators of current trends, as well as future population and corresponding housing growth and development. Identifying reliable changes in population and age distribution has become difficult due to the ineffective results of the 2020 Census. The Quartzsite community 2020 census results, like a majority of small



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Arizona communities, have shown themselves to be unreliable in accurately representing the demographics of our community.

8.2.1 Population Trends

A community's housing needs are reflective of population characteristics such as income, age, race/ethnicity, and employment, as well as changes in these characteristics. **Figure 8-1** shown here with data from the Federal Census for 2000 through 2020.

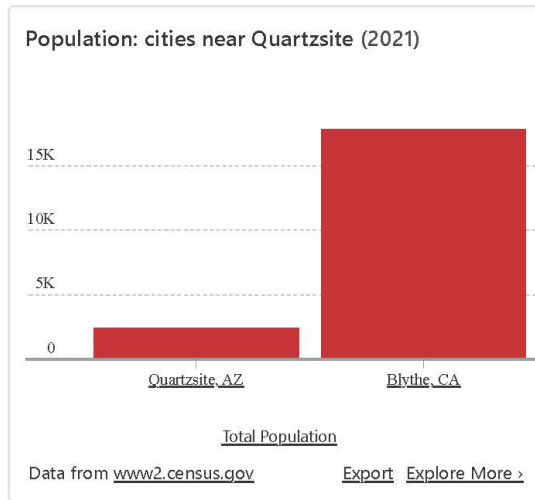
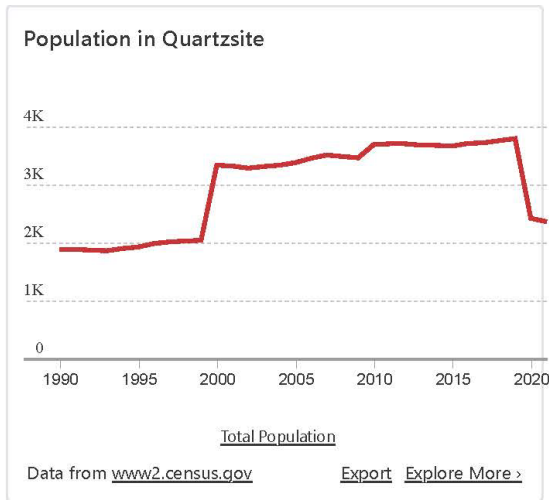
Population	2000	2010	2020
Total	3,354	3,677	2,413
Under 18	191	278	96
18 to 64	1,320	1,347	450
65+	1843	2,052	694
Median Age	66.5	67	67.4
Housing			
Dwelling Units	3,186	3,378	2,700
Occupied Units	1,850	2,027	988
Families	1,176	1,091	1,174
Households	1,850	3,027	2,288

Historical population trend data in Quartzsite is difficult to obtain due to its small population. From 2000 to 2010, the population of Quartzsite increased by 9% according to the US Census Bureau. **Figure 8-2** ACS population data trends.



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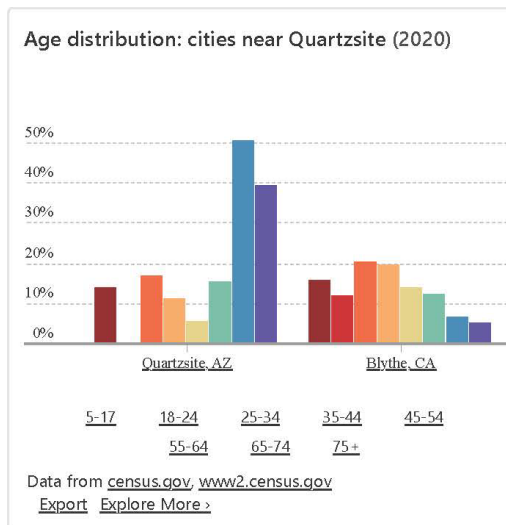
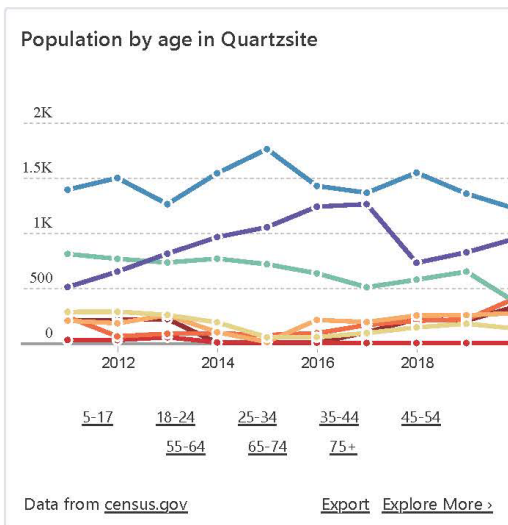
Population



8.2.2 Age Distribution

The need for additional housing is further reflected in age and gender distribution of the population. The population chart on this page (Figure 8-3) shows that a significant portion of the population is between 65 and 85 years old.

