

Planning Committee Members and Acknowledgments

November 3, 2001 marked the beginning of the work to create a Land Use/Community Plan for Cedar Hills. Joanie Sawyer was elected chair for the group because of her neutrality, and faithfully served and guided the Committee through the many steps required to produce a draft plan.

Lissa Davis and David Ashton, representatives of Navajo County Planning and Zoning Department, worked closely with the Committee, attending many meetings and giving necessary guidance to ensure that the Plan officially addressed those items that are within the jurisdiction of the County. Other concerns voiced by residents of the area during the plan-drafting process have been included as items not under county jurisdiction. The goal of the Plan has been to reflect the desires of the residents while meeting existing Navajo County guidelines and ordinances.

During the time of the planning effort, more than twenty-five public meetings were held with many people in attendance exemplifying community input and interest. County Supervisor J.R. DeSpain attended various meetings to answer questions. Cedar Hills resident Christen Warwick gave unselfishly of his time and effort towards formatting an early draft. All Committee members involved have made significant contributions to the draft plan.

The draft plan incorporates the survey conducted on behalf of Cedar Hills residents, by the University of Arizona School of Planning, with results dated October 10, 2001. The survey offers a comprehensive statement by the Cedar Hills residents regarding their community. See the survey in Appendix A.

Residents of the area have attended meetings and worked hard to bring about a plan representative of the community. Minutes of the meetings and announcements of those meetings have been made available to the public.

Committee Chair, Joanie Sawyer, was selected for her commitment to unbiased facilitation. Joanie has training and experience in the areas of community/land use planning, group facilitation and problem solving. Her credentials include a Master of Liberal Studies focusing on Education for Sustainability and a Bachelor of Fine Arts. Joanie served for four years as President of the Board of Directors of Kerr-Cole Sustainable Living Center. Accomplishments of the organization during her tenure included completion of a Strategic Plan and procurement of their 501 (c)(3) federal non-profit status.

Plan Participants Included the Following People: Carol Abel, David Abel, David Ashton, Helmut Bluehs, Eugene Bull, Wanda Bull, Dana Chambers, Monty Cunningham, Lissa Davis, Tom Deese, J.R. DeSpain, Mona Diple, Kevin Dunn, Rahima Eaton, Pat Escobar, Jeff Forsyth, Barbara Gould, Ann Gunther, Harry Gunther, Alan Hale, Red Hardy, Sylvia Hardy, Lyn Harkey, Larry Hildebrand, Barry Huddleston, Eugene Huddleston, Laura Huddleston, Doug Juhlin, Doris Kroupa, Mary Lee, Leo Libby, Donna Lusten, Hugo Lusten, Margaret Mayer, Bruce McCreary, Kitty McFarlin, Hugh Mehard, Susan Molloy, Frank Nagle, Risa Neiberlein, Sue Rice, Joanie Sawyer, Mark Saylor, Dan Schnebley, Mike Skowronski, Carol Snyder, Delaine Snyder, Mike Sterba, Catherine Sumners, Joy Thomas, Joanne Thompson, Susan Unice, Nan Uttecht, Christen Warwick, Nancy Zukel and any others that may not have been recognized by this list. Thanks to all for their input and interest in the Plan.

Fire Department

Background and status:

Navajo County does not have equipment or personnel to fight fires in unincorporated areas such as Cedar Hills.

As of 2006, Cedar Hills has no mechanism to reimburse the Snowflake and Taylor Fire Departments for emergency calls. Resources permitting, either fire department may respond to Cedar Hills as a courtesy.

The Cedar Hills Volunteer Fire Dept. has been incorporated and received its non-profit 501 (c)(3) status from the IRS. It also has a building from which to operate and is eligible for grants and donations of equipment.

CHVFD is encouraged to pursue goals, objectives and strategies to provide fire-fighting services to Cedar Hills and to increase the awareness of residents and ways to reduce fire danger to their homes and property, including clearing of brush and weeds, installation of smoke detectors, fire extinguishers, NTSC-standard fire hose adapters on water tanks, proper methods of storing flammable liquids, obtaining burning permits and proper chimney maintenance.

Emergency medical services

Background and status:

Ambulance service is not under county jurisdiction in Cedar Hills. However, this subject is mentioned because it is a recognized concern and need that was expressed in the Survey of the community residents.

