



# Welcome to the Public Participation for Proposed Primrose Peaks Estates Zoning Change

# BCCA Beaver Creek Community Association

- Sponsoring this meeting in order for the applicant to hear from local residents and organizations about how they feel about a potential density increase
- Present today are officers Janet Aniol, Sharon Olsen, Ron Melcher, Bob Burke and web master Chris Nichol
- Web site: [www.beavercreekaz.us](http://www.beavercreekaz.us)
- 928-592-2839

# Yavapai County Planning & Zoning Ordinance

- The Applicant will:
  - Notify in writing property owners within 1000 ft
  - Notify the community association (BCCA)
  - Make a presentation and receive comments
  - Provide a report of the meeting to Development Services

# Yavapai Planning & Zoning Ordinance

- If the potential applicant applies for a zoning map amendment
  - The request is scheduled on the Planning & Zoning Committee agenda
  - An orange sign containing the meeting date is placed on the property
  - The P&Z Committee hears comments from Development Services, the applicant and the public; then votes on a recommendation to the Board of Supervisors
  - The Board of Supervisors goes through the same procedure and makes the final decision.
  - Comments may be emailed to [Planning@Yavapai.us](mailto:Planning@Yavapai.us), petitions may be submitted
  - Pages 20-22 of the YC Planning & Zoning Ordinance are helpful

# Today's Procedures

- Anyone may speak for two minutes to comment or ask questions
- Anyone may submit a written comment
- Please bring your comment slips to Sharon Olsen in front
- The order of speaking is the order of slips received
- Please be ready when called forward
- Courteous interaction and respect for all is expected

# **BEAVER CREEK VISION 2020**

## **Vision Statement**

The Beaver Creek Community enjoys friendly neighborhoods, a quiet lifestyle, and many cultural and historical assets they wish to preserve. They value the creek that runs through the area, uniting the communities with a common name. While realizing the need for additional services in our communities, residents expect planned, responsible growth.

The Beaver Creek Community recognizes that growth is inevitable but it must be planned growth. Private property rights should be balanced with community needs. When making Land Use decisions it is important to residents to consider local water availability and protect our dark skies. Preservation of Rimrock Airport is important for its historic and emergency medical aspects. Compatible commercial development could be categorized as small shops and services, a grocery store, tourism and agriculture, and home-based businesses. Single family homes are preferred over multi-family or clustered multi-family.

# **BEAVER CREEK VISION 2020**

## **Vision Statement--continued**

Improved access in and out of the area and/or alternate routes was determined as very important along with public transportation.

Residents in the communities treasure the open spaces offered here, the beautiful vistas, and favorite recreational spots. Public parks, limited Forest Service swaps for public lands, and continued open space in future housing developments are important to the residents.

Preservation of Wet Beaver creek and the protection of Montezuma Well's aquifer are important to the Beaver Creek Community. Household water conservation needs to be promoted as well as the use of gray water and harvesting of rain water. Areas for further study are: adequate water supply, quality of creek water, seasonal flooding and drainage, and the need for waste water treatment facilities.

# Hot & Stressed

Overwhelming community concerns are potential traffic in a one way in and one way out community that has a substandard interchange with unsafe signing, dropping water table, historic air strip needing protection and general lack of infrastructure.

We deal with poor cell phone service and chronic Internet provider problems. Our weeds are out of control and a potential fire hazard. Several businesses along BC Road have recently been told to take down their signs or face fines. There is a shortage in the immediate area of lowcost housing which this project would not appear to provide.



# Good News

- There are some parcels zoned R2 which are available for the construction of duplexes or triplexes
- Room rental has skyrocketed which provides both income and lower cost housing
- Yavapai Apache Transit is expecting to extend their services to McGuireville, Lake Montezuma & Rimrock starting in September, two runs in the AM and 2 runs in the PM, \$1.25 connecting to Camp Verde & Cottonwood
- Beaver Creek Transit is running the same route free on Saturdays from 10 AM to 2 PM, locally only
- Camp Verde Town Council approved in May for Dugan McDonald to build 35 acres of apartments near the Ault roundabout on Hwy 260.

# Bad News

- The 1992 Beaver Creek Community Plan team determined a buildout of the plan area would result in an excess of 20,000 residents using 2.1 per household. A site for a second school was indicated in the Brockett Ranch area.
- The 2008/9 school counted estimate is: population approximately 4500, empty lots 3000 x 2.1 per household would be 10,800 residents at buildout.
- The plan area has zoning that creates many small parcels with lack of planned infrastructure for efficient transportation connection. Many parcels may split as currently zoned.
- One of six Arizona Water wells went dry and a replacement well was drilled last year on Wickiup Mesa.

# Current News

- AZ School Facility Board identifies Beaver Creek School as having space for 722 students due to large room sizes built by the first bond.
- The school has the same difficulty as the rest of Verde Valley in finding teachers.

# Rimrock Properties, LLC

## 405-23-180

A little further information on the property is that it is zoned R1L-70 except for along the freeway where it is zoned RCU-2A. Therefore, the owners, Ellen Simon and Matt Cavanaugh, could by zoning rights build approximately 24 homes.

They paid \$925,000 in 2006 for the parcel. It has no outlet to Beaver Creek Rd at this time. In order to construct 302 housing units, the owners would need to pay approximately \$1,000,000 in Impact Fees to Yavapai County. This is the third development proposal from the owners for the property.