Population by age



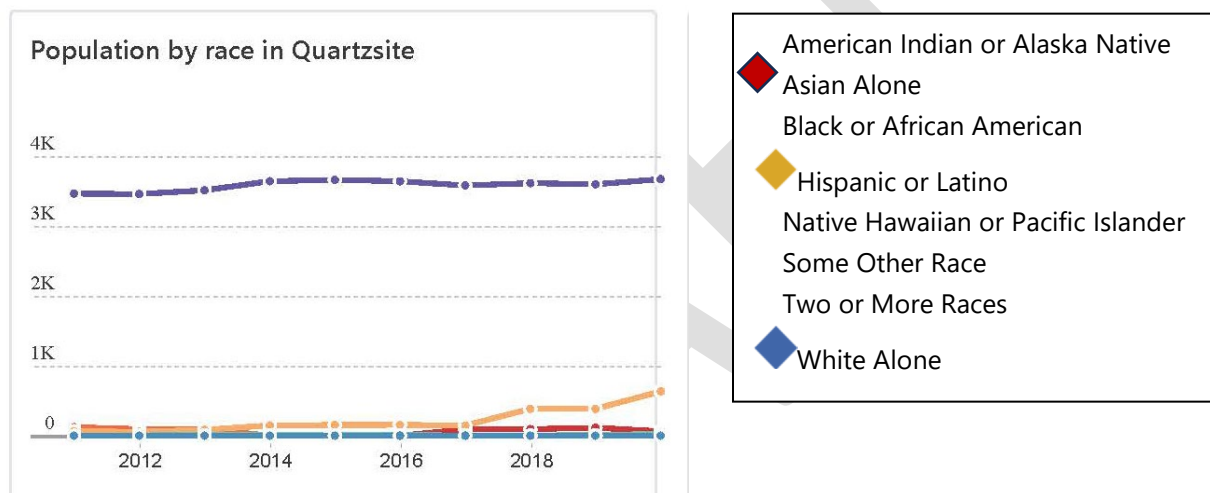


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8.2.3 Race and Hispanic Origin

For the purpose of ensuring equal housing opportunity for all persons, the terminology used in this document conforms to that used in the 2020 US Census. The Hispanic population in Quartzsite grew by 46 % between 2000 and 2010. This trend can be expected to continue in Quartzsite and could have an impact on the average household size in Quartzsite before the next census. **Figure 8-4.**

Population by race



8.3 HOUSEHOLD CHARACTERISTICS

Household size, occupancy, income, growth, the presence of special needs populations, and other characteristics determine the type and size of housing units needed in a community. For example, large families need three- and four-bedroom units whereas elderly retired persons need only one or two bedrooms.

8.3.1 Household Size

According to the 2020 Census, there are 2,700 households in the Town of Quartzsite. A significant number of these households (48.7 %) have one or less occupant per room. The

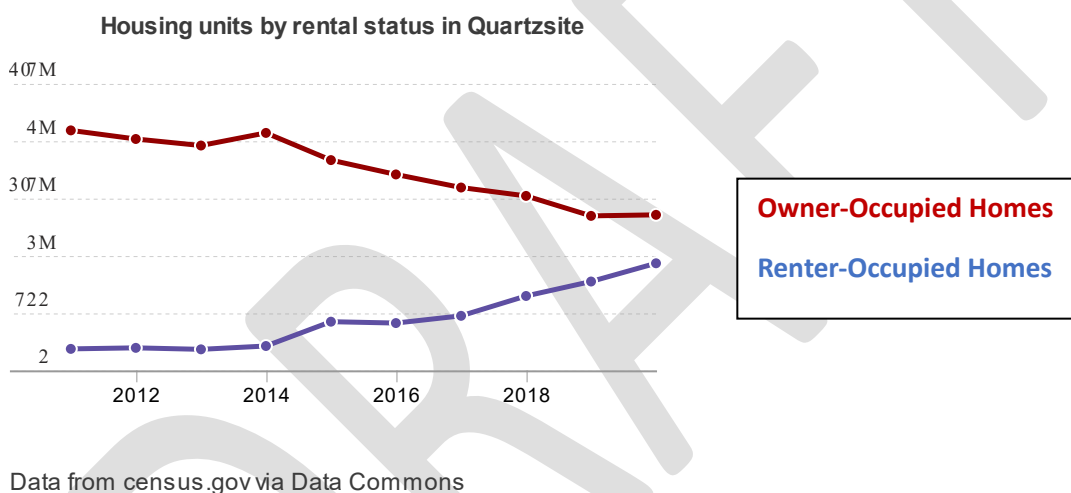


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prevalence of smaller sized households suggests the need for development of apartments or smaller homes.