Non-profit organizations in Cedar Hills such as the CHVFD or the Cedar Hills Health Center may wish to pursue grants in order to establish an ambulance service. This can be done outside and independent of a fire district.

In the meantime, corporate ambulance service is provided under contract to Cedar Hills via the Snowflake-Taylor fire departments.

9-1-1 Map/Rural Addressing:

Goal:

To locate residents in emergency situations

Objective:

To expeditiously locate residences.

Implementation Strategy:

Navajo County to update 9-1-1 maps.

Environmental Concerns:

Following are some environmental concerns submitted by the community. They are listed here as a useful reference. Through the drafting, revision and/or enforcement of ordinances, the County may be able to assist in addressing several of these issues, safety hazards and pollution sources:

Insect and Weed Abatement

Reduce community insect and weed abatement near Individual's homes and property from County-mandated chemical treatment. Notification of sensitive people prior to application of chemicals would be most appreciated.

Roadside Vegetation Management

Enlist work crews for weed control.
Whenever possible, mow weeds instead of using chemical herbicide.

Roadwork Guidelines

Use neither Lignosite-type product nor oil for dust control.

Burning

Avoid burning of toxic trash containing paint, lead, adhesives, tar, plastics et cetera.

Recycling

Coordinate local alternatives to burning, dumping plastic, chemicals and paint or any other hazardous materials.

Neon, Fluorescent, Flashing Lights

Please be aware that neon, fluorescent and flashing lights pose a risk to health for some of our neighbors.

Note: In general, flashing lights are prohibited by Zoning Ordinance on signs in unincorporated Navajo County.

Good Neighbor Outdoor Lighting

For examples of recommended light shielding and information on the disadvantages of dusk-to-dawn lighting, see the handout compiled by the New England Light Pollution Advisory Group (NELPAG) and Sky Publishing Corp. at <http://www.darksky.org/handouts/gnol.pdf>

An older version of the handout is on the web page at <http://www.darksky.org/handouts/gnol.html>

For the reader's convenience, this handout is reproduced with permission on pages E-2 and E-3.

Credit: Pamphlet provided courtesy of the International Dark-Sky Association
<http://www.darksky.org>

Good Neighbor OUTDOOR LIGHTING

PRESENTED BY THE NEW ENGLAND LIGHT POLLUTION ADVISORY GROUP (NELPAG) AND SKY PUBLISHING CORP.

What is good lighting?

Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

Why should we be concerned?

Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the nighttime environment and neighbors' property values.

Glare Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

Light Trespass Poor outdoor lighting shines onto neighbors' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

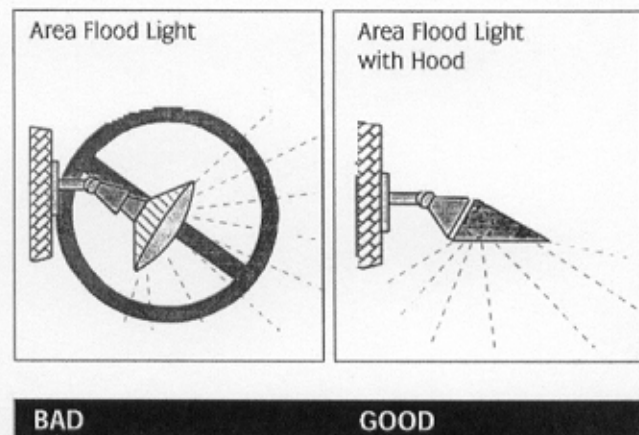
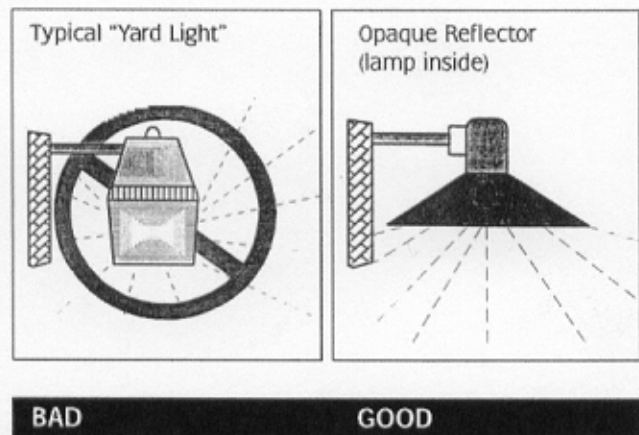
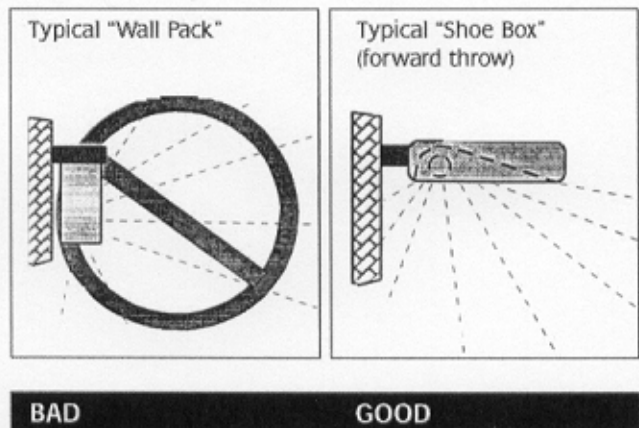
Energy Waste Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. We waste over a billion dollars a year in the United States needlessly lighting the night sky.

Sky Glow Rays that beam uselessly above the horizon create murky skyglow – the "light pollution" that washes out our view of the stars.

How do I switch to good lighting?

- 1 Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate areas 100 times more brightly than the

Some Good and Bad Light Fixtures



full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbors or polluting the sky.

- 2 Aim lights down. Choose "full-cutoff shielded" fixtures that keep light from going uselessly up or sideways. Such fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
- 3 Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go.

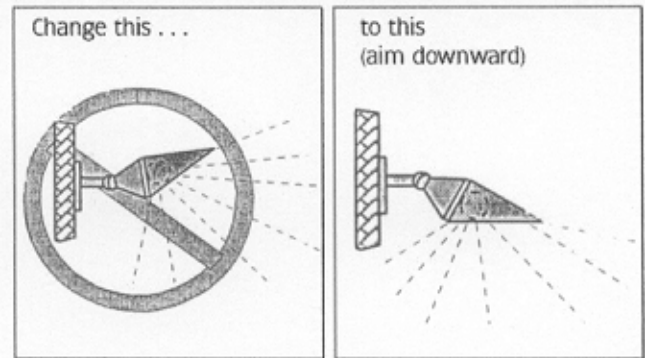
Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as brightly as a wasteful light does with a high-wattage bulb.

- 4 Choose energy-efficient low-pressure sodium (LPS) or high-pressure sodium (HPS) lamps wherever yellowish light will do the job. Use less efficient white lights only where ideal color rendition is important.
- 5 Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

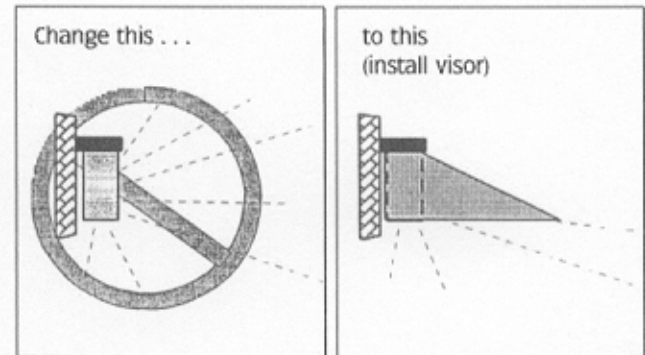
Replace bad lights with good lights.

You'll save energy and money. You'll be a good neighbor. And you'll help preserve our view of the stars.

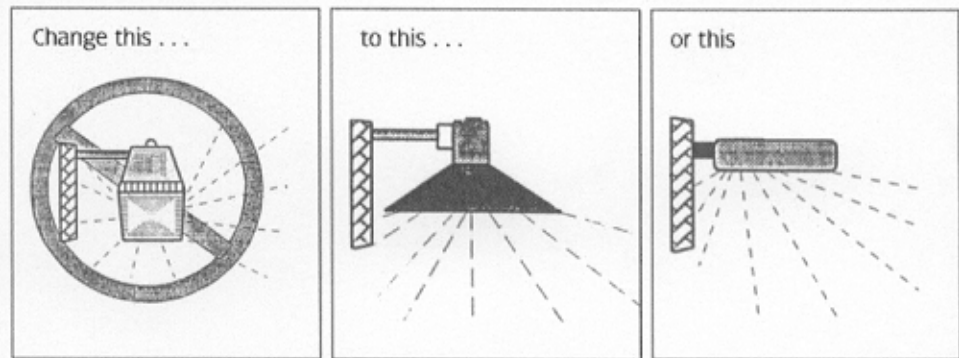
What You Can Do To Modify Existing Fixtures