8.3.2 Household Occupancy & Tenure

The number of occupied housing units in Quartzsite decreased according to the US Census over the last ten years making it difficult to actually verify trends in housing data. In 2020, 1,360 households were owner-occupied units, while another 933 households were renter-occupied units. Recent interviews with three local real estate agents indicated that the current vacancy rate for rentals is almost zero. **Figure 8-5**



8.3.3 Household Income

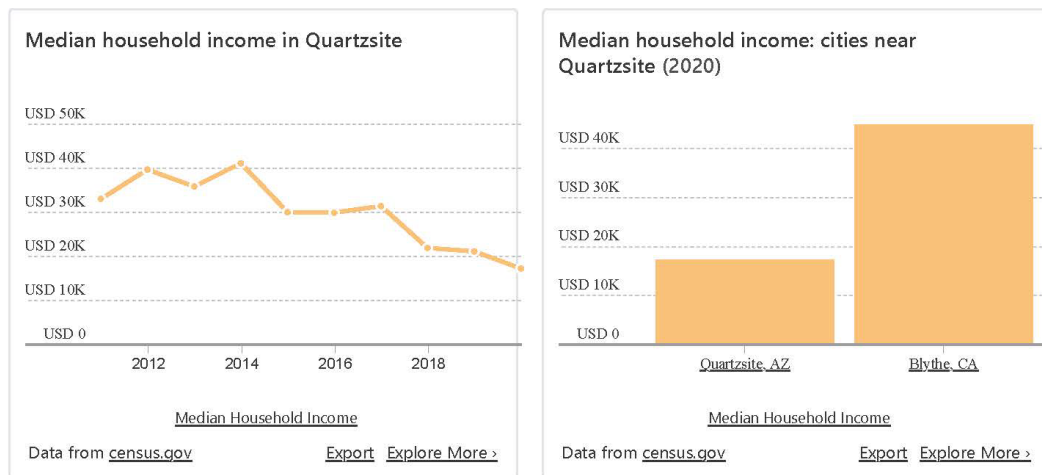
Household income is indicative of housing affordability and the supply of affordable housing must be proportional to income categories for all segments of the population. Those with higher incomes have more discretionary income to spend on housing while those in the low- and moderate-income groups are more limited in the housing they can afford. The Town's median household income in 2000 was \$23,053, compared to the County's median household income of \$25,831 in 1999.



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The mean retirement income for elderly persons living in Quartzsite is \$15,205. This amount is approximately \$8,000 less than the median income of the Town and suggests that this income could be disproportionate to the cost-of-living and housing costs in Quartzsite and that more affordable housing units for the elderly in Quartzsite must be developed. **Figure 8-6**

Median household income



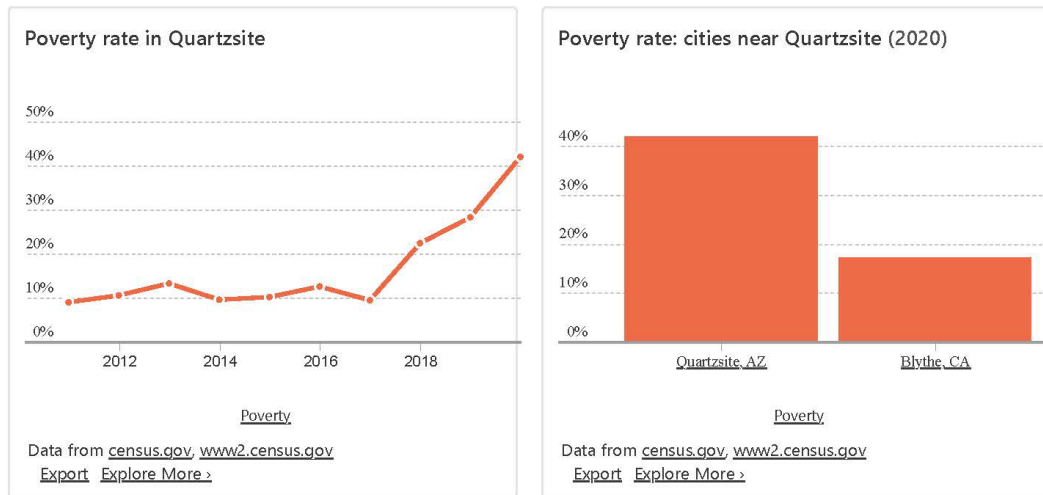
In 2020, 43 percent of families in Quartzsite were living below the poverty level. These figures are significantly higher than the percent of persons living below the poverty level in La Paz County (29%), and significantly higher than the percent of persons in poverty in Arizona (13.6%), (US Census), they suggest the need for low-income affordable housing in Quartzsite.

Figure 8-7 Area Poverty Rate



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Poverty rate



8.4 PRIMARY EMPLOYMENT SECTORS

The economy in Quartzsite continues to be strongly based on serving travelers on the I-10 Interstate and tourism which occurs during the winter months.

These factors contribute to the higher unemployment rate and lower median income figure found in the Town of Quartzsite due to the lower employment opportunities and greater proportion of retirees in Quartzsite. The retail trade industry accounts for 28.1 percent of Quartzsite's employed civilian population, while the arts, entertainment, recreation, accommodation, and food services account for another 15.6 percent. Public administration and other services account for 18.7 percent of the Town's labor force. In an ongoing effort to improve the economic base, create jobs and improve Quartzsite's well-being, the Town is actively recruiting major employers.

8.4.1 Unemployment

Of Quartzsite's population aged sixteen and older, 648 persons (20%) are currently in the labor force. The low percentage is due to the large number of retired persons in Quartzsite. The employment rate, according to data obtained from the State Department of Economic Security, the Arizona unemployment rate is currently 3.6%, compared to the County rate of 5.2%. This rate should decline with the development of new jobs and industries in the Town.



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8.5 HOUSING AVAILABILITY/AFFORDABILITY

In October 2002, The Town of Quartzsite, through a private consulting firm, undertook a housing condition survey of all the residential units within Town limits. The results of this survey are included here to assist and inform current residents in determining the availability and affordability of existing housing stock.

The following section addresses housing conditions and characteristics that affect the quality of life of Quartzsite residents.

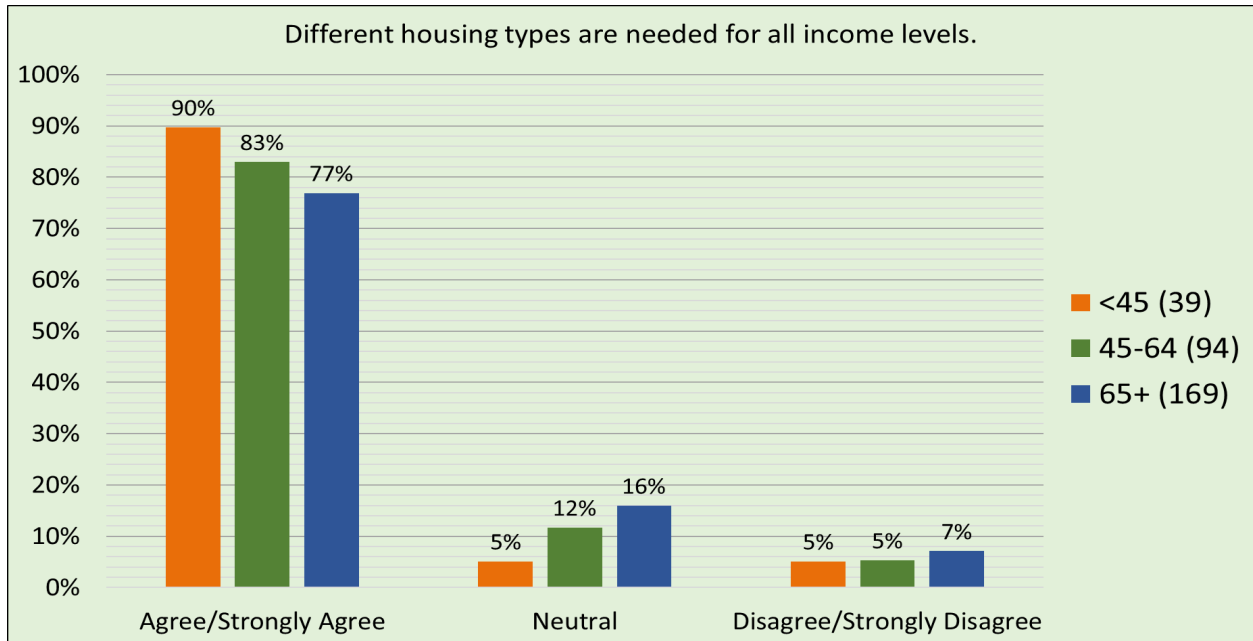
8.5.1 Affordable Housing

Affordable housing is defined as housing which can be purchased or rented and maintained to a reasonable standard by persons of low income. It is possible to provide decent, Code-compliant housing for all residents of Quartzsite if all affected parties are willing to devote time and secure funding for the effort of development.