FLOOD LIGHT



WALL PACK



YARD LIGHT

OPAQUE REFLECTOR

SHOE BOX

Presented by the

New England Light Pollution Advisory Group (NELPAG)

(<http://cfa-www.harvard.edu/cfa/ps/nelpag.html>) and

Sky Publishing Corp. (<http://www.skypub.com/>).

NELPAG and Sky Publishing Corp. support the

International Dark-Sky Association (IDA) (<http://www.darksky.org/>).

We urge all individuals and groups interested in the problems of light pollution and obtrusive lighting to support the IDA and subscribe to its newsletter. IDA membership costs \$30 per year; send your check to IDA, 3225 N. First Avenue, Tucson, AZ 85719, U.S.A.

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Sky Publishing Corp.
49 Bay State Road
Cambridge, MA 02138
www.skypub.com

Animals at Large - (Sheriff's Office jurisdiction)

Goal:

Provide a safe residential environment regarding domestic animals.

Objective 1:

Control dogs running at large, individually, and in packs that can become aggressive and threatening to humans and other animals.

Implementation Strategy 1:

Enforce existing County Ordinances regarding domestic animals.

Implementation Strategy 2:

Educate residents regarding County Ordinances requiring the confinement of dogs to private property, and the danger of animals at large; offer alternatives and solutions.

Implementation Strategy 3:

Encourage owners to tag dogs to provide identification and vaccination information.

Implementation Strategy 4:

Notify the County Sheriff if a pack of wild dogs is observed. (In the case of a pack of coyotes, notify the Arizona Dept. of Game and Fish.)

Objective 2:

Improve traffic safety by keeping roads clear of livestock.

Implementation Strategy 1:

Encourage Navajo County to install fencing on roads at risk for accidents or conflict of animals, especially Hay Hollow Road north of Concho Highway and other main thoroughfares.

Miscellaneous Considerations:

Home Occupations

Goals:

Promote economic independence and reduced commuting, to provide parents more time to spend with young children at home.

Objective:

Increase the number of non-polluting home-based businesses in Cedar Hills.

Implementation Strategy:

Encourage ordinances that support home businesses.

Suggested Tree Plantings:

Tree species native to Cedar Hills include Juniper species, *Juniperus osteosperma* (utahensis), and *J. monosperma*, *J. scopulorum* (Rocky Mtn juniper) is present in limited, sites, and Piñon (*Pinus edulis*), all hardy, drought- and insect-resistant varieties that are tolerant to, and thrive in, alkaline soils. Other varieties of Juniper and pine are well adapted to Cedar Hills' soils, elevation and temperature extremes, but may not be native to the area.

Deciduous shade trees that do well in our area, with heavy and deep watering, are aspens, poplars (cottonless cottonwood) and willows. Locusts make a hardier and more drought-resistant shade tree, with honey locusts providing vivid yellow leaves during the growing season. Because of winter freezes, citrus trees are not compatible; peach and apricot trees, and most varieties of apple, however, do very well, along with a few varieties of nut trees. For best recommendations, check with a local nursery staff or the county agricultural agent.



Cedar Hills Land Use Planning Committee

P.O. Box 1202, Snowflake, AZ 85937-1202

March 25, 2006

Cedar Hills Land Use Plan Completion and Sign-Off

We, the undersigned members of the Cedar Hills Land Use Planning Committee, and upon behalf of all participants in Land Use Planning, are pleased to present the completed version of our community's Land Use Plan.

We thank Navajo County for its steadfast support and encouragement, and trust that the County will find this to be a useful guide for many years to come.

Hereby APPROVED and respectfully submitted,

Monty Cunningham
Committee Member

Kevin Dunn
Committee Member

Larry Hildebrand
Committee Member

Sue Rice
Committee Member

Joanne Thompson
Committee Member

(Mr.) Christen Warwick
Community Participant