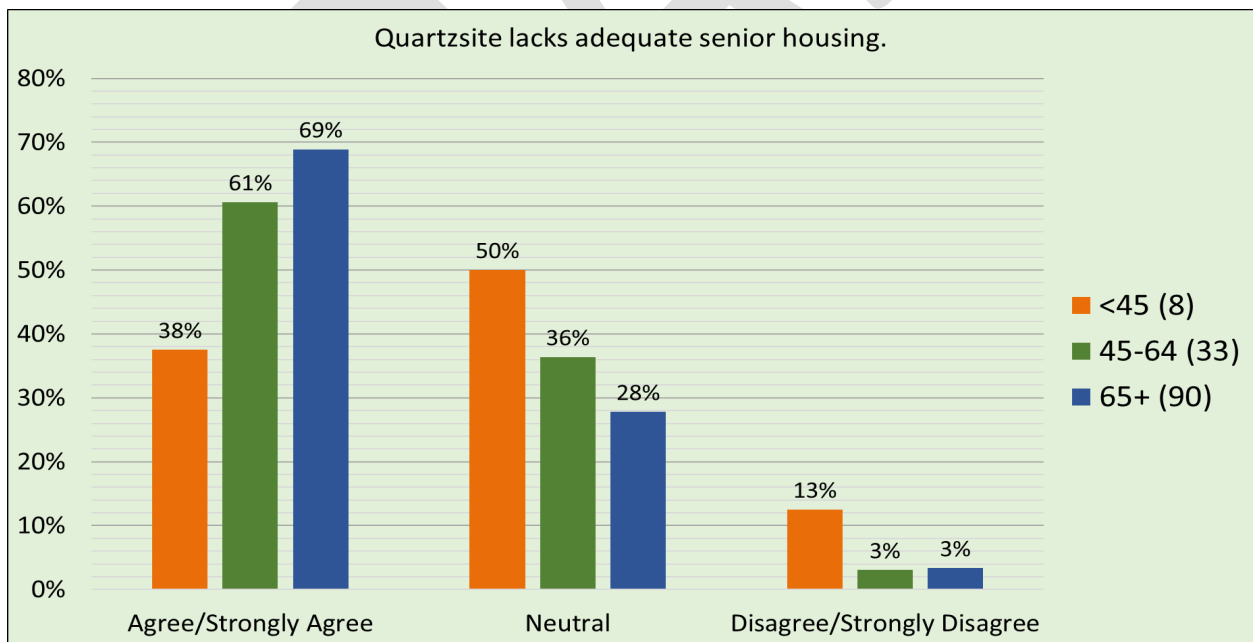
The Town of Quartzsite has experienced some growth since its incorporation more than two decades ago. As Quartzsite continues to grow, the need for all types of residential development is becoming of vital importance. Survey questionnaires were made available to the Town's residents and a majority of those identified housing types for all income levels as a priority as shown in **Figure 8-8**.



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The survey also showed that there is less of a belief that the town lacks adequate Senior Housing as shown below in **Figure 8-9**.





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8.5.2 Definition of Quality Housing

Safe, decent, sanitary, adequate, and affordable housing for all residents is the primary housing goal of the Town of Quartzsite. Quality housing should also be of an adequate size, and be affordable, so that the household does not experience a cost burden (paying over thirty percent of their gross income).

Neighborhoods and community conditions also contribute to quality of housing. These include access to public transportation, vehicle and pedestrian access, adequate street lighting, off-street parking, and open space/park facilities. Adequate sidewalks and streets, as well as street lighting, allow residents to travel safely from home to work, shopping, and recreation.

Finally, provisions of adequate open space/park facilities for recreational purposes is another factor that contributes to overall quality of housing. Onsite recreation facilities for multi-family and RV park housing projects is important to provide recreational opportunities in-lieu of private yards. Public parks provide recreational opportunities for all residents of Quartzsite.

8.5.3 Housing Stock

Manufactured homes and recreational vehicle parks account for much of the Town's housing stock. The availability of these affordable properties is an asset to lower income households. Given the nature of manufactured housing developments, the Town must pay careful attention to the development and maintenance of manufactured home sites.

Multiple family housing plays a critical role in providing affordable shelter to all economic classes, but especially to those of moderate means and the elderly. Quartzsite currently lacks the multiple family housing developments that it needs to house current residents as well as the future residents it hopes to attract. These properties can deteriorate quickly without proper management and maintenance and must be examined periodically to determine whether they meet the standards of quality and environmental design.

8.5.4 Housing Condition



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Housing units over 30 years old are likely to have rehabilitation needs, which may include new plumbing, new siding, roof repairs, foundation work, and other repairs. If not maintained, housing can deteriorate over time, which can depress property values, discourage reinvestment, and impact the quality of life in a neighborhood. According to the 1990 Census, approximately 13 percent of the housing units in Quartzsite were constructed before 1970. An additional 42 percent were between 20 and 30 years old and may require substantial repairs during the next 10 years.

In October of 2002, a housing condition survey was conducted in Quartzsite. Housing condition was determined based on several elements, including the condition of the foundation, roofing, siding/stucco, window and electrical, as well as the existence of frontage improvements, such as curbs, gutters, adequate side drainage, paved streets, sidewalks and driveways.

Of the 145 houses surveyed, 61 (42%) are in sound condition and do not require any repairs or improvements, while 51 (35%) are in fair condition and require minor repairs or improvements. Another 28 (19%) of the houses surveyed are in poor condition and require moderate repairs or improvements, 3 (2%) are in very poor condition, requiring substantial repairs and 2 (1 %) are dilapidated and should be recycled. The Town Council responded to these facts by creating and supporting a full-time position of code enforcement officer.

Consequently, whole neighborhoods have begun to improve and not experience declining values, and an overall deterioration in security and the quality of life.

8.5.5 Housing Vacancy

According to the US Census, in 2000, the vacancy rate in the Town of Quartzsite was 41.9 percent. However, 79.2 percent of these vacant housing units were for seasonal, recreational, or occasional use. Therefore, this high vacancy rate is not unusual for a community such as Quartzsite that has a large winter visitor population. However, most of these units are not available for other residents and newcomers to the community as they are not for rent. The high vacancy rate is not indicative of the number of units actually available for rent on the rental housing market as recently confirmed by three local real estate agents.



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8.6 EVALUATION AND ANALYSIS

8.6.1 Housing Needs

Quartzsite must target its housing programs to those exhibiting the greatest need so that adequate housing is available for all segments of the community. To that extent, the Town recognizes the importance of housing for low income and special needs groups. The following section outlines the existing and projected housing needs of the Town of Quartzsite based on population and employment projections.

8.6.2 Projected Growth

Providing an estimate on the future housing growth and need in the community allows the Town to strategically plan for the housing of its future residents. Based on the Town's recent commercial building permit records, as well as growth potential within the Town and its planning area, the projected increase in housing should be higher than in previous years.

8.7 CONSTRAINTS AND BARRIERS TO ADEQUATE AFFORDABLE HOUSING

The availability and production of affordable housing is constrained by factors in both the public and private sectors. Recognizing and understanding the source of these constraints are important in the Town's commitment to housing for all segments of the population.

8.7.1 Market Constraints

The cost and availability of land, the cost of construction, and market financing are all factors that contribute to the cost of housing and can potentially hinder affordable housing production. These costs are largely influenced by market conditions and local jurisdictions have little influence over these potential constraints. However, a jurisdiction can help mitigate these constraints using policies and programs such as homebuyer assistance, and affordable housing gap financing and incentives.



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8.7.2 Construction and Land Costs

A major component associated with the cost of constructing a new housing unit is the cost of building materials and labor, accounting for approximately 40 to 50 percent of the sales prices of new homes. Because of the unavailability of materials, construction costs are constantly fluctuating but typically range from \$60 to \$80 per square foot for low to moderately priced new single-family homes. Single-family homes typically cost more to construct on a per square foot basis than multi-family housing. Multi-family construction exceeding 15 units begins at \$62 per square foot and decreases as the number of units increase based on economy of scale.

Construction costs for single family residences can be reduced with the use of modular homes. Lower housing costs can be further achieved by reducing amenities and quality of building materials without compromising the safety and structural integrity of the house. Though construction costs contribute a large component of the total development cost of a project, these costs are fairly consistent throughout the industry within a climatic region. The remote geographic location of Quartzsite has shown to be an actual constraint on housing production in Quartzsite.

The availability and associated cost of land has a direct correlation to the cost of a new home. The main determinants of land value are location, zoning, and size, as well as supply and demand. The market value of undeveloped land, according to local real estate agents, has been increasing within the past few years and appears to be a constraint on the construction of affordable housing. Programs that assist with the cost of land and construction can increase the affordability of both rental and for-sale homes. Availability of land in Quartzsite is highly dependent upon the Bureau of Land Management (BLM). The town has requested the BLM to dispose of approximately 77 acres for commercial and residential on the east side of town.

8.7.3 Financing Costs

The market interest rate on home purchases has a significant impact on housing affordability. Fluctuations in mortgage interest rates influence the number of potential homebuyers who are able to enter the homeownership market. Typical interest rates of 6-8 percent make it difficult for moderate- and upper-income households to afford homeownership, while lower income



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households have difficulty qualifying for conventional loans with below-market interest rates of 5.5 to 6.5 percent. Mortgage interest rates are influenced by economic conditions and policies at the national level, over which local jurisdictions have little control.

To promote homeownership among all households, including lower income households, the Town will continue to work with lenders to distribute information regarding opportunities for the purchase of housing through the use of government guaranteed loans, as well as other available grants and loan programs.

8.7.4 Governmental Constraints

Local policies and regulations can impact the price and availability of housing in a community. Many of these regulations are intended to improve the overall quality of housing, but land use controls, building codes, site improvements, fees, and other exaction required of developers, local development processing and permit procedures, and other issues may sometimes act as constraints to housing production, maintenance, and improvements.

8.7.5 Land Use Controls

Land use controls can impact the rate and cost of residential development in a number of ways. The two primary land use documents affecting residential development in Quartzsite are the Land Use Element and the Zoning Ordinance.

8.7.6 GENERAL PLAN/LAND USE ELEMENT

The Land Use Element establishes the overall character and development of the community and identifies a range of permitted residential and nonresidential development throughout the Town and planning area. Quartzsite's General Plan was updated in 2014 and an updated version of the General Plan is scheduled to be adopted November 2024. This Housing Element update is being done concurrently with the update of the General Plan. The update of the General Plan and Land Use Element will assist in minimizing any constraints on the development of affordable housing.



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Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. The Land Use Element identifies the location and density/intensity of development within Quartzsite and the Town/County joint land use planning area. The Land Use Element details the various General Plan land use categories that allow for residential uses.

8.7.7 Zoning Ordinance

The Zoning Ordinance depicts zoning for all properties within the Town limits. The Zoning Ordinance provides specific standards for the use of land, buildings, and structures under Town jurisdiction, as well as specific density limitations on the development of land to maintain the quality for all types of housing.

Quartzsite's development standards and regulations under the Zoning Ordinance also strive to provide a diverse range of housing types in the community while preserving the character and quality of the community. While the Town allows for diversity in housing, market preference is for single-family units and manufactured housing. The Town should consider developing a strategy to promote the provision of affordable units in market rate housing projects.

Encouragement of residential mixed-use development in targeted growth areas should also be evaluated.

8.7.8 Building Codes and Enforcement

The Town is dedicated to enforcing nationally accepted codes for safe housing construction and has adopted the Uniform Building Code. The Town building inspector and code enforcement officer are responsible for enforcing these codes.

8.7.9 Fees and Exactions

Fees and exactions are typically imposed upon developers to offset the cost of processing permits and providing government services. The developer, in turn, offsets these costs by increasing the prices on housing units. Fees and exactions in Quartzsite are relatively low and reasonable



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compared to some other Arizona communities. Thus, the impact on housing affordability is minimal, if any.

8.8 GOALS, OBJECTIVES AND POLICIES

The Housing Plan presented in this section of the Housing Element summarizes the issues and sets forth goals, objectives and policies to address the housing needs of all economic segments of the community. The purpose of this section is to establish general and specific guidelines for Town actions to meet the requirements of State law and work for the statewide goal of providing a decent home and a satisfying environment for all residents of the community. Quartzsite is currently experiencing a shortage of safe, decent, sanitary and affordable housing.

8.8.1 HOUSING ASSISTANCE PROGRAMS AND PLANS OF ACTION

In implementing the goals, objectives and policies of this Housing Element, the housing assistance programs and action plans identified in this section will outline specific actions to achieve those goals, objectives and policies. The housing programs include both the current and projected programs that will address the Town's unmet housing needs. Each action plan identified in this section includes a description of the housing assistance program, program objectives, funding source, program implementer and implementation time frame.

8.8.2 HOUSING PRODUCTION ON IDENTIFIED SITES

It is important for Quartzsite to identify adequate sites with appropriate zoning and development standards for housing types because, as discussed earlier, Quartzsite's plan for residential uses directly affects the affordability of housing within the community.

The Quartzsite Vacant Land Atlas was created in November 2020 to highlight undeveloped parcels of land that are not affected by the 100-year floodplain. Much of the land encompassed within the limits of the Town of Quartzsite lies within the 100-year floodplain; some of that land also lies within the regulatory floodway. Development on land in these areas comes with



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restrictions that include regulations regarding pad elevation in building construction and procurement of flood insurance.

While the Town has over 21,000 acres available for residential development, the majority of land is designated as rural residential, a low-density designation. The Town should continue to monitor its vacant land inventory and Land Use Element to identify appropriate locations for higher density housing, including manufactured homes, multi-family, and senior housing.

8.9 PROGRAMS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING UNITS

While residential land costs in the Town of Quartzsite are generally lower than in the nearby communities, homeownership opportunities for the low and very-low income households remains limited. The following programs attempt to address the need for additional housing.

8.9.1 LOCAL HOUSING AUTHORITY

Housing Authorities are non-profit entities tasked with creating opportunities for the development of affordable housing. Incorporated as a 501(c) 3 non-profit, their primary purpose is to empower low-income families with opportunities for homeownership and affordable rental housing. Consisting of a management team, finance staff, maintenance personnel, and eligibility compliance staff they apply for both federal and state housing program funds to build a local housing program. Presently there is no such entity in Quartzsite or La Paz County offering these services.

The closest entity that provides these services is in Somerton and named Housing America Corporation (HAC). HAC has been building affordable home subdivisions in Somerton for over twenty years using the USDA Mutual Self-Help Program. The USDA Mutual Self-Help program is a home buyer program that provides assistance to very low- and low-income individuals and families willing to build 65% of their own house. While building their house participants earn sweat equity which can be equivalent to up to 10% of the house value making homeownership affordable. HAC has been expanding their services to other communities using the USDA 502



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Loan Program. The 502 Loan Program is a homebuyer program that assists low- and very-low-income families to obtain decent, safe and sanitary housing by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage monthly payment. Program participants are required to complete a Homeownership Education Class. HAC has an independently appointed Board of Directors.

Additionally, local governments can administer housing authorities such as the Winslow Public Housing Authority which manages 55 public housing apartments for families, including 2-, 3-, and 4-bedroom apartments. The Department of Housing and Urban Development (HUD) provides funding to make the rents affordable. The Authority also administers 128 Housing Choice Vouchers (Section 8). After the applicant reaches the top of the waiting list, a voucher is issued. The participant then selects a home from the open market (within HUD guidelines), which may be a house, apartment or mobile home. Once the home is approved, the department helps the family pay the rent. The Winslow Town Council serves as the Board of Commissioners.

8.9.2 FEDERAL PROGRAMS

Federal Housing Administration

Many low-income families do not readily qualify for private home loans because of the high risk involved. The Federal Housing Administration (FHA) increases the possibility of home ownership by providing federal guarantees on loans made by private lending institutions to qualified low-income home buyers.

USDA Rural Development

Rural Development (RD), an Agency within the USDA mission area of the USDA, administers Guaranteed Rural Housing Loans which helps very low to low-income families finance their own homes. Applicants must be U.S. citizens or permanent residents and have an adequate adjusted household income with at least a 24-month work or income history.



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Single Family Housing Programs

Well built, affordable housing is essential to the vitality of communities in rural America. Rural Development's Single Family Housing Programs give families and individuals the opportunity to buy, build, or repair affordable homes located in [rural](#) America. Eligibility for these loans, loan guarantees, and grants is based on [income](#) and varies according to the average median income for each area.

Multifamily Housing Programs

Multifamily Housing assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers.

Veterans Administration (VA) Loan Program

The main purpose of the VA home loan program is to help veterans finance home purchases. More than 29 million veterans and service personnel are eligible for VA financing. Some of the benefits of these kinds of loans include: no downpayment in most cases, financing of up to 100 percent of the VA-established home value, and no monthly mortgage insurance.

To obtain a VA loan, the law requires that: the applicant is an eligible veteran who has available entitlement, the loan is for an eligible purpose, and the veteran occupy or intend to occupy the property as a home. VA loans can be used to buy a home, townhouse, or condominium unit, to build a home, to purchase and improve a home, to refinance an existing home loan, or to buy a manufactured home and/or lot. For more information regarding VA loans, please refer to www.homeloans.va.gov.

8.9.3 STATE PROGRAMS

Arizona Department of Housing

The Arizona Department of Housing (ADOH) was established to make homeownership a reality for more Arizona families. ADOH has numerous programs available to first-time homebuyers,



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low-income residents and residents of rural counties in Arizona. Information regarding any of these programs can be found at www.housingaz.com.

Community Development Block Grants

The Community Development Block Grant (CDBG) Program is a state sponsored program that grants money to rural cities and towns to administer in the form of housing rehabilitation and local business assistance loans. The funds originate from the federal Housing and Urban Development Agency (HUD) and must follow their guidelines.

SUMMARY AND CONCLUSION

This Housing Element was prepared to identify the existing and projected housing needs in the Town of Quartzsite using the best available data sources. Several action plans were outlined to serve as a framework for achieving the Town's goal of providing decent housing and an adequate living environment for all segments of the community. The Town is not limited to those action plans identified in this document and can incorporate any plan of action it determines beneficial to the overall quality of housing in the Town.

It is important to note that while the primary focus of this Element was affordable housing, a successful housing program will depend on a balance of all levels and types of housing. A diverse housing stock is essential to a healthy community.

Finally, this Element is intended to be used as a planning tool by the Town and the general public. Active participation and continual re-evaluation of this document is necessary to accomplish those goals identified in this Housing Element.

8.11 Goals and Strategies:

8.12 Action Steps: