

Beaver Creek

C O M M U N I T Y P L A N

Approved May 26, 1992



MAYAPAI COUNTY PLANNING AND BUILDING DEPARTMENT

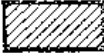

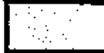








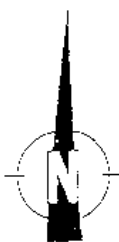
Beaver Creek

COMMUNITY PLAN


CORE AREA MAP ©

PROPOSED LAND USE & CIRCULATION

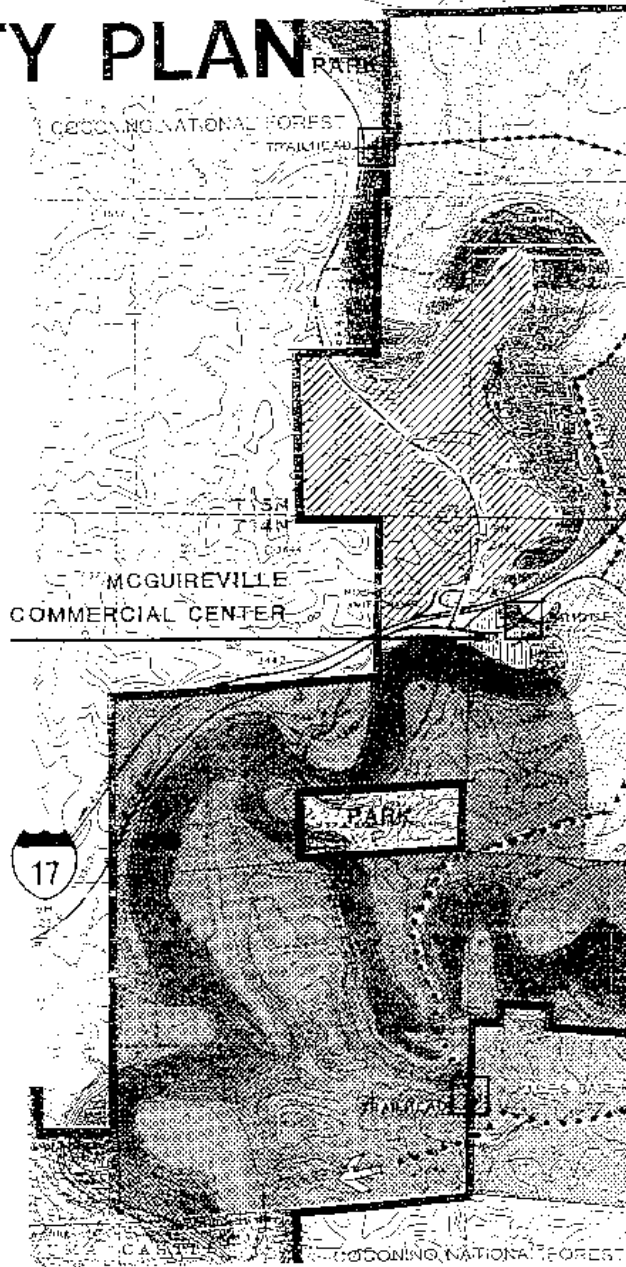
-  HEAVY COMMERCIAL
LIGHT INDUSTRIAL
-  PLANNED
MANUFACTURING
-  PLANNED AREA
DEVELOPMENT
-  COMMERCIAL
ACTIVITY CENTERS
-  COMMERCIAL
EXPANSION
-  HIGH DENSITY
RESIDENTIAL
-  MEDIUM DENSITY
RESIDENTIAL
-  LOW DENSITY
RESIDENTIAL
-  OPEN SPACE
& RECREATION



-  EXISTING
COLLECTORS
-  PROPOSED
ARTERIALS
-  OTHER POSSIBLE
ROADS

 2,200 FT.

Prepared by
Yavapai County
Planning and Building
Department



P R E F A C E

The Purpose of the Community Plan

The purpose of this Community Plan is to serve as a guide to Yavapai County in making decisions and setting priorities in order to promote orderly development. It organizes and coordinates complex relationships between land, resources, people and facilities to protect the health, safety, welfare and convenience of the residents of the community. Further, it sets a direction for growth and change. The plan expresses the community's goals; what it wants to be like and look like in the future, and it establishes policies and guidelines for approaching these goals. The plan is subject to review, study and amendment as warranted by new trends and new conditions. Infrastructure improvements proposed by the plan, unless prioritized by the Board of Supervisors as a county improvement program or sponsored by outside agency participation, are generally left to the discretion of a self-initiated local improvement district.

A community plan such as this is neither an ordinance nor a law. It cannot be applied retroactively as a tool of enforcement. It is a set of guidelines intended to be used as a supplement to the Yavapai County General Development Plan. Guidelines described in this plan cannot preempt zoning regulations, nor can they be applied to existing developed or vacant subdivided areas.

Accordingly, the intent of the Beaver Creek Community Plan is to furnish guidelines to the various county (and state) organizations that may have an effect on our lifestyle, in order to allow for the inevitable growth of the community.

Some language and terms contained in this plan document may not be familiar to you, please refer to the glossary at the end of this document to clarify meanings.

ACKNOWLEDGMENTS

In addition to those listed, many residents of the community aided in the forming of this plan through participation in various public meetings; and in the response given to a comprehensive survey, as evidenced by a return of over 55%. Special thanks go to the local Kiwanis Club, which was instrumental in keeping the public informed of the plan's progress.

The committee also wishes to extend a special thanks to Mr. Carlton Camp, District 3 Supervisor, for his patience, understanding, and assistance in the resolution of various problems and questions that arose during the development of the plan.

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Section I. Overview of Plan Area and Planning in Yavapai County

A. The Plan Area

The communities of McGuireville, Rimrock and Lake Montezuma are nestled on the Beaver Creek, along the northern edge of the Verde Valley, in central Arizona. This area is unique in that it is one of the few remaining riparian areas in the state. It is also centrally located, being approximately 45-50 miles from either Flagstaff, Payson, or Prescott, and 80 miles north of Phoenix. Its proximity to Interstate-17 (exit 293) provides access to the surrounding areas of Camp Verde, Cottonwood, and Sedona. The land elevation ranges from about 3350 to 3700 feet. Although daytime temperatures in the summer may reach 100+ degrees (Fahrenheit), the evenings cool off to the 60-70 range. Most of the annual precipitation occurs in the July - August "monsoon" season, including some spectacular arrays of lightning. Mid-winter temperatures range from lows in the 20's to the mid 60's. In addition to the normal winter rains, an occasional dusting of snow serves to enhance the natural beauty of the area.

B. Planning Area History

Until the Spanish entered the region in the sixteenth century, human occupation of the area was native American. Various petroglyphs and ruins indicate habitation by several ancient civilizations.

Mining interests and agriculture attracted settlers to the Verde Valley as early as the 1850s. Later on the development of Camp Verde by the U. S. Army as a primary cavalry post provided an early regional economic focus within the Verde Valley. Homesteading, mining, and ranching all flourished.

The rail system which developed between Flagstaff and Prescott connected and encouraged settlement at intermediate locations such as Jerome, Clarkdale, Cottonwood, Williams and the Grand Canyon.

More recently, the interstate highway system, as well as improvements to local highways, has resulted in renewed interest and prosperity in the Verde Valley. Along with Central Arizona's climate, scenery and history, the improved access invited tourism and retirement to the region.

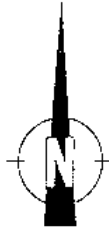
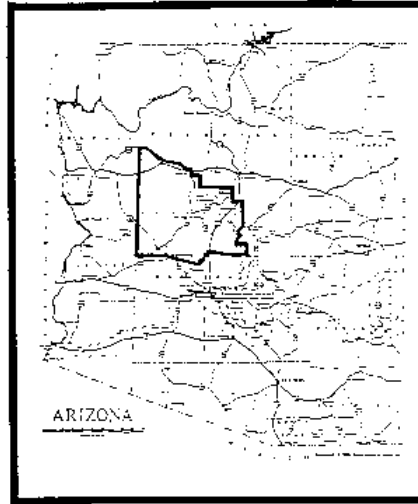
More information on the history of the area is available through such books as "By the Banks of the Beaver Creek" by Til Lightbourn & Mary Lyons.

C. Yavapai County General Plan Recommendations

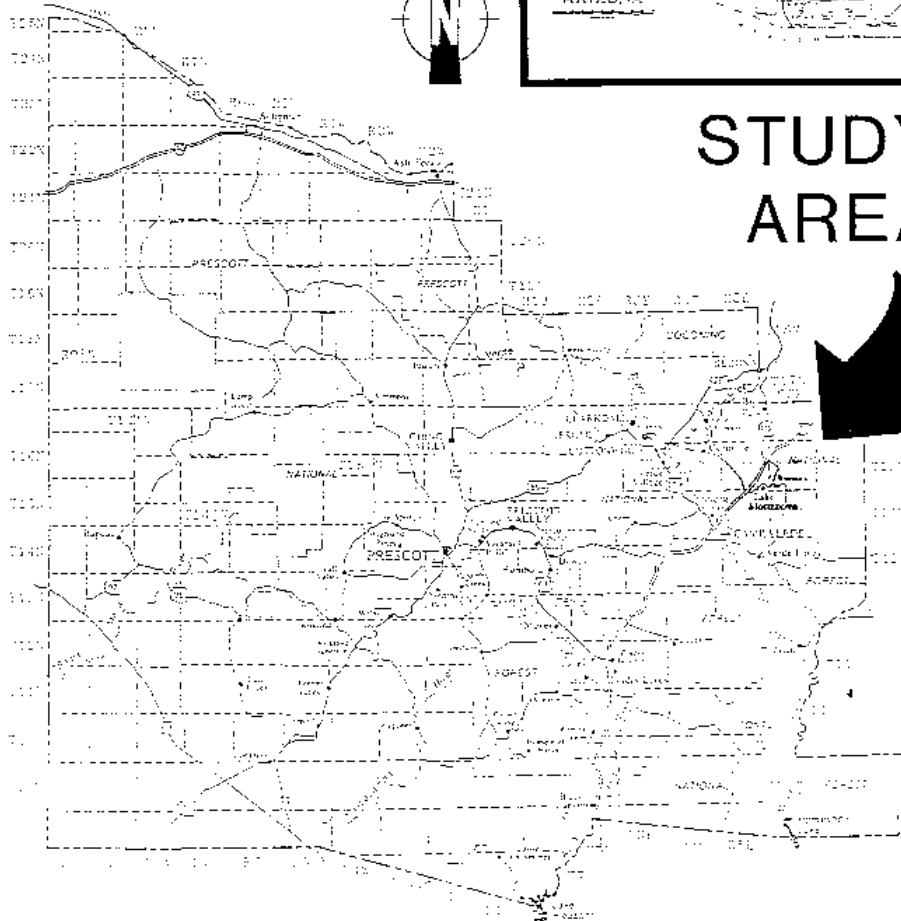
Yavapai County adopted a "General Development Plan" in 1979. This plan was developed by a consulting group and sets forth broad or general goals and objectives for Yavapai County's administration of planning throughout the County. The General Plan also identifies guidelines and promotes the uniform application of general planning principles to foster orderly and beneficial growth of an individual or County as a whole community. Many of the general goals or guidelines of the County's plan are incorporated within the Beaver Creek Community Plan.

YAVAPAI COUNTY

YAVAPAI COUNTY COMMUNITY	68,145 FED. '80 EST. POP.
Flagstaff	2,391
Camacho	1,315
Chino Valley	1,527
Glenkate	1,529
Cottonwood	5,009
Jerome	471
Prescott	7,125
Prescott Valley	5,471
Simons Including West Simons	5,471



STUDY AREA



The County General Development Plan advocates the protection of established use areas and maintenance of traffic corridors that connect them by encouraging uses that will provide a quality living environment for residents and that will complement existing uses and densities in order to promote orderly growth and expansion of the Community. In other words, new uses when established should be compatible with existing development. The plan also encourages the establishment of a variety of housing types and commercial activities to support growth of the community. Other priority issues are the promotion of open space areas, identification and maintenance of utility and roadway corridors, identification of commercial activity areas, etc. The General Plan for Yavapai County is consulted during the Planning and Zoning Commission's consideration of a change in land use within a community during a public hearing. The adoption of a community plan for the McGuireville/Rimrock/Lake Montezuma area known as the Beaver Creek Plan will supplement the recommendations of the County's General Plan.

D. Local Planning Effort

Beginning in August of 1988 local advisory committees upon appointment by the Board of Supervisors held numerous public meetings toward development of this plan document. The Beaver Creek Community Plan is a product of a cooperative effort between the Beaver Creek Community and Yavapai County. The advisory committees served as an ad-hoc committee to the Planning & Zoning Commission to develop recommendations in order to supplement those contained in the Yavapai County General Plan for the communities of Lake Montezuma, Rimrock and McGuireville. Two (2) community surveys were conducted by the advisory committees and are the primary tools used to develop recommendations contained herein. While it is impossible to acknowledge each and every participant in this effort, without the local citizenry's unselfish participation and devotion to completion of the plan, it would not have been possible.

Section II. Planning Area Existing Development and Potential Buildout

Existing build-out of the entire plan area approaches an overall average of about 10%. Within the immediate vicinity of the golf course build-out percentages exceed 25% of each subdivision unit. Presently within the plan area there exists approximately 10,000 metes and bounds parcels and/or subdivided lots. By application or extrapolation of the present average household size (2.1 individuals per dwelling) the present 10,000 parcels, if developed, would result in a population base of the area in excess of 20,000 residents. Incorporating a projected maximum annual growth rate of 6% and the current planning area population of approximately 2,500 residents, build-out of this community would take possibly 30 years.

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Section III. Land Use Guidelines and Recommendations

The following land use categories are illustrated on the land use map:

A. Definitions

1. Land Use Categories

- a. Single-family residential (detached)
 - 1) Low Density - less than one (1) unit per acre
 - 2) Medium Density - one (1) to two (2) dwelling units per acre
 - 3) High Density - Three (3) to four (4) dwelling units per acre
- b. Multiple Family Residential (i.e., Apartments, Condominiums, Townhomes) Where residential dwelling units share common walls, or where residential activity exceeds four (4) units to the acre.
- c. Public/Quasi Public (Use or building located on public or private land to service public needs including schools, churches, libraries, museums, government agencies, cemeteries, airports, hospitals and wastewater treatment facilities. This category may also include recreational lands and public facilities including parks, bicycle paths, hiking trails and golf courses.)
- d. Commercial
 - 1) Light Commercial (Neighborhood Sales and Services supporting a local population)
 - 2) Medium Commercial (General Sales and Services)
 - 3) Heavy Commercial (Major Sales and Services including minor industrial type uses and outside storage)
 - 4) Light Industrial (Light Manufacturing and Outside Storage)
- e. Residential Services (Professional Services or Non-retail Businesses including personal services such as beauty and barber, small appliance repair, hospitals and nursing homes, private clubs and lodges and nursery schools, etc.)
- f. Open Space
 - 1) Golf Courses
 - 2) Other (including Park Sites, etc.)

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2. Planned Development

Planned developments are intended to provide a variety of housing types of mixed uses while maintaining a residential overall density by designating open space and recreational areas to be reserved within the proposed developments. Planned areas can preserve natural terrain features by encouraging clustering or centralization of development on a site while permitting more ecologically sensitive areas to remain as open space. Attention should be given to "density trade-outs" that take into consideration useable/buildable areas vs. terrain that may be difficult to develop due to washes, floodplain and/or steep slopes.

- a. Planned Manufacturing (Performance Industrial-Intended to promote development and operation of uses such as light manufacturing and assembly within enclosed structures).

B. Existing Land Uses and Recommendations

A mixture of land uses are found within the Beaver Creek Plan area. The Plan area is comprised of several smaller cohesive communities including an airstrip and four commercial areas. Each has its unique character and qualities with boundaries being defined chiefly by economic activity and/or topographic character. The following is a discussion of general geographical areas and recommendations pertaining to each that are included as components of the community plan.

1. Lake Montezuma

The Lake Montezuma area could be considered a pre-plan development and was developed as a subdivision in the mid-1960's. An integral part of the Lake Montezuma subdivision development is a golf course that is a major open space feature.

A. Commercial Area

a. Activity:

Established residential development is centered around the Beaver Creek Golf Resort and is complemented by a small retail plaza which includes a public park, a post office sub-station, restaurants, a medical facility, a motel, a church, and numerous tourist-oriented retail shops.

b. Zoning:

Included in this area are the zoning classifications of R2-3 (Multiple Family approximately 15 units per acre), R11-12 (Single Family Residential Limited - 12,000 square foot lots), C1-3 (Light Commercial) and "open space" (primarily coinciding with the golf course) designations.

c. Issues:

A retail center is located in the approximate center of the area. The site is bounded on the north by Seneca Ave., on the south by Commercial Way, to the west by open space, and to the east by Pima Way. The area has commercially zoned vacant land available for expansion of services for the Lake Montezuma area.

d. Recommendations:

1. Accessibility to this site is limited. The commercial area is viewed as an optimal location for low traffic retail shops within an otherwise very residential setting. Optimal uses include shops, offices, residential services, laundry and resort facilities.
2. Outdoor oriented uses which do not fit with the existing complexion should be discouraged.

B. Indian Lakes Area

The Indian Lakes development and adjacent subdivided lands were platted in the late 1960's and are located on a topographical bench area above the Lake Montezuma subdivisions. This development is considered a "paper subdivision" as the streets or rights-of-way and subdivision lots are described on paper as recorded in the County records, however, the public improvements such as road surfacing, utilities and lot monumenting have not been completed.

a. Activity:

The subject properties while subdivided on paper have not developed with the exception of a water tank and two recently constructed homes that exist on adjacent metes and bounds parcels.

b. Zoning:

RCU-2A (Rural Residential/Conditional Use - 2 acre minimum)

c. Issues:

This area may present the greatest opportunity for future residential or mixed-use planned development. The property is presently accessed via residential County roads within the Lake Montezuma development. These existing interior residential roads may not be adequate to carry additional volumes of traffic that may result from development of this area. Accordingly, a secondary crossing of the Beaver Creek at or near the northeast boundary of the subdivision may be warranted in order to facilitate development of this and adjacent unsubdivided land.

d. Recommendations:

1. This area should be permitted to develop as a mixed use cohesive community. While the area is presently platted with residential lots and zoned for residential development, clustered mixed residential uses together with support commercial activity is recommended in order to achieve the development sensitivity objectives of this plan.

2. Development of this property may represent the greatest opportunity to provide a secondary access to the community. Presently the access roads within Lake Montezuma that provide legal access to these subdivisions may not have sufficient carrying capacity and portions of same may be subject to periodic floodwater inundation. A tentative or conceptual alignment beginning at or near the intersection of Brocket Ranch Road continuing in a southeast fashion across metes and bounds property to Beaver Creek is identified on the associated land use plan map.

2. Rimrock

The Rimrock area has developed primarily as a mixed-use area on metes and bounds or unsubdivided parcels. A portion of the area has been developed with a series of residential subdivisions with lots or parcels ranging from acreage to approximately 10,000 square feet in size. The Rimrock area includes a central business district, the Rimrock Airstrip as well as the Beaver Creek School. The area is bordered to the north and east by U. S. Forest Service Lands, on the west by the McGuireville/Beaver Hollow area and on the south by the Lake Montezuma area. More specifically, the area begins roughly one quarter of a mile west of Top O' The Morning Drive and extends along Beaver Creek to the Montezuma Castle National Monument at Montezuma Well. The area is characterized by uneven terrain, rolling topography, mesas and slopes.

a. Activity:

Existing activity within this focus area includes convenience services, mini-storage units, post office and light retail and tourist services. There is also a mixture of site-built and mobile residences.

b. Zoning:

The zoning pattern is distinguished by a narrow corridor of C1 (Light Commercial) zoning. C2 (General Commercial) acreage also exists at the Y-intersection of Beaver Creek Road and Lake Montezuma Avenue. Existing zoning classifications include R1-10, R1-18, R1-35 (Single Family Residential-10,000, 18,000, 35,000 square foot parcels), R1L-10 (Single Family Residential, Homes Only-10,000 square foot parcels or lots) RCU-2A (Rural Residential/Conditional Use-2 acre minimum), C1-2, C1-3, C1-4 (Light Commercial), C2-25, and C2-35 (General Commercial).

c. Issue Development:

The Rimrock business center is the historical center of the community. Most of the existing buildings have limited parking area along Beaver Creek Road. If the Beaver Creek Road is widened to provide turn out lanes, etc. parking for these businesses may be substantially reduced. The commercial zoning in this strip is very shallow making development or redevelopment difficult. The area immediately behind the commercial strip is zoned for residential use and in some instances is developed. In some cases adjacent residential lots may be appropriately used in order to provide greater depth to the existing commercial zoning. This proposed action is consistent with the County's General Plan recommendations that encourages existing commercial activity to expand to a greater depth. Further, this action would provide reasonable expansion opportunities of the existing commercial areas and may also serve to remedy the existing or future commercial parking limitations. (Please refer to associated land-use plan map for further clarification.)

d. Recommendations:

1. While this area is the ideal portion of the community upon which to focus continued retail activity, given the problems of obtaining adequate depth in any parcel, consideration should be given to zoning other areas along Beaver Creek Road for commercial use on a case by case basis as requests are received. Residential lots immediately behind the commercial area should be given rezoning if necessary in order to obtain the depth for development.
2. The County General Plan encourages the identification of private lands near freeway interchanges for commercial or industrial uses. Therefore it is recommended that the area between McGuireville and Joanne Drive on the south side of I-17 be rezoned for light industry and industrial park use at such time as appropriate access is provided with a development plan. This access should come from the south, (near Bice road) and should not be allowed to go through any established residential neighborhood. As the subject property is highly visible from I-17 and may be considered the gateway to the community, light industrial and industrial park development consistent with performance standards of the PM (Performance Manufacturing) Zoning Classification promoting enclosure of uses within a building is recommended as open lot storage of materials and equipment may significantly detract from the visual quality of the entrance to the community. (Please refer to associated land-use plan map for further clarification.)

A. The Airstrip

The Rimrock airstrip encompasses less than 5 acres of relatively flat land on a mesa approximately one-half mile north of the Beaver Creek Road. Access is provided by either Wingfield Road or Mesa Drive.

a. Activity:

Rimrock airstrip has been in continuous operation since 1924 and is an important part of the history of this area. It was one of the earliest airports in the country. This privately owned facility is used for private aircraft and emergency operations only. This airport, like all others, is regulated by the FAA. The southwest end of the runway is overlooking an area of undeveloped slopes. Dwellings are in place at the periphery of this sloped area. Approximately 95% of approach and departure air traffic occurs over this lightly developed area, as planes normally take-off downhill (SW) and land uphill (NE).

Residents adjacent to the airstrip enjoy a unique lifestyle, since most of the residents own and operate small airplanes for pleasure use. Other residents of the larger community also maintain aircraft at this facility.

b. Zoning

This residential area is zoned RCU-2A (Rural Residential - 2 acre minimum), and remains primarily residential in character. The use, precedes the adoption of the Yavapai County Planning and Zoning Ordinance.

c. Issues:

The airport facility is presently used for private aircraft and emergency operations only. Issues arising from the community survey indicate that businesses incidental to the primary residential use of the property may be warranted.

d. Recommendations

1. This fixture of the community is envisioned for private residential aviation only. No use permits should be granted for other than low visibility businesses engaged in by persons living on the property.
2. Residential properties are currently located off each end of the airstrip. For safety reasons, developers of new construction to be located near the ends of the runway should be granted variances to enable placement of structures on lots as far from the runway centerline as is reasonable.

B. Beaver Creek Commercial Center

The Beaver Creek activity center is located further east along Beaver Creek Road, in close proximity to Beaver Creek School. The commercial area parallels Beaver Creek Road (as defined by existing zoning) for approximately 300 feet north and south of that corridor from Kramer Drive to Bentley Drive. The site includes approximately 35 acres of land.

a. Activity:

This focus area, which exists adjacent to Montezuma Well National Monument, is largely undeveloped, with the exception of an existing convenience store and a few residences. Problems exist with both the existing water service, and the capacity of the substrata to accommodate septic disposal.

b. Zoning:

Classifications include C1 (Light Commercial) and R2 (Multiple Family).

c. Issues:

As is the case with the Rimrock area activity center the commercial zoning for this area is fashioned in a shallow linear pattern that complicates development and may limit parking along Beaver Creek Road when and if it is eventually widened. Redevelopment/rezoning of presently residentially zoned property along Beaver Creek Road with transitional light commercial and/or residential service uses may be warranted at a future date.

d. Recommendation:

Guidelines offered for this activity area are much the same as those offered for the Rimrock activity center. For that reason, they should be applied to this activity focus as well. However, given the development problems associated with the existing physical character and infrastructure of this portion of the plan area, some flexibility should be offered in the consideration of future use proposals.

3. McGuireville/Beaver Hollow Area

The McGuireville interchange area includes the areas between I-17 and the designated boundaries of Rimrock and Lake Montezuma, as well as the area north of the I-17 Freeway that is accessed by Bice Road. The primary access point to the entire plan area is through the communities of McGuireville and Beaver Hollow. This portion of the plan area is bordered by U. S. F. S. Lands to the north, south and west and is bounded to the east by the community of Rimrock. The area is characterized with numerous service businesses including food service, convenience retail, automotive services and retail shops. Additionally, areas north of the interchange have developed with heavy commercial uses including material extraction areas along Dry Beaver Creek, automobile salvage and a water bottling facility. The topography of the area ranges from moderate to steep slopes along Dry Beaver Creek to relatively flat areas near the interchange. The commercial and residential activities within the area have developed on predominantly metes and bounds parcels.

a. Activity:

Existing businesses include food service, convenience retail, automotive services, and tourist-oriented retail shops. This area may present great future commercial and/or light industrial development potential due to its accessibility to I-17.

b. Zoning:

Existing zoning classifications include R2-4 (Multiple Family approximately 12 units to the acre), R1L-70 (Large Lot Single Family Residential, Homes Only), and C2-3 (General Commercial) for McGuireville, and R1-35 (Approximately one acre Single Family Residential), R1L-35 (Acre Single Family Residential, Homes Only), RCU-2A (Rural Residential, 2 acre minimum) and C-2 (General Commercial) for the Beaver Hollow area. Several industrial uses operate in the area including sand and gravel extraction, car crushing, and water bottling. Some of these are under "Use Permits".

c. Issues:

Portions of the acreages outlined above may be difficult to develop due to existing flood hazard, limited access corridors and relatively steep terrain. While the freeway ramps presently handle residential and large vehicular traffic, future commercial and industrial uses may require access-related improvements. The highway interchange provides the only paved access to the communities.

d. Recommendations

1. The McGuireville Interchange area possesses the potential for significant change over the period of time outlined by the plan draft. Given its location along an interstate highway, this community has been identified as the preferred high traffic focus of the plan area.
2. Regardless of how the ramps are redesigned, realignment of Cornville Road should be encouraged as necessary to accommodate the physical needs of future development.
3. This area possesses the highest potential for commercial and industrial development. Accordingly, this area is designated for this purpose on the associated land use plan map.

4. Outlying Areas, Ranches and National Forest Base for Exchange

Land areas discussed in this section are within the boundary of the planning area, however are not in the immediate core area of the plan. These include all private lands, proposed transfer land and U.S.F.S. lands listed in the Base for Exchange. These properties while not in the immediate core of the planning area, may have a significant affect on existing infrastructure and community services if developed. Topographically the affected properties vary and individually may be defined as uneven terrain, mesas, slopes with portions adjoining Beaver Creek and/or Dry Beaver Creek subject to periodic flood inundation. Access predominantly exists in the form of private roads or easements and may be accessed via National Forest Service roads under special use permit.

a. Activity:

Activity within this area may include ranching and farming with the bulk of the land remaining open space.

b. Zoning:

Existing zoning is RCU-2A.

c. **Issues:**

While the subject properties are not within the immediate core of the planning area and in some instances may be remotely located future development of these parcels may have a significant affect on the existing infrastructure, i.e. roads and services within the various Beaver Creek communities.

d. **Recommendations:**

In the interests of preserving the atmosphere of the Beaver Creek area, ranches and Forest Service Exchange Lands should develop within the guidelines of the Beaver Creek Community Plan. During consideration of development proposals, improvement plans should be reviewed to insure that future development does not detract from or impact negatively existing Beaver Creek Communities.

5. General Residential Recommendation for Entire Plan Area

a. **Issues:**

As part of the planning process, a series of surveys of area residents were conducted. The response to these surveys indicates the need for alternate housing types within the plan area. Accordingly, the following recommendations arising from the surveys are suggested for application throughout the plan area.

b. **Recommendation:**

1. Plan area residents favor keeping mobile homes and multifamily development within defined areas of the community. These uses should not be interspersed in site-built residential neighborhoods. Future mobile home subdivision development should exhibit similar setback, unit spacing and residential densities as existing site-built residential subdivisions.

2. Very high-density residential development is encouraged within areas near high volume roadways. High density residential areas should provide a reasonable open space area between any adjoining single-family areas or access routes.

Section IV. Supporting Facilities and Services

The demand for more and varied public facilities increases with population growth and expansion of urbanized areas. While the demand and need for traditional public facilities (water, etc.) continues, the demand for other public facilities continue to increase. The County's General Plan promotes the establishment of utilities, infrastructure and services as necessary to serve the population in response to urban development. These infrastructural improvements or public facilities may include fire stations, secondary access road improvements, flood control facilities and medical facilities, etc.

7. Presently administered County improvement standards address requirements relating to the establishment of essential community facilities, including

secondary access and emergency medical facilities, placement of utilities and easements and miscellaneous other community facilities, such as schools and recreation areas. In conjunction with these improvement standards the County subdivision regulations promotes uniform design requirements and performance standards to protect the public health, safety and welfare.

Development and maintenance of community facilities, educational, emergency and sewage disposal may be accomplished through special districts. Development of these facilities are ususally done through a cooperative community effort and are normally intended to benefit the general public or residents of a community. New development is usually caused to shoulder the cost of installation of public improvements for a new subdivision.

The State of Arizona regulates through the Arizona Department of Environmental Quality (A.D.E.Q.) the installation of septic systems and regional sewer systems. Yavapai County is presently responsible for review and permitting of these facilities through a delegation agreement with A.D.E.Q.

The Federal Emergency Management Act (F.E.M.A.) sets out requirements for administration of flood hazard areas throughout the United States. This program is also administered through the County Flood Control District.

The scope of this plan element is to inventory existing community facilities in order to highlight current or changing improvement needs that should be addressed within future development proposals that would significantly impact those areas of the community, as well as to offer guidance to local improvement groups.

A. Transportation Facilities

There is presently no form of public transit available within the community. However, regional transit services are available. Volunteer groups also provide assistance to elderly and handicapped residents. The airstrip in Rimrock accommodates private aviation to and from the community.

Interstate 17 is the primary arterial, bisecting the plan area from end to end providing the community's only improved access. The freeway access ramps in McGuireville are poorly designed. Traffic here is also constricted by an 18-foot wide Civilian Conservation Corps (C.C.C.) bridge built in the 1930's for low-traffic volumes. Should this bridge fail at some point or become obstructed, emergency access to the core area would be limited to the Sedona exit (298) or aircraft.

Access for the Dry Beaver/Bice Road Community is accomplished via a one-lane tunnel beneath Interstate 17. This limited access facility poses difficulty and limits vehicular services such as local school bus transportation.

As A.D.O.T.'s Five Year Plan is continually reprioritized, redevelopment of this site could be postponed indefinitely. Although a secondary external access is available from a forest service road to exit 298 (also from I-17), the ability of the link to handle emergency traffic is questionable, requiring further grading, widening, and (optimally) paving. Funding for improvements to the Sedona interchange (exit 298) access road which belongs to the forest service is also currently under consideration.

The Cornville and Beaver Creek roads constitute the major internal connectors within the plan area, conducting up to 5,000 cars per day. The paved road continues through McGuireville from its origin at US Hwy 89A near Cottonwood, to Beaver Creek School. At that point it becomes the unimproved forest service road which connects the community to the Sedona interchange. Along that road exists a major traffic generator, Montezuma Well. This attraction generates over 200,000 visitors per year. The corridor's right-of way varies in width from 100 feet to 40 feet between McGuireville and Beaver Creek School. This road provides the only path to internal residential and commercial areas.

Lake Montezuma Avenue acts as a secondary internal connector, conducting up to 2,400 cars per day to and from the most populated portion of the plan area and its external access points along the freeway. This road is also paved but does not provide a completed circuit back to the primary corridors of Beaver Creek Road or I-17. Right-of way widths are also varied along its route.

a. Issues:

Residential collector streets are numerous throughout the developed portions of the community, however many of them are unpaved, creating increased maintenance needs as well as a source of dust pollution for neighborhoods.

Lack of right-of way creates problems for access to many areas of the lightly developed rural areas of the community. Many of these lots have been split from larger sections without proper reserved right-of-way. Collector routes should be developed within these residential areas. Many of these areas are also isolated by floodways. As a result, many collector-grade rights-of-way were never developed.

b. Recommendations:

1. Three areas of the Beaver Creek community in need of alternative interior emergency access include Lake Montezuma, the Dry Beaver /Bice Road community, and lower McGuireville. Lower McGuireville may be completely cut-off in flood situations. All three areas may benefit from bridges or wet crossings to facilitate emergency access needs. Internal access by public rights-of-way may not exist to large parcels in both the Dry Beaver Creek and lower McGuireville areas. Lake Montezuma Avenue, a single internal (bridged) route currently provides access to Lake Montezuma. The aforementioned circumstances may warrant further review to identify secondary access opportunities for these communities.

2. Residents support the development of additional community access points, as well as the upgrading of residential routes. The following collector roads are considered priorities for improvement: Bice Road, Brockett Ranch Road, Dave Wingfield Road, Culpepper Road; and high traffic residential roads. Adequate turn-out lanes, and pavement standards should be encouraged of all development projects. Guardrails should be established along all points of roads with less than 30 feet of level ground between the roadbed and a drop-off of any kind. Prime examples include Cornville Road, Navajo Drive and Cliffside Trail.

3. Given the existing limited access opportunities to the Dry Beaver Creek/Bice Road Community area, due to the limitations of the one-lane tunnel beneath I-17, reconfiguration of the I-17 Interchange should strive to provide greater accessibility to the area to promote public safety.

B. Flood Hazard, Emergency Facilities and Services

The following section discusses existing flood hazard potential and other life safety issues relating to the community, as well as the existing emergency facilities and services provided to area residents in order to promote the public's general health, safety and welfare.

a. Issues:

There are numerous locations where flooding is a potential threat to life and property. These sites include the primary internal access point to Lake Montezuma (the bridge), as well as the school site and various residential areas along Beaver Creek's stream channel. Some property owners have had to band together to pay for dredging the creek and shoring up eroding banks to protect their parcels from flooding and erosion. Solutions are obstructed by expense, overlapping jurisdictions and the side effects of channelization.

Given the recent additions to the existing medical facilities within the plan area (purchase of a new ambulance and residency of a medical staff), no recommendations have been made regarding those facilities. However, certain emergency services available within the plan area are currently legitimized by use permits, which do not guarantee permanence.

Emergency water supplies available within the plan area are inadequate to suppress the potential fire related emergencies. Drastically needed improvements include additional water storage tanks, wells, land to put them on, tie-in lines, fire hydrants, wet crossings and certain road improvements for access purposes (as addressed under emergency access). Areas of the community in need of tanks include the Pony Express and Tag Along Trail intersection, the Beaver Creek Road and Top O' The Morning vicinity (Agricultural Acres locations), near the west end of the airstrip (Rimrock Acres), and Montezuma Estates subdivisions.

Yavapai County Sheriff's Department periodically patrols the community. A new substation was recently constructed in Camp Verde.

b. Recommendations:

As emergency service facilities are essential to promote public health and safety of the community they should be authorized where necessary throughout the community. As often these services are associated with a high level of activity during all hours of the day and evening, emergency facilities should be encouraged to locate at or near activity focuses or commercial areas identified on the associated land use plan map.

C. Public Facilities and Recreation

The school grounds, for several reasons, serve as a beneficial location for many community activities, offering over 7,000 square feet of floor area which doubles between classrooms and gymnasium for community functions. The enrollment has increased in the last five years, causing an expansion plan to be initiated. The property where the school is located is bisected by a deep wash which floods violently during severe storm situations. The construction of barriers to the channel have been included in the expansion plan.

A day use park area is located within the neighboring Montezuma Well National Parksite. A creekside campground facility is located near the Beaver Creek Ranger Station. Additional sites may be permissible as time passes. Two or three forest service trails are located on the periphery of the planning area. None of these trails are identified, designated or preserved.

a. Issues:

Beaver Creek's riparian vegetation joins both Montezuma Castle and Montezuma Well at opposite corners of the core area. Along the route is found much of the community's interior open space including a golf course, country club, and adjoining potential forest access points. Most creekside acreages are privately owned, except for those which extend onto U.S. Forest Service lands. Additionally, USFS lands surround the core area and its adjacent ranch sites and include numerous base-for exchange parcels.

Recreational uses also include historic amenities such as nearby Montezuma Well and Castle which provide educational highlights of area ancestors to visitors. The well also provides a public picnic area for family gatherings as well as scheduled annual events.

b. Recommendations:

1. Residents favor the protection of trails and wildlife corridors within all **new development**, in order to preserve the country atmosphere and to conduct wildlife safely through developed areas. No creekside commercial activity should be allowed within **new development** areas of Beaver Creek's riparian corridor.

2. Trails provide a common country activity for the residents and visitors, as well as access to its amenities. However, few are identified, designated or maintained. Additionally, a number of subdivisions have been approved effectively blocking entry to creekside areas. Visitors frequently trespass to gain access to these areas. As greenbelts are established, certain areas should be identified as limited access. Development and maintenance of trails which provide access to amenities should be encouraged in **new development**.

3. There are lands adjacent to the creeks owned by various governmental agencies that could be designated as parks and/or points of access. Additionally, interior forest parcels included within sections four and ten of the planning area have been targeted as optimal community park sites. A common tract area located on Beaver Creek in Lake Montezuma also offers potential for such use. Other potential day use parksites within the community include county-owned flood properties. Yavapai County has been hesitant to accept the offer of dedication and maintenance responsibilities for community parks. This hesitancy by the County is largely due to financial constraints and liability issues. Service organizations or property owners associations may approach the County with a park development and maintenance plan for establishment of parks that are administered on a local level.

D. Communications, Utilities and Related Easements

A receiver for cable TV service is available in Lake Montezuma. Mission Cable Company plans expansions of the system to some additional areas. However, the development of such related corridors will be conducted within roadside easements already in place.

Telephone service is supplied by U.S. West. Service cables are buried on a routine basis. In addition, a number of amateur radio operators are located within the community, functioning as an emergency backup communications network.

The U.S. Postal Service has recently opened a new post office in Rimrock. The new facility offers 1,000 boxes. Home mail delivery is available in some areas. Centralized neighborhood drop boxes will be located where demand requires it.

Arizona Water Company, a major supplier for the Beaver Creek community, reports that consumer water supplies for the area are adequate to support the needs of growth forecast for the 5 year focus of the plan. In addition, existing water lines are reported to be adequate to supply fire hydrants which may be placed in the future.

A.P.S. has designated the McGuireville area as the most appropriate site for installation of a two-acre 69kv electrical substation. The development of this facility will occur within the time frame of this plan (5 years). New electrical service hook-ups will be guaranteed by the project.

Natural gas service in the Verde Valley may be prohibitively expensive to extend to the Beaver Creek area in the timeframe of this plan.

b. Recommendation:

Utilities and other low impact facilities should be located outside of activity centers in order to conserve those areas for future location of high impact uses. As sewage disposal may need to be readdressed in the future, it may be advisable to reserve an appropriate location in forest service lands now planned for exchange to accommodate later placement of such facilities.

E. Environmental Sensitivity

The following narrative generally describes existing regulations or planning documents that promote the protection of the environment within Yavapai County or the State of Arizona:

The General Plan advocates the preservation of "ecological and cultural advantages," including the integrity of the landscape, soils, vegetation and wildlife. The plan defines environmentally damaging activities as "those which threaten the integrity of the area by emitting nuisances or otherwise imposing impacts which alter the pristine qualities of air and water quality, the dark sky at night, the peaceful character of residential areas, or the surrounding landscape, scenic areas, watersheds, and wildlife areas." The plan views pollution as a possible threat to economic activity as well. Uses which threaten the health of residents, animals, vegetation, or property by causing excessive soiling, or which result in the settling of dust on adjacent properties, should be discouraged. Standards presently exist for land uses regarding appearance, sound, vibration, odor, radiation, dust and hours of operation. These regulations are primarily administered by the Arizona Department of Environmental Quality (A.D.E.Q.)

Current regulation and plan scope: Air and water quality are regulated through the Arizona Department of Environmental Quality (ADEQ). Local regulation of residential and commercial septic systems is handled by the Yavapai County Health Department. Water quality on commercial wells and water companies is regulated by ADEQ via regular testing. Water quality of residential wells is not required to be monitored. ADEQ also regulates usage of pesticides, and other hazardous materials or potential air and water pollutants.

The State of Arizona currently addresses "dark sky" regulations, which are administered locally through the Yavapai County Planning and Zoning Ordinance. The ordinance prohibits mercury vapor lights, and provides further restrictions regarding shielding. Outdoor lighting of buildings or signs is required to be properly shielded and directed away from any adjacent residential property and should not detract from driver visibility on adjacent streets. The ordinance also addresses noise, glare, and heat, by implying that none shall be emitted so as to constitute a nuisance.

The State Historic Preservation Office (SHPO) administers regulation of historic and archaeological site preservation. The State has also recently enacted a program for preservation of riparian wetlands. The Planned Area Development section of the county zoning ordinance, and portions of the Uniform Building Code are among County adopted regulation of site development.

a. Issues:

Community input has shown strong support for protection of plan area natural amenities. The community is in a position to protect significant areas by establishing greenbelts along the creeks that would remain as permanent easements even if adjacent property is sold and/or traded. Sensitive portions of the community should be regarded in the review of all future development. In view of community support for preservation of Beaver Creek, the entire public acreage of Beaver Creek's riparian corridor should be regarded as a greenbelt for low impact use only.

b. Recommendations:

Specific environmental concerns registered by community input includes protection of wet and dry Beaver Creek areas and designation and protection of greenbelts and buffers between conflicting uses. New development should provide access to natural and cultural amenities.

Section V. Plan Updating and Implementation

a. Plan Updating

The planning process is a system of discovery which ultimately offers insights to concerns which, due to the constraints of time, can only be addressed later. Because many situations can not be anticipated, provisions have been installed within this plan to influence the course of review.

Because growth rates vary from year to year, a formal revisitation of this plan should be conducted in five years, or in the event of any significant change in the overall land use pattern that could potentially alter the existing complexion, including, but not limited to:

1. Population increase to more than 5,000
2. Redevelopment of the McGuireville Interchange
3. Planned widening of Beaver Creek Road
4. Any significant public land transfer to private holdings

b. Implementation

Many of the recommendations contained in this plan document may be implemented by Yavapai County through authorization of land use changes and development proposals as recommended by the plan during public hearing process. Several of the recommendations expressing the community's desire to promote environmentally sensitive development may also be implemented through site plan specific development proposals that are reviewed by the public, Planning & Zoning Commission and Board of Supervisors during public hearings.

The majority of the infrastructural improvement recommendations of this document may be best accomplished through the establishment and administration of special improvement districts that are most often sponsored by local residents. Further all recommendations contained within this document may be facilitated or furthered by the community's or the general public's cooperative efforts and continued involvement in the planning process.

APPENDICES

APPENDICES & Supporting Information.

The planning process.

County and municipal governments are empowered by Arizona State Statutes to develop policies which promote the "health, safety, welfare and general convenience of the general public" they serve. These statutes also direct the adoption of a comprehensive land use plan in order to formalize policies regarding future development proposals, and to enhance the ability of local officials to make appropriate decisions regarding land use proposals.

Yavapai County adopted a planning and zoning ordinance in 1968, and a county wide comprehensive land use plan in 1973. The "General Plan," as it is referred to in this text, includes policies which support the establishment of certain legislation (subdivision regulations and improvement standards, etc.), as well as the development of more local (community) planning. The small area plans, adopted as amendments to the comprehensive plan, function as a means of both updating its data base, and drawing public involvement into the planning process.

A plan is not an ordinance. It is not a law. As such, it cannot be applied retroactively as a tool of enforcement. Guidelines described by the document do not preempt zoning regulations, nor can they be applied to existing developed areas or vacant subdivided acreage (unless they are the subject of a hearing application to further subdivide or rezone that property). Improvements proposed by the plan, unless they are adopted as part of either a county wide improvement program or outside agency management plan, will generally be left to the discretion of any self-initiated local improvement districts. No projects identified within the text are required by adoption of the plan, they are merely recommended. The plan serves to: identify goals for the community in relation to the interests and desires of residents, promote orderly growth; direct land use and traffic circulation; while considering the unique qualities of the plan area and enhancing the overall quality of life.

The plans function primarily as a guide for county officials in making decisions regarding development within the identified plan area. Thus, the plan has the potential to influence the outcome of hearing actions regarding land use matters, new development, County planning, outside public agencies, or localized special improvements districts. Such decisions are required of those officials with or without the existence of a community plan to guide them; however, the presence of a plan may not be construed as a replacement for the public hearing process.

A planning document is also intended to guide the efforts of other county agencies in promoting public health, safety and welfare within the plan area (roads development, flood prevention, etc.). It also serves as useful information for neighboring jurisdictional agencies, local residents, realtors and potential home buyers or businesses, developers, utilities, lenders and insurance companies.

Beaver Creek Area Geography

Surrounded by forest service lands, the plan boundaries are adjoined by national park sites at the southwestern and northeastern corners (Montezuma Castle and Montezuma well) of what has since been identified as the core area of the plan. This portion of the plan area constitutes the greatest amount of contiguous, privately held lands within the study boundaries.

The topography is characterized by mesas, cut with drainage paths which open out into a low lying floodway along the Beaver Creek stream channel. These drainage ways occupy a significant percentage of the privately held lands. However, much of the area is well above the 100 year floodplain, sloping gently to the south.

Vegetation ranges from riparian wildlife (tall grasses, Sycamore and Cottonwood) along the rivers, to high desert scrub and Juniper scattered over the outlying plains and mesas. Wildlife is abundant throughout the plan area, and includes many rare varieties.

Mineral deposits contained by the region's substrata, together with the perennial stream flows from both Beaver Creek and the Verde River have been responsible for much of the sporadic economic activity (mining and agriculture) which influenced the patterns of early settlement. Later changes however, served to broaden those patterns.

Economic Profile.

Current Status. The Beaver Creek communities compose the bulk of the unincorporated, privately held land within the Verde Valley region. Current population estimates for the combined communities of McGuireville, Rimrock, and Lake Montezuma range from 2000 to 3500 residents. This area now offers much in the way of accessibility and available land for development.

Together with tourism and retirement, small scale manufacturing activity has since established itself within the Verde Valley.

The Verde Valley region experienced a 50% growth leap between 1980 and 1986.

In that same period, although retirement continued to gain, that sector represented a decreasing proportion of the overall population.

Recreation is a major traffic generator to the region. Supporting tourist services have succeeded in establishing themselves in and around the highest attractions. Retail trade is also expanding.

Although the upper valley area is currently the market center of the Verde Valley region, offering virtually all of the region's major employers, one-half to nearly two-thirds of the recent growth is attributable to retirement.

The population of the lower valley region is also largely retired. Much local income is retirement-related. Most employment (85%) is generated by retail trades, services and public administration. However, as mentioned, this vicinity offers vast potentials for a shift in the regional economic focus. The potential for development within this community is greatly enhanced both by proximity to I-17 and its central focus within Northern Arizona, and Arizona in General.

Recreational facilities such as the Beaver Creek Golf Resort, as well as the climate, availability of affordable homes, and proximity to medical facilities in Cottonwood, make the Beaver Creek communities an ideal residential area.

The Beaver Creek communities are accessed primarily from Interstate-17, at Beaver Creek Road, across a narrow bridge that was constructed during the 1930's. A Forest Service road provides secondary access and connects the core area with Highway 179. Neither access point is appropriate for large vehicular traffic due to freeway ramp design as well as the unimproved condition of road surfaces.

Currently there are five commercial areas located within the Beaver Creek Planning Area, representing approximately 70 acres. The remainder of private land is zoned for either residential, residential services, agricultural uses, and an airfield that services small privately-owned aircraft.

Industrial uses include auto wrecking, sand and gravel supply, and bottled water production. Mining and agricultural activities are also found within the plan area boundaries.

Proprietor-owned and operated retail trades and services comprise the largest percentage of the area's commercial activity, benefitting in part from tourist traffic as a product of its location between two national monuments (Montezuma Well and Montezuma Castle). Auto service stations, restaurants and other convenience-oriented services are also available. Approximately 35 businesses have been established within the community supported by both local residents and tourist traffic.

Facilities and services available in the community include an elementary school, churches, an 18-hole golf course and country club with a swimming pool, a volunteer fire department and ambulance dispatch, a medical facility, one post office and a post office sub-station, and an air strip.

Beaver Creek Elementary School offers a 7,000 square foot multi-purpose building for meeting facilities. Enrollment at the school has increased by one-third in the last five years. Adding 55 new students to the school during the 1989-90 school year alone (25%), this growth represents an addition of 40 new families to the plan area.

Facilities such as Montezuma Well also provide informative, educational highlights of area ancestors to both newcomers and tourists alike. This national monument also provides a public picnic area for family gatherings as well as scheduled annual events.

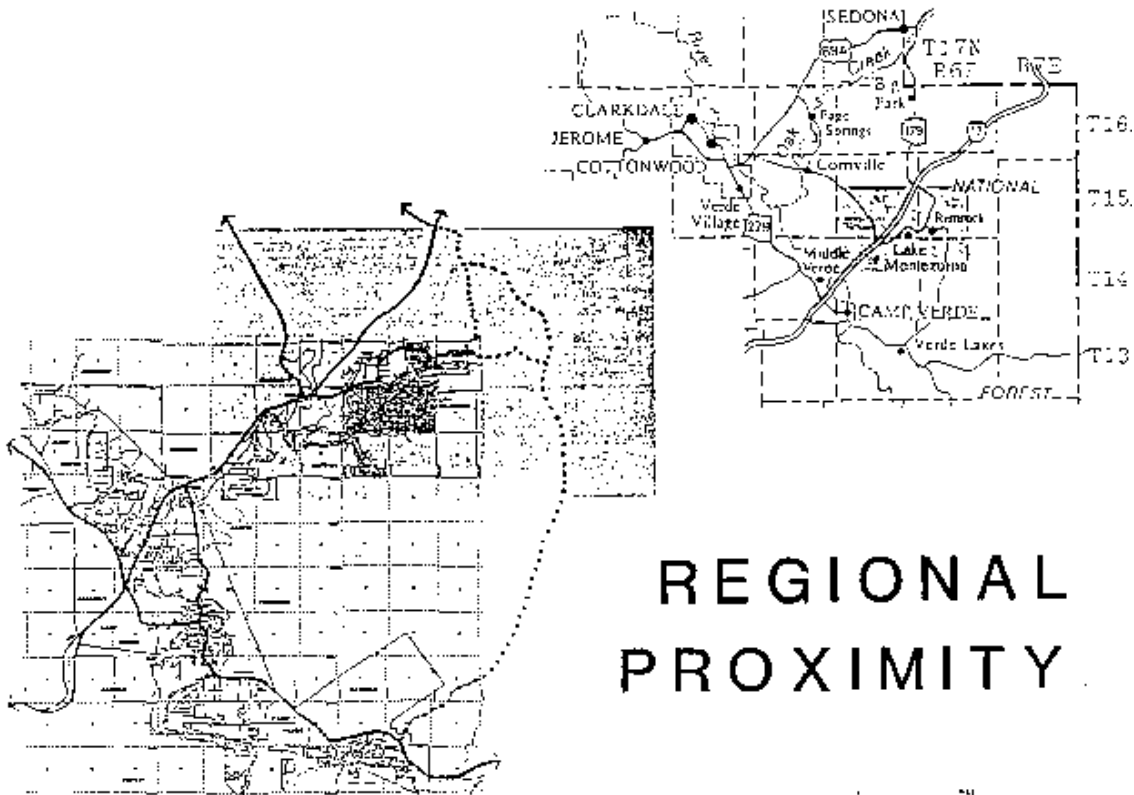
Outlook For The Future. At present, the Cottonwood Airpark promises to support much growth within the upper end of the valley. This has already been realized by the location of several shopping plazas within the City of Cottonwood. In addition, a substantial amount of available private land exists near the intersection of I-17 and AZ Highway 260. Development of a sizeable industrial park at this site, and the resulting labor influx, would invite added area growth.

The Yavapai-Apache tribe is negotiating acquisition of approximately 6,500 acres of forest land located between Camp Verde and McGuireville. If approved, this transfer would effectively connect this area with private lands located within the Town of Camp Verde. Although most of the requested lands have been designated as home sites for the immediate location of 1,500 people, other proposed uses include the development of light industry and tourist services. Regardless of the ultimate use of the proposed transfer site, it's development will further impact the plan area.

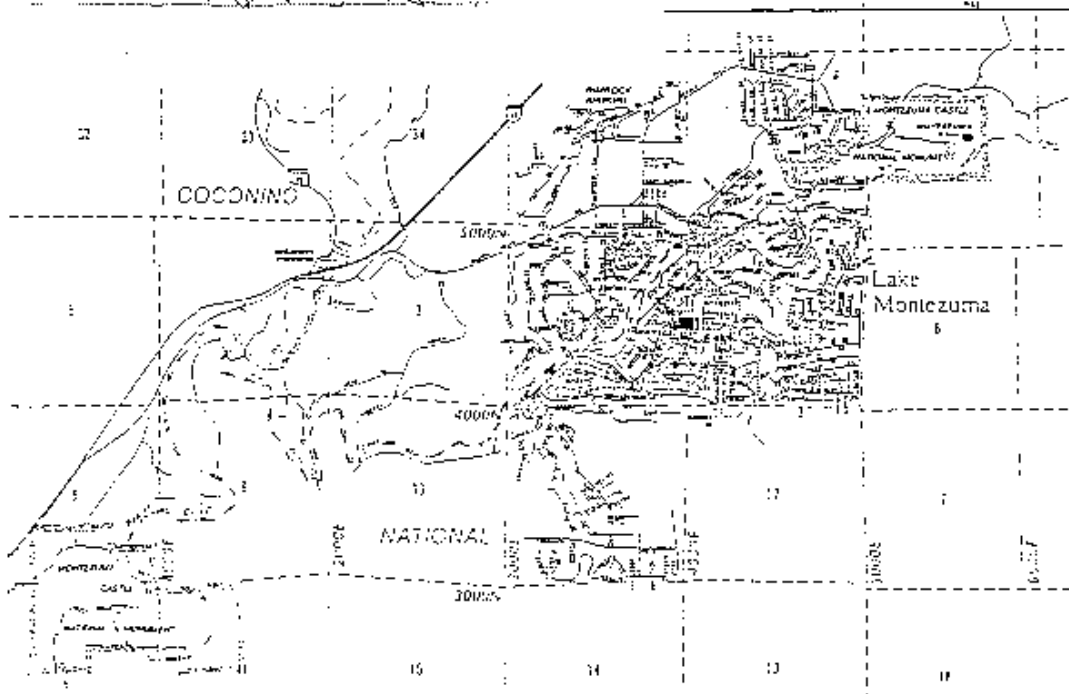
Retirement, as a major attraction to the area, should remain steady long enough for the "baby-boom" generation to bring a rekindled surge of such activity in the next ten to fifteen years. Tourism throughout Northern Arizona is expected to be consistent with growth levels experienced by the metropolitan areas.

Localized industrial development, or the placement of an additional access corridor to Camp Verde from this site, could necessitate complete redevelopment of the McGuireville Interchange area.

Area Maps.



REGIONAL PROXIMITY

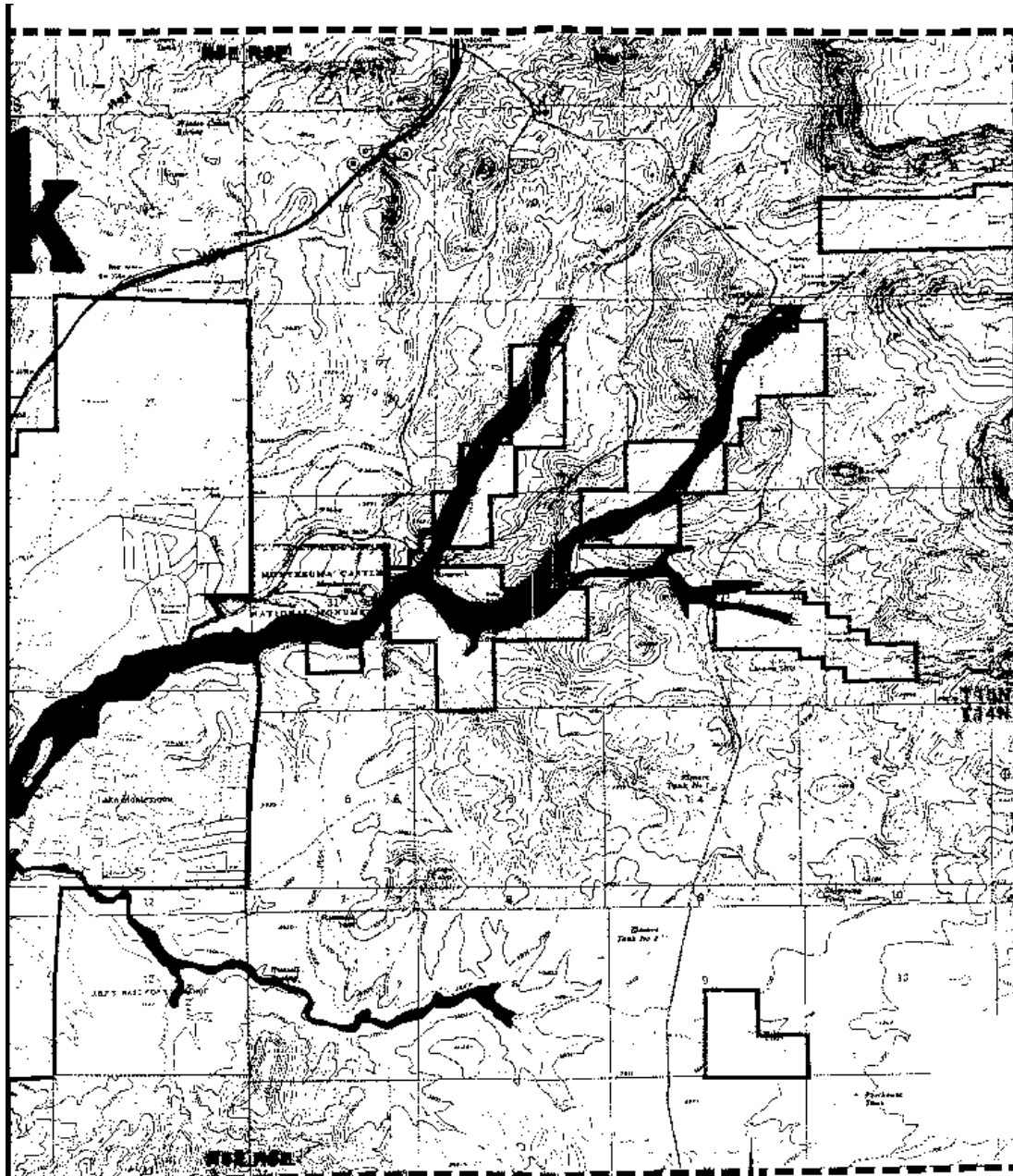




PLAN AREA MAP

PLAN AREA BDRY. - - - - -

- U.S.F.S.
- PRIVATE



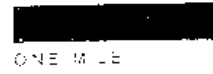
LANDS
 E LANDS



TRANSFER AREAS
 100 YR. FLOOD



Prepared by
 Savannah County
 Planning and Building
 Department



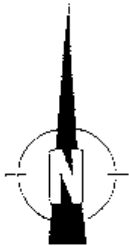
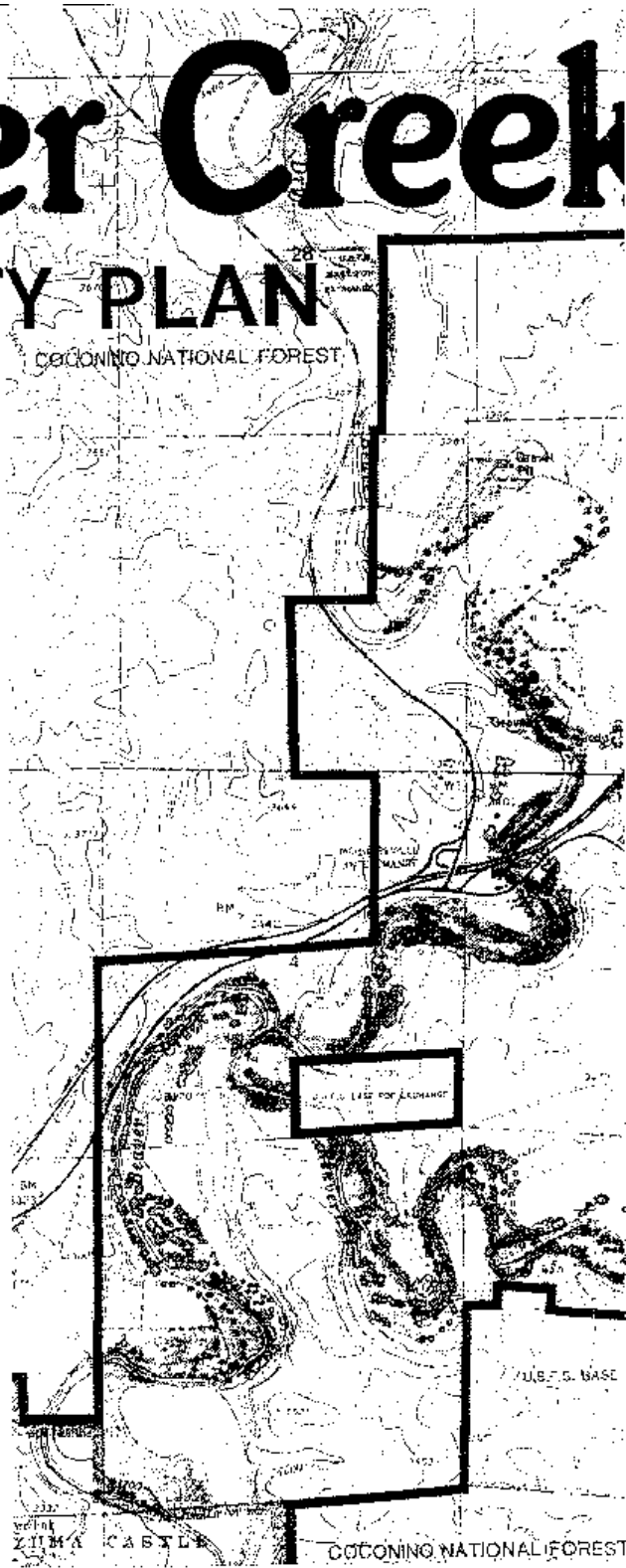
ONE MILE

Beaver Creek

COMMUNITY PLAN

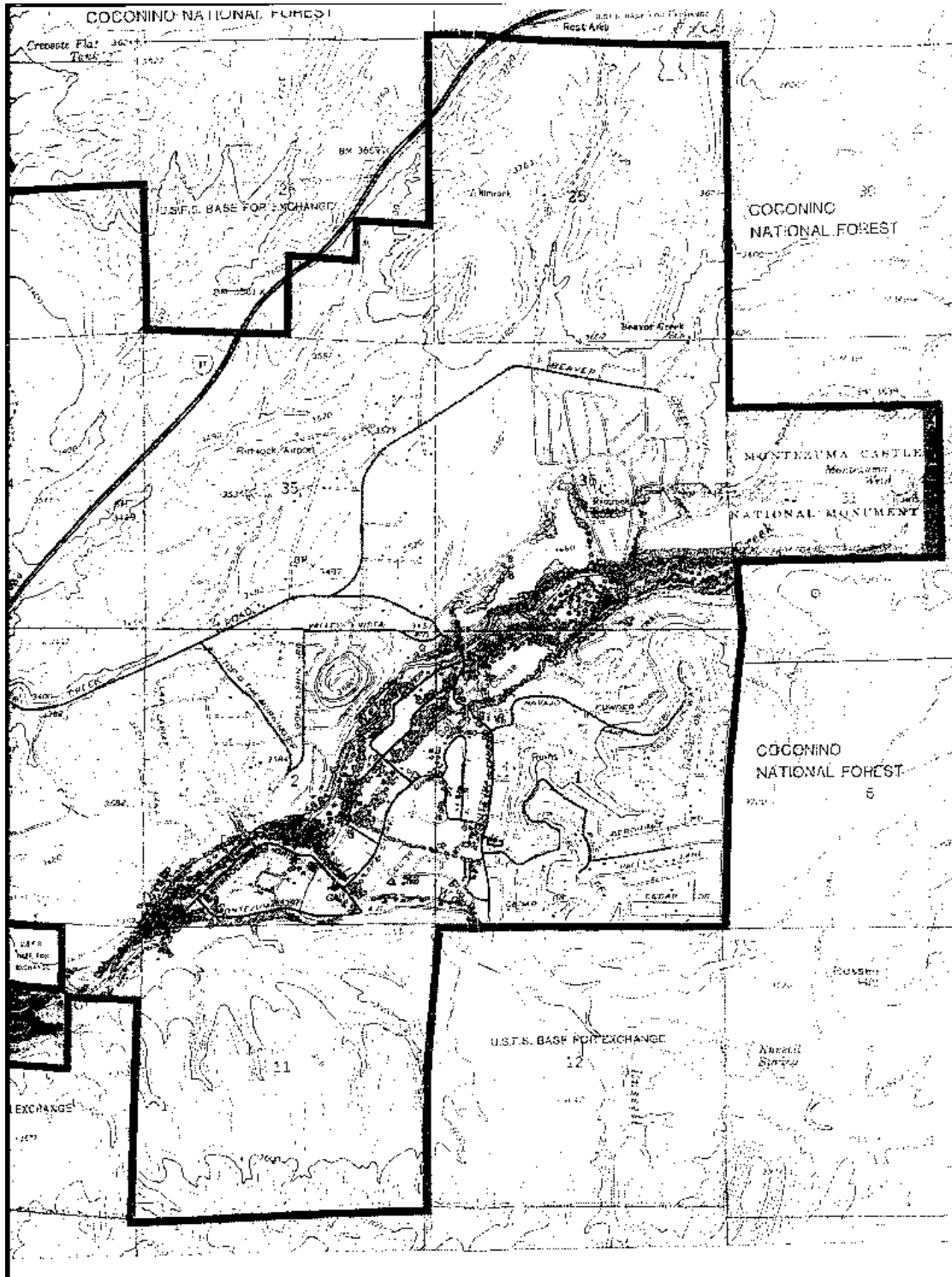
CORE AREA MAP (A)

PHYSICAL
CHARACTER



2,200 FT.

PREPARED BY
YAVAPAI COUNTY
PLANNING AND BUILDING
DEPARTMENT



Beaver Creel

COMMUNITY PLAN

CORE AREA MAP (B)

CURRENT ZONING & LAND SUBDIVISION

ALL ZONING DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

A - INTERMEDIATE DENSITY RESIDENTIAL

- R1L - RESIDENTIAL SINGLE FAMILY LIMITED
- R1 - SINGLE FAMILY AND OTHER DWELLING
- R2 - TWO AND FOUR UNIT DWELLING
- R3 - MULTIPLE FAMILY
- R4 - RESIDENTIAL SERVICES
- S1 - COMMERCIAL - GENERAL BUSINESS AND SERVICE
- C1 - RESIDENTIAL AND BUSINESS

RIGHTS RESERVED TO THE ZONING DISTRICT

- IS - COMM. AND OTHER INDUSTRIAL
- IM - MANUFACTURING INDUSTRIAL
- IG - GENERAL INDUSTRIAL
- IH - HEAVY INDUSTRIAL

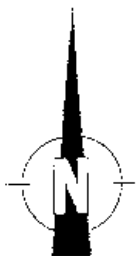
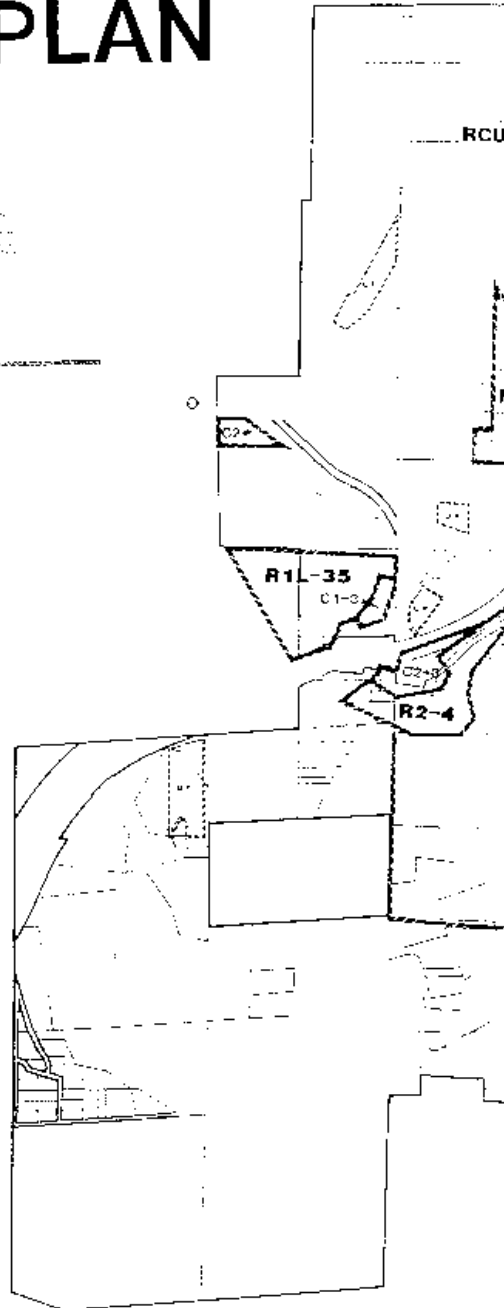
SEE ATTACHED MAP FOR ZONING DISTRICTS AND ZONING MAP

- RDR - RES. DRAFTING DISTRICT
- OS - OPEN SPACE

SEE ATTACHED MAP FOR ZONING DISTRICTS

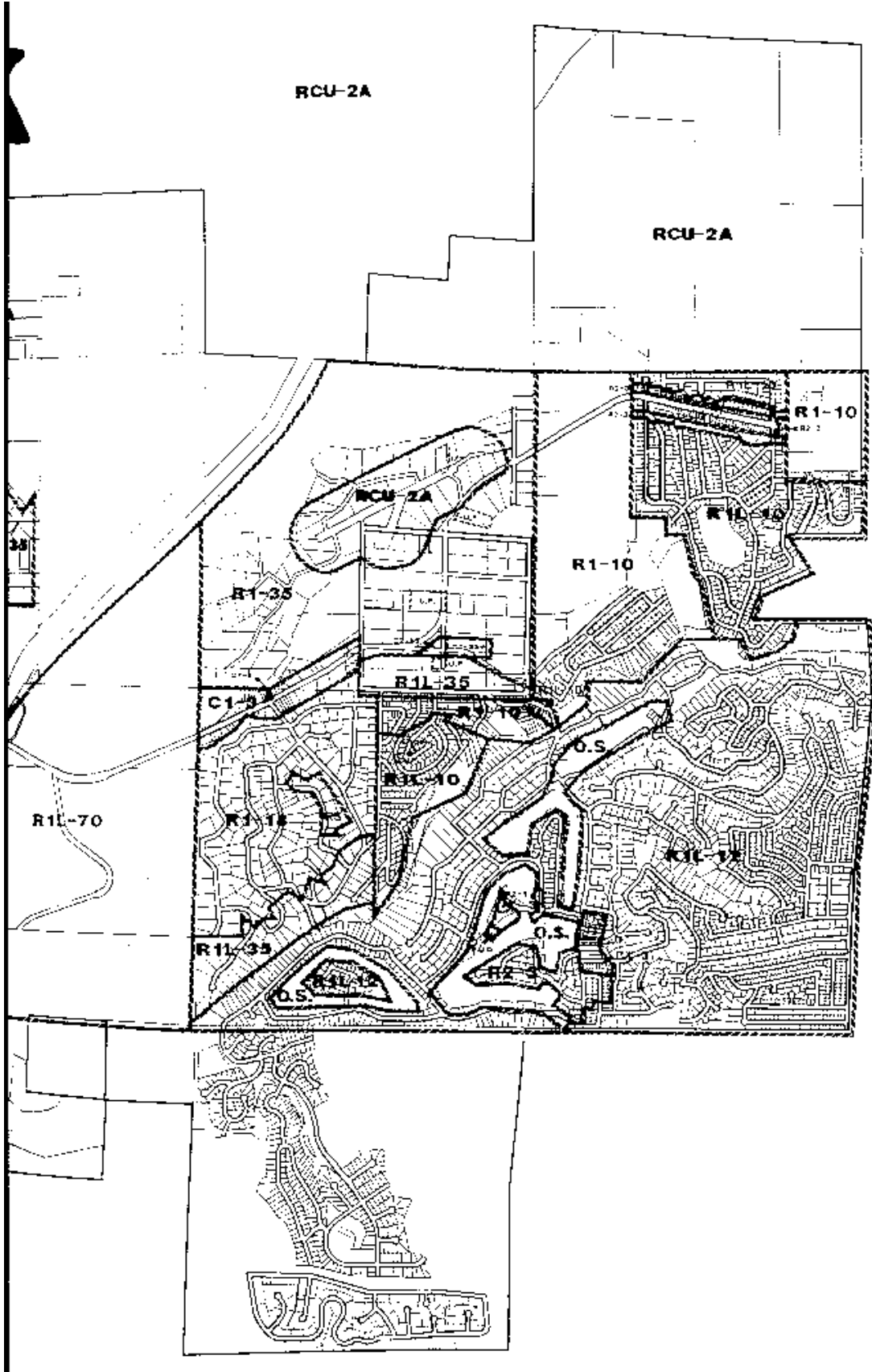
- PAS - PLANNED AREA DEVELOPMENT
- PUD - PLANNED UNIT DEVELOPMENT

- SP - SPECIAL DISTRICT
- UD - UNDEVELOPED



2,000 FT.

Prepared by
Yavapai County
Mapping and Building
Department



P
 Y
 Plann
 C
 St

Results of the 1990 Community Survey.

N 3: Percentages are calculated as a percentage of the 449 total surveys returned, not as a ratio of Yes to No responses.

WHERE IS YOUR PROPERTY LOCATED?

McGuireville - 31 Rimrock - 158
 Lake Montezuma - 258 N/A - 2

	YES	NO	N/A
1. Are you aware that there is a Beaver Creek Community Plan?	90%	8%	2%
2. When did you first become aware of the plan?	405	36	8
a. Within the last three months?	224 - 50%		
b. Within the last year?	110 - 24%		
c. Since the plan was begun (August 1988)?	91 - 20%		
3. Have you read the Beaver Creek Community Plan as it is presently written?	51%	45%	4%
	229	203	17
4. Do you understand what the plan is saying?	39%	41%	20%
	173	187	89
5. Would you like to read the revised Beaver Creek Community Plan before it is adopted?	75%	16%	9%
	338	72	39
6. Do you understand the legal effects of a community plan?	55%	38%	7%
	245	171	33
7. Do you feel that there is a need for more ordinances than now exist for governing the use of residential properties?	24%	63%	13%
	109	282	58

THE FOLLOWING QUESTIONS PERTAIN TO THINGS THAT CAN BE DONE WITH UNDEVELOPED GROUND:

PRESENTLY, YAVAPAI COUNTY ORDINANCE ACCEPTS A MINIMUM LOT SIZE OF 10,000 SQUARE FEET (100 X 100 FEET) FOR ALL TYPES OF RESIDENTIAL USES. (LARGER LOTS ARE ACCEPTABLE).

8. Do you feel that a 10,000 square foot (100 x 100 feet) parcel, such as those in Lake Montezuma, is acceptable as a minimum lot size for residences such as:	YES	NO	N/A
a. Site built homes?	69%	20%	11%
	308	89	52
b. Modular (or manufactured) homes?	67%	18%	15%
	301	83	65
c. Mobile homes?	63%	22%	15%
	285	97	67

	YES	NO	N/A
9. Should residential mobile home parks be included in the plan area?	60% 270	34% 153	8% 26
10. In a community plan area, do you favor the location of multiple-family residences in:			
a. Areas specifically zoned for such buildings?	79% 353	13% 59	8% 37
b. Mixed in with residential homes?	11% 49	74% 334	15% 66

PLANNED AREA DEVELOPMENTS (P.A.D.'S):

A PLANNED AREA DEVELOPMENT (P.A.D.) IS A CONTROLLED DEVELOPMENT WHICH PROVIDES FOR A MIX OF USES WITHIN A GIVEN LOCATION IN THE PLAN AREA. SUCH USES MAY INCLUDE COMMERCIAL ACTIVITY AS WELL AS SINGLE AND MULTIPLE-FAMILY DWELLINGS AND SHOULD BE AVAILABLE FOR FUTURE NEEDS AS THEY HAPPEN. AN EXAMPLE OF A P.A.D. MIGHT BE: A MEDICAL FACILITY THAT ADJOINS AN ACCESS ROAD WITH SOME MULTIPLE-FAMILY UNITS BEHIND THE MEDICAL FACILITY AND BEYOND THAT A RESIDENTIAL HOME SUBDIVISION. ALL PARTS OF A PLANNED AREA DEVELOPMENT WORK TO HELP EACH OTHER.

11. In a community plan do you favor the location of a Planned Area Development:			
a. On present community access roads?	56% 250	26% 118	18% 81
b. At a freeway access?	52% 232	25% 114	23% 103
c. On new community access roads?	47% 210	27% 120	26% 119
12. Would you like to see buffers, such as fences, block or stone walls, shrubs or berms (built-up ground) used to separate residential from new commercial development or buildings?	YES 67% 299	NO 24% 109	N/A 9% 41
13. If so, is a 6 foot fence adequate?	54% 241	19% 84	27% 124

OPEN GROUND AND OPEN SPACE:

OPEN GROUND IS THE UNDEVELOPED AND UNPLATTED GROUND IN AND AROUND THE COMMUNITIES THAT WILL, IN TIME, BECOME A PART OF THE COMMUNITY. SOME OF THIS GROUND IS NEXT TO EXISTING SUBDIVISIONS AND SOME IS NEXT TO BEAVER CREEK AND THE SURROUNDING VIEWS.

OPEN SPACE IS LAND WITHIN A DEVELOPMENT (NEIGHBORHOOD) THAT IS LEFT UNDEVELOPED. IT MAY BE UNDESIRABLE, UNUSABLE, AND UNSUITABLE FOR BUILDING ON. IT IS A PORTION OF A PROPOSED SUBDIVISION THAT COULD BE USED FOR WILDLIFE HABITATS, HORSE OR WALKING TRAILS, ETC.)

14.	Should development and growth of open ground be restricted in order to preserve the land and its existing terrain?	65%	23%	12%
		290	106	53
15.	Would you like to see open space created in new neighborhoods by:			
a.	creating parks and/or recreation areas?	59%	31%	10%
		265	137	47
b.	creating public access to Beaver Creek for nature areas?	52%	36%	12%
		233	160	56
c.	limiting hill-side building?	46%	43%	11%
		207	193	49
d.	leaving main drainage-ways undisturbed to create open space for wildlife?	80%	12%	8%
		358	54	37
e.	creating access and parking for walking trails?	51%	38%	10%
		231	172	46
f.	creating access for bike ways?	47%	42%	11%
		209	189	51
g.	creating horse trails?	45%	43%	12%
		201	195	53
h.	leaving open space to preserve historical Indian ruins and land marks?	84%	10%	6%
		376	46	27
16.	To compensate the developer for leaving open space within new neighborhoods, should the number of homes or other buildings be increased on some of the remaining property?	21%	64%	15%
		93	287	69

New Subdivisions (neighborhoods):

AS NEW RESIDENTIAL AND COMMERCIAL SUBDIVISIONS (NEIGHBORHOODS) ARE BEING BUILT, OTHER THINGS NEED TO BE LOOKED AT. AIR AND WATER QUALITY, NOISE, SIGNS, AND "DARK SKY" CONSIDERATIONS ARE SOME OF THEM. PLEASE LOOK AT THE FOLLOWING ITEMS. SHOULD MORE REGULATIONS BE CREATED TO CONTROL THE FOLLOWING:

	YES	NO	N/A
17. Protecting our skies by requiring no street lights in new subdivisions?	41%	49%	10%
	186	221	42
18. Requiring commercial signs not exceed 30 feet in height?	80%	11%	9%
	358	51	40
19. Requiring certain hours each night to be kept free of noise?	63%	29%	8%
	282	129	38

20.	Keeping businesses that generate pollution into the air, water, and ground from our plan area?	84%	11%	5%
		378	49	22
21.	Saving as much natural vegetation as possible when building a home or commercial building?	68%	25%	7%
		304	115	30
22.	Should the plan add regulations to those which already exist at county, state, or federal levels?	18%	65%	17%
		82	291	76

AS OUR COMMUNITY GROWS, NEW ACCESS ROADS ARE CREATED AND THE NEED ARISES FOR SERVICES TO SUPPORT THE COMMUNITY'S HEALTH, SAFETY AND WELFARE.

23.	Along these new access roads, what would you like to see certain areas set aside for: (These items would be paid for by taxes or assessments.)			
		YES	NO	N/A
a.	A community center?	35%	53%	12%
		158	237	54
b.	A fire station?	55%	32%	13%
		245	146	58
c.	Utilities and their equipment?	33%	51%	16%
		149	230	70
d.	Another school (or high school)?	23%	62%	15%
		105	277	67
e.	Medical facilities?	48%	38%	14%
		216	169	64
f.	Senior citizens center?	33%	53%	14%
		149	239	61

AS NEW SUBDIVISIONS (NEIGHBORHOODS) DEVELOP NEXT TO EXISTING SUBDIVISIONS, ADDITIONAL ACCESS ROADS ARE NEEDED FOR ENTERING THE NEW AREAS. SOME OF THESE NEW ROADS WILL COME OFF OF EXISTING ROADS AND EASEMENTS WITHIN PRESENTLY EXISTING SUBDIVISIONS. EXISTING ROADS MAY NEED TO BE UPGRADED TO ACCOMMODATE THIS GROWTH. ALTERNATE ACCESS ROUTES MAY NEED TO BE DEVELOPED IN ORDER TO MEET THIS NEED.

AS A DEVELOPER USES EXISTING STREETS AS ACCESS TO A NEW NEIGHBORHOOD (SUBDIVISION), HE PROVIDES UTILITIES, FIRE PROTECTION, EMERGENCY, AND SCHOOL BUS ACCESSES. THESE SERVICES BENEFIT BOTH THE NEW AND EXISTING COMMUNITY.

		YES	NO	N/A
24.	Is access to a new subdivision through an existing subdivision acceptable for our community?	52%	37%	11%
		233	167	49

		79%	12%	9%
25.	Should the developer be required to upgrade the existing street or streets that would be used?	353	54	42
26.	Should the street or streets to be used for access to the new neighborhood be upgraded by other means available (taxes or assessments)?	21%	68%	11%
		93	306	50
27.	Should a developer seek new routes from a main street to a new neighborhood (subdivision)?	61%	23%	16%
		273	102	74

DEVELOPED GROUND:

(GROUND WITHIN THE COMMUNITIES THAT IS CURRENTLY PLATTED AND SUBDIVIDED INTO LOTS OR PARCELS)
 THE FOLLOWING QUESTIONS COVER THE COMMUNITIES AS THEY NOW EXIST.
 THIS INCLUDES THE LAND THAT IS PRESENTLY EXISTING WITHIN SUBDIVISIONS IN MCGUIREVILLE, RIMROCK AND LAKE MONTEZUMA.

28. What do you see as your major concerns as you fill out this survey? (Most of these items would be done by taxes and/or assessments.) NOTE: No answer counts are included in "Not Important".

	Very Important	Important	Not Important
a. New access(s) off freeway?	103-23%	113-25%	233-52%
b. New community access(s)?	62-14%	140-31%	247-55%
c. Widening McGuireville bridge?	206-46%	99-22%	144-32%
d. Widening Cornville road at the Beaver Hollow area?	67-15%	113-25%	269-60%
e. Widening Beaver Creek road?	35-8%	74-16%	340-76%
f. Widening Lake Montezuma Avenue?	18-4%	54-12%	377-84%
g. A community Center?	33-7%	114-25%	302-67%
h. Additional fire stations?	43-10%	145-32%	261-58%
i. Additional water storage tanks and hydrants?	96-21%	195-44%	158-35%
j. Creating parks within the community?	49-11%	146-32%	254-57%
k. Preserving Beaver Creek as it is?	242-54%	142-32%	65-14%
l. Creating DRO's within your area to preserve your existing life style?	116-26%	126-28%	207-46%

m.	Upgrading your roads?	139-31%	186-41%	124-28%			
n.	That the communities have separate "identities" (or "character")?	106-24%	97-22%	246-55%			
o.	Creating walking or horse trails in existing development?	39-9%	113-25%	297-66%			
p.	Creating a location for a FUTURE community center?	39-9%	133-30%	277-62%			
29.	Do you approve of additional taxes or assessments to be used for such things as:				YES	NO	N/A
a.	Converting all overhead utilities to underground?				19% 84	76% 342	5% 23
b.	Dedication of new roads and upgrading of roads not accepted for maintenance by Yavapai County?				37% 164	56% 251	7% 34
c.	Flood control efforts, such as, creek channelling and debris removal?				48% 214	46% 209	6% 26
d.	Parks, trails, and other recreational facilities?				35% 155	59% 267	6% 27
e.	Well sealing and testing?				23% 104	59% 266	18% 79

TRANSPORTATION:

PRESENTLY THERE ARE NO NEW COMMUNITY ACCESSES INTO THE LAKE MONTEZUMA AREA. AS LAKE MONTEZUMA GROWS WITH NEW HOMES, ADDITIONAL TRAFFIC WILL BE CREATED ON LAKE MONTEZUMA AVENUE AND BEAVER CREEK ROAD BY RESIDENTS, AND TOURISTS VISITING THE AREA AND MONTEZUMA WELL. THE LAND USE MAP CREATED BY THE FIRST PLAN SHOWED 100-FOOT WIDE RIGHT-OF-WAYS FOR BOTH BEAVER CREEK ROAD AND LAKE MONTEZUMA AVENUE. IF BOTH ROADS ARE WIDENED, THEN COMMERCIAL BUSINESSES SUCH AS THE COUNTRY STORE, AND OTHERS WILL BE ELIMINATED AND LITTLE OR NO SPACE WOULD BE LEFT FOR OTHER TYPES OF SERVICE BUSINESSES.

30.	Do you feel that Beaver Creek Road needs to be widened from the present approximate 50-foot width to 100 feet wide to handle four lane traffic in the future?				YES	NO	N/A
					8% 36	88% 393	4% 20
21.	Do you feel that Lake Montezuma Avenue needs to be widened from the present approximate 50-foot width to 100 feet wide to handle four lane traffic in the future?				6% 27	90% 402	4% 20

32.	Do you feel that new access roads into the community need to be 100 feet wide rather than the approximate 50 feet wide to handle four-lane traffic in the future?	17% 75	78% 352	5% 22
33.	Would you prefer alternate access routes, rather than widening existing roads?	72% 322	20% 90	8% 37
		YES	NO	N/A
34.	Would you like to see the Arizona Department of Transportation up-grade the I-17 interchange at McGuireville?	61% 272	32% 143	7% 34
35.	Would you like to see the McGuireville bridge widened?	69% 309	26% 119	5% 21
	ADDED COMMERCIAL ACTIVITY WILL ENCOURAGE THE IMPROVEMENT OF THE I-17 INTERCHANGE AND THE MCGUIREVILLE BRIDGE.			
36.	Should we encourage increased commercial activity to bring about these improvements?	49% 221	44% 198	7% 30
	MEDIUM COMMERCIAL DEVELOPMENT INCLUDES SUCH BUSINESSES AS, AUTO REPAIR SHOPS, SALES (RETAIL AND WHOLESALE), ETC.			
37.	Is medium commercial development acceptable to you in the Rimrock area?	81% 363	14% 64	5% 22
	LIGHT INDUSTRIAL AND HEAVY COMMERCIAL DEVELOPMENT INCLUDES SUCH BUSINESSES AS A WINDOW MANUFACTURING PLANT, LUMBER YARD, WAREHOUSE, ETC.			
38.	Is light industrial/heavy commercial development acceptable to you in the Beaver Hollow/McGuireville area?	51% 228	44% 196	5% 25
	MCGUIREVILLE IS A POSSIBLE AREA FOR NEW COMMERCIAL DEVELOPMENT AND GROWTH. THE WIDENING OF CORNVILLE ROAD WOULD CREATE ADDITIONAL ACCESSES AND ELIMINATE A TRAFFIC PROBLEM AS THE AREA GROWS.			
		YES	NO	N/A
39.	Is the land along Beaver Creek Road, from McGuireville to the Beaver Creek School, a good choice for medium commercial development?	63% 284	30% 135	7% 30
40.	When Yavapai County proceeds with the proposed widening of Cornville Road from 89-A to Cornville, should the same consideration be given to Cornville Road in the Beaver Hollow area?	63% 284	27% 123	9% 42

PRESENTLY, THE COUNTY WOULD LIKE TO RESTRICT THE NUMBER OF DRIVEWAYS OFF CORNVILLE ROAD AND BEAVER CREEK ROAD, THEREBY CONTROLLING THE DEVELOPMENT WITHIN THESE AREAS. IF THIS WERE TO HAPPEN, PARCELS OF PROPERTY COULD BE LEFT LANDLOCKED (NO ACCESS).

41.	Should parcels of property be denied direct access? CURB CUTS (DRIVEWAYS) CREATE ADDED TRAFFIC ENTERING AND LEAVING ROADS.	13% 57	79% 354	8% 38
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42.	Do you feel that turn lanes are needed on Beaver Creek Road and Cornville Road, at Beaver Hollow to help handle the additional traffic?	40% 180	51% 227	9% 42
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RIMROCK AIRSTRIP:

THE RIMROCK AIRSTRIP HAS BEEN IN CONTINUOUS OPERATION SINCE 1928 AND HAS HISTORICAL SIGNIFICANCE IN THIS AREA. IT WAS ONE OF THE EARLIEST AIRPORTS IN THE COUNTRY. THE RIMROCK AIRSTRIP, LIKE ALL OTHER AIRPORTS, IS REGULATED BY THE FEDERAL AVIATION ADMINISTRATION. THIS FACILITY IS USED BY "AIR-EVAC" HELICOPTERS IN EMERGENCY SITUATIONS AS WELL AS THE CIVIL AIR PATROL IN SEARCH OF LOST PLANES. PERSONS IN THE COMMUNITY MAY USE THIS FACILITY, BY PERMISSION, AS WELL AS THOSE IN RESIDENCE ON THE AIRPORT PERIMETER. THIS FACILITY IS USED BY SMALL AIRCRAFT ONLY.

		YES	NO	N/A
43.	Do you feel that this facility is sufficiently controlled by the regulations currently imposed by the Federal Aviation Administration?	78% 351	7% 30	15% 68
44.	Do you feel that commercial development not pertaining to aircraft should be allowed in this area?	33% 149	53% 248	12% 52
45.	Do you feel that flying activity is a threat to the safety of the community?	9% 39	85% 382	6% 28

RESIDENTIAL PROPERTIES ARE CURRENTLY LOCATED OFF OF EACH END OF THE LANDING STRIP. FOR SAFETY REASONS, NEW DWELLINGS BUILT NEAR THE ENDS OF THE RUNWAY SHOULD BE POSITIONED ON THE LOT AS FAR FROM THE RUNWAY CENTERLINE AS POSSIBLE. THIS MAY REQUIRE A CHANGE IN SET-BACK REQUIREMENTS FROM THE LOT LINE (BY VARIANCE).

		YES	NO	N/A
46.	Should set-back requirements be changed in order that new construction may locate further from the runway centerline?	61% 273	23% 104	16% 72

COMMERCIAL DEVELOPMENT IS PRESENTLY PLANNED FOR PORTIONS OF THE AREA FROM THE SAND AND GRAVEL OPERATION ON CORNVILLE ROAD ALONG BEAVER CREEK ROAD TO THE SCHOOL.

		YES	NO	N/A
47.	Do you feel that the remainder of the area along Cornville Road and Beaver Creek Road should be included in this commercial activity?	46% 206	39% 177	15% 66

48. Do you feel that there is a need for more ordinances governing the use of commercial properties?	35% 155	49% 220	16% 74
49. Should the plan encourage commercial growth?	45% 200	44% 199	11% 50
50. Should the plan restrict commercial growth?	36% 163	50% 224	14% 62
51. Should commercial activity be permitted to grow as it is needed?	76% 340	15% 66	9% 43
52. As commercial land in the McGuireville/Rimrock area is used up, should other land in the area be allowed to re-zone to commercial?	40% 181	47% 209	13% 59
53. Do you feel that medium commercial usage such as, auto repair, sales (retail and wholesale), etc., is proper for the areas from McGuireville to the Beaver Creek School?	70% 317	21% 93	9% 39
54. How often should the plan be updated?			
a. In (3) years?	73 - 16%	(N/A)	57 - 13%
b. In (5) years?	197 - 44%		
c. In (10) years?	122 - 27%		

GLOSSARY OF TERMS

Apartments - Attached affordable housing.

Application - (Hearing Application) - A request for a change of use (i.e., rezoning proposal, use permit) in the current County Zoning Map designation upon which a decision is rendered in a public hearing by the County Board of Supervisors.

Approved Use - Approval of a change in the County Zoning Map designation by the Board of Supervisors.

Balance of Land Uses - A mixture of land use elements expressed in acres or percentages.

Base-for-Exchange - A parcel of U.S. Forest Service Land, selected for potential transfer to private ownership in exchange for private lands.

Central Sewer System - A sewage facility serving an entire community or a large portion of a community.

Cluster Sewer System - A sewage facility serving two or more dwellings or business units.

Cluster Housing - Attached or Detached - Housing which preserve as open space environmentally sensitive areas including, but not limited to slopes, drainage, etc.

Commercial Clusters/Commercial Nodes - An area of consolidated commercial uses which has adequate linear depth and controlled ingress and egress points.

Commercial: (Light) Neighborhood sales and services supporting a local population; (Medium) General sales and services; (Heavy Commercial) Major sales and services including minor industrial type uses.

Community Plan - A specific area plan, combining the elements of land use, transportation, public facilities, geography and environmental issues, parks, recreation, school and economic issues in one document in order to guide the current and future development of the community.

Comprehensive Plan - (See General Development Plan).

Corridor - The main route through a community and the associated visual impression of the community that can be viewed along this route.

Curb Cut - Access points from individual properties directly onto major streets and highways.

Cuts and Fills - A physical alteration of the landscape to provide for buildings, parking and roadways.

Designated Use - The specific land use designated on the Community Plan Land Use Map.

Development - The physical on-going progress or completion of construction on properties in order to accommodate specific uses.

Effluent - Waste water or sewage. Treated effluent represents the degree (i.e., secondary, tertiary) that waste water can be successfully re-used or safely disposed of.

Environmental Constraints - Physical characteristics inherent upon a site which may preclude development and may consist of, but not limited to slope, flooding, vegetation, etc.

Existing Land Use - The specific use of property that may or may not conform to the existing County zoning map classification, and/or Community Plan.

General Plan, or General Development Plan - Yavapai County's comprehensive land use plan, adopted in 1975, inclusive of all small area planning within the jurisdictional boundary of Yavapai County.

Goal - A statement describing a condition to be achieved which promotes the quality of life important to the community. Goals are identified by the General Development Plan, or citizens residing in the community.

Grid System - A checkerboard type road system with similar amounts of north-south, east-west roadways.

Guidelines - development policies regarding proposals for zoning map changes or use permits.

Historic Site or Structure - Landmarks which are deemed to have historical significance upon a community's social, cultural and aesthetic values usually based upon some prescribed criteria.

Implementation - To provide the means for fulfilling specific objectives.

Infrastructure - The support mechanism enabling the occupancy, and utilization of development and its interaction with the Community (i.e., roads, utilities).

Intensive Use - Property uses with high densities, a high percentage of building square footage, heavy traffic generation and minimal open space relative to the community as a whole.

Land Use - The existing or proposed utilization of private and public property.

Land Use Element - A major designation in the Community Plan. (See Community Plan.)

Leach Field - The underground area required for sewage disposal.

Lot - A property within a recorded subdivision.

Low-Water Crossing - A crossing of a wash, creek or river that cannot be used continuously year-round.

Metes and Bounds Parcel - A parcel of land created by unregulated division of property not included within a recorded subdivision platted area.

Needs Analysis/Assessment - The evaluation of the required or desirable means of alleviating current, and/or potential problems associated with each element of this Community Plan.

Net Developable Acre - The gross or total land area proposed for development, less that portion of the property located within an area encumbered by environmental constraints, including but not limited to steep slopes and major drainage.

Node - A localized cluster of similar land uses.

Objective - A procedure which is intended to achieve a specific goal.

Off-Site Improvements - Infrastructure improvement provided outside the property boundaries of a specific development, directly caused by, or contributed to, by that development.

Open Space - Areas devoid of structures and paving (eg. parks, trails, open corridors, buffer areas, golf courses, etc.), as designated by the land use map of this plan or stipulated on site plan specific proposals. Open space areas include the following:

Package Treatment Facility - An extended aeration system serving one dwelling or business.

Parcel - A specific property surveyed and/or mapped through the County Assessor's Office, either within or outside of a subdivision.

Parks -

Community Park - Area of diverse environmental quality suited for intense recreational facilities such as athletic complexes and large swimming pools for major portions of the community.

Mini or "Pocket-Park" - Specialized facilities one (1) acre or less in size that serve a concentrated or limited population or specific age or demographic group within approximately 1/4 mile radius.

Neighborhood Parks - Area for intense recreational activities such as field games, playground and picnic areas, at least fifteen (15) acres in size, which are easily accessible by bike or foot.

Specialty Park - Areas with no specified size, which provide for unique recreation opportunities such as ecological and geological appreciation, preservation of unique landmarks, etc.

Phase - A portion of a development that is intended to develop as a part of a sequence of phases within a specific schedule.

Planned Area Development - A site plan specific zoning classification which functions to accommodate mixtures of land uses in relation to the physical constraints of individual site development proposals.

Planned Development - The configuration of various land uses within an organized and orderly development scheme.

Planning District - A portion of the Plan Study area, the boundaries of which are delineated based upon unique geographical characteristics and development patterns.

Platted Property - Land that has been subdivided in accordance with Arizona Subdivision laws and regulations.

Policy - A specific principal, plan or course of action.

Public/Quasi Public - A facility belonging to, and concerning or benefiting the people as a whole of the community at large.

Quasi-Public - A facility belonging to, and benefiting a portion of the community at large.

Recommendation - A mechanism identified by the Advisory Committee as essential, necessary, or useful in managing the growth of the community.

Recreation - (Active) Leisure activities which are dependent on developed facilities, including but not limited to tennis, swimming, soccer and baseball; (Passive) Activities which are not dependent on developed facilities, including but not limited to hiking, camping, bird-watching and sight-seeing.

Residential Services: Low impact professional, or non-retail services, appropriately located adjacent to commercial centers or clustered along routes which connect them, including office-type uses or services of a professional nature as well as other commercial type activities which offer minimal impacts.

Resort - A self contained master planned facility having several on-site amenities, such as tennis courts, golf courses, health clubs, etc., and comprised of short term rental units and could also include integrated adjacent single family residential areas.

Riparian - The ecosystem (natural habitat) including trees, grasses and shrubs that are generally close to bodies of water, either lakes, ponds, springs or streams. These plants and associated natural habitat areas are dependent on the existence of permanent or temporary water flowing on or near the surface.

Right-of-Way - The entire dedicated tract or strip of land that is to be used by the public for circulation and service (including utilities).

Roadway Network - The entire transportation/circulation system.

Screening - Any means of minimizing the visual impact of one use upon another.

Site Plan Specific - A zoning map change or use permit request that accurately reflects how development will occur. The request is combined with a site plan, and subject to public hearing review before the Planning and Zoning Commission and Board of Supervisors. A site plan is expected to

address building placement, open space, parking, street and roadway alignments, entry and exit points (ingress/egress) and specific land uses (a partial list).

Slope - The proportion of the change in elevation over a specific horizontal distance.

Special Development Zoning - Any planned development zoning classification. (See site plan specific).

Strip Commercial - Commercial uses, arranged in a linear configuration, usually fronting a major arterial.

Study Area - The Community Plan jurisdictional boundaries.

Subdivision - Improved or unimproved lands divided or proposed to be divided into four (4) or more parcels for the purpose of sale or lease.

Subdivision (Multi-Family) - Attached housing divided into 4 or more dwelling units for the purpose of sale or lease for multi-family residential purposes.

Subdivision (Single-Family) - Improved or unimproved lands divided into 4 or more lots for the purpose of sale or lease for single-family residential purposes.

Turn-out - Acceleration and deceleration lanes provided to accommodate road cuts within high traffic areas.

Tract - A parcel of land within a recorded subdivision, set aside or reserved for a specific purpose.

Use Permit - Use permits are provided to allow a use or uses that are not permitted outright by a particular use district (zoning classification) or proposed as interim uses.

Vista Point - Key vantage areas set aside for public viewing of the surrounding scenery.

Visual Linkage - Linear areas, mainly along major drainage or severely sloped areas, preserved as open space to provide for a view corridor from the developed area of town to the surrounding mountains or forest areas.

Wildlife Corridor - Open area reserved for the movement of wildlife through developed or developing urban areas.

Zone - An area in which the same use regulations apply throughout.

Zoning Map Change - A change in the County Zoning District Map, (which is an Ordinance change), approved in a public hearing by the Board of Supervisors.

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BEAVER CREEK COMMUNITY PLAN SURVEY RESPONSES

QUESTION	AREA 1	AREA 2	AREA 3	TOTAL
1. In which of the following Beaver Creek areas do you live? 1, 2, 3.	15	61	99	175
2. In future years what would you like the area to be?				
a. Residential Bedroom Community?	7	28	42	77
b. Mixed use with separate identities?	3	21	43	67
c. One unified urban community?	7	18	17	42
d. Other?	0	3	4	7
3. What needs can you identify to improve transportation?				
a. Second access?	6	17	37	60
b. Widen McGuireville bridge?	12	47	67	126
c. Road requirements?	6	20	30	56
d. Other?	2	11	14	27
4. Public facilities I believe are needed in the BC area?				
a. Parks & recreation?	4	23	30	57
b. Health related?	5	13	27	45
c. Utilities?	1	15	18	34
d. Fire protection & emergency services?	5	22	22	49
e. Water storage for fire protection?	2	25	22	47
f. Other?	0	9	11	20
5. What environmental issues can you ID?				
a. Protection of Wet & Dry Beaver Creek?	7	38	52	97
b. Water & sanitation?	3	19	31	53

QUESTION	AREA 1	AREA 2	AREA 3	TOTAL
5. c. Soils & vegetation?	1	10	14	25
d. Other?	2	3	27	32
6. What types of development are needed here? single-family residences?	9	45	69	123
site-built	8	40	44	92
mobile home	5	22	20	47
office/professional	3	16	13	32
industrial	0	16	14	30
light	0	19	20	39
heavy	1	4	0	5
recreational resorts	2	10	11	23
motels/hotels	0	5	7	12
wholesale commercial	0	4	3	7
retail commercial	4	21	29	54
service commercial	1	17	18	36
multiple family residential	4	20	16	40
6a. Density of dwelling units per acre? single family residential? in square feet	4 @ 20,000 2 @ 10,000 15,000 40,000 8,000	5,000 70,000 6 @ 20,000 5 @ 10,000 14,323 43,000 12,000 15,000 8,000 97,120 10,500 50 X 100	2 @ 100 X 100 200 X 100 2 @ 1 ACRE 3 @ 8,000 9,000 9,600 6 @ 10,000 12,000 14,500 14,520 3 @ 15,000 18 @ 20,000 30,000 2 ACRES	28 @ 20,000 13 @ 10,000 5 @ 15,000 5 @ 8,000 2 @ 1 ACRE 2 @ 100 X 100 2 @ 12,000 (others mentioned once each are listed in areas 1, 2, or 3 columns)
single family residential in upa	4 @ 1 2 @ 3 6 @ 2	1 @ 1/2 9 @ 1 22 @ 2 4 @ 3 10 @ 4 1 @ 5 1 @ 6	7 @ 1 44 @ 2 7 @ 3 15 @ 4 1 @ 5	20 @ 1 72 @ 2 13 @ 3 25 @ 4 2 @ 5 1 @ 6 1 @ 1/2

QUESTION	AREA 1	AREA 2	AREA 3	TOTAL
multiple family residential? in square feet	1@ 10,000 1@ 20,000	2@ 10,000 4@ 20,000 21,000 40,000 43,000 43,560 43,561	7,260 3@ 10,000 5@ 20,000 2ACRES	6@ 10,000 10@ 20,000 1@ 43,000 1@ 43,560 1@ 43,561 1@ 21,000 1@ 40,000 1@ 7,260 1@ 2ACRES
multiple family residential? in upa	1@ 1 1@ 2 2@ 4 1@ 6 1@ 10	2@ 0 7@ 1 4@ 2 3@ 3 7@ 4 6 12	10@ 1 8@ 2 2@ 3 4@ 4 5 2@ 6 2@ 8 10	13@ 1 13@ 2 5@ 3 13@ 4 1@ 5 4@ 6 2@ 8 2@ 10 1@ 12
6B. Should consideration be given to: a. Green Belts?	10	41	69	114
b. Buffer zones or transitional uses?	4	17	24	45
c. Access to and from public properties within subdivisions?	8	25	25	58
d. Other?	1	3	11	15

BEAVER CREEK COMMUNITY PLAN SURVEY
WRITTEN COMMENTS

	I	II	III	Total	%
Total number of people responding	15	62	99	175	
Total of written comments	14	54	88	156	88%
In future years what would you like the area to be:					
Residential Bedroom Community	4	8	48	60	
Mixed		30		30	
Commercial & recreation	39			39	
Recreation	3			3	
Agriculture		1		1	
Suggestions for improvement of transportation:					
Access to airport from I-17		1	3	4	
2nd access to Camp Verde	1	4	3	8	
Access (paved) to I-17 from Sedona cut-off	1	2	5	8	
Access between mileposts 95-96	1			1	
Pave all high use roads	2	10	11	23	
Pave all roads in Montezuma Haven			6	6	
Pave Top of the Morning		6	4	10	
Pave road to Beaver Creek School	1	2	2	5	
Roads in Montezuma Estates		1		1	
Pave Bice Rd.	4	2		6	
Pave Wingfield Rd.		1		1	
Pave Wickiup Mesa #2			1	1	
Pave Wickiup Drive			1	1	
Pave and re-align strip at Beaver Creek Rd. and Montezuma Ave. intersection		1	2	3	
Oil roads on mesa	1			1	
Eliminate unnecessary cattle guards	1	2	1	4	
Install speed bumps on Maybe Manana		1		1	
Form improvement district to up-grade sub-standard roads		2		2	
Improve gates and fences along B.C. Road		1		1	
Scenic drive from Montezuma Castle to Stoneman Lake Rd.		1		1	
Open road from Cottonwood to Ashfork		1		1	
Improve ramp on I-17 South		1	2	3	
Install lights on I-17 ramps		1	1	2	
Re-open Chapel Crossing (Tag Along Trail Rd.) across wet Beaver Creek	1	5	12	18	
Straighten Montezuma Ave. leading to bridge			3	3	
Install yield sign from Pine to Cliffside			1	1	
Install higher guard rail on Cliffside			1	1	
Plant trees along Beaver Creek Rd.		1		1	
Widen tunnel under I-17	1	1		2	
Lower speed limit between post office and both bridges		1	2	3	
Better traffic control		1		1	
Public road off airport area			2	2	
One way street around L.M. post office circle			1	1	
Enlarge airport for shuttle service to Phoenix					

	I	II	III	Total
Protection of Beaver Creek:				
Flood control			1	1
No more septics on creek		2	1	3
No sand & gravel operations	4	4	4	16
Hydrologist to study Montezuma Estates		2		2
Clean & rip rap Beaver Creek		1		1
Clean creek on regular schedule	2	7	17	26
Keep creek in natural state (no Parks)	2		5	7
Reinforce berm on Wet Beaver Creek			3	3
No cleaning of creek without approval both sides			1	1
No RV Parks on creek		1	1	2
Do not provide easy access to creek areas	4	1	2	7
Water & sanitation:				
Wells properly sealed		1	9	10
Prevent sewage run-off from motel into #9 pond			1	1
No new development			2	2
Discourage growth of large water users			2	2
Make study of sewer installation for future use with the help of MUD			5	5
Keep water for our use	1	1	1	3
Other environmental issues:				
Mobile homes in planned parks or developments	1	1		2
No heavy industry	3		1	4
Heavy industry West of I-17 only			1	1
Maintenance of vacant lots -remove old cars & trash--keep weeds burned	5	2	2	12
No trailers	1	1	1	3
Educate people in use & protection of area		1		1
Stop wood burning		1		1
Catalytic combustors for wood stoves			2	2
Stop feed lot from piling manure		1		1
No off road vehicles	1	2	5	8
Junk ordinance	1	1	1	3
Clean up entire area		2	3	5
Keep national forests--no trades			1	1
No camp grounds			1	1
Declare creek areas wildlife protection areas			2	2
Fines for illegal dumping			1	1
Owners to landscape hillside properties to prevent erosion,		1	1	2
No building on steep hillsides			1	1
General land use:				
All of Beaver Creek to be green belt	1	22	19	42
Transition areas between towns	1	11	10	22
Transition areas between commercial and residential areas	1	3	7	11
Green belt on round hill with water tanks		1		1
Down grade present zones to provide more mobiles		1		1
Encourage neighborhood beautification		2	2	4
Restrictions on quality of mobile homes		1	1	2
Zoning to discourage rapid growth of area		1	15	20
Green belt between all areas	2	3	1	6
No vehicles on public property			1	1
Sidewalks			1	1
No more gas stations			1	1
Limit size and quantity of outbuildings			1	1

	I	II	III	Total	%
Install street signs on side roads	1	1		2	
Keep business districts on main road		1		1	
Parks and Recreation:					
Park and picnic area	1	2	8	11	
Create small parks in undeveloped floodway areas		1	2	3	
Park at end of Cayuga St.			1	1	
Park in McGuireville			1	1	
Park along Beaver Creek with bicycle and jogging paths			6	6	
Community recreation building	1	2	8	11	
Install playground equipment at Montezuma Well campground area		1			
Senior citizens center	1		2	3	
Tennis courts (low fee)	1	2	1	4	
Library		1	1	2	
Ball field		1		1	
Skating rink		1		1	
Swimming pool	1	4	2	7	
County owned golf course (low fee)		1		1	
Equestrian trails		1		1	
Health related facilities:					
Drug store		1		1	
Doctor	3	5	8	16	
Dentist		3		3	
Eye doctor		1		1	
Clinic	2	3	11	16	
Utilities:					
Install underground elec. & phone lines		3	4	7	
Upgrade & have regular inspection of water lines.		2	2	4	
More street lights			3	3	
No bright lights		2		2	
Natural gas for area		1	1	2	
Improve electric power equipment	1	2	2	5	
Check on new water rights			1	1	
Arizona water Co. to supply all properties		1		1	
Services:					
Cable T.V.	1	2	1	4	
Library		1	3	4	
Bus stop in McGuireville			1	1	
5 & 10 cent store			1	1	
Grocery		3		3	
Circle K		2		2	
Bank		1		1	
Laundry		1		1	
Mail delivery		1		1	
Movie theater		1		1	
Dry cleaning establishment			1	1	
Bakery		1	1	2	
Trash disposal area			1	1	
Meals on Wheels			1	1	
Regular police patrol	1	2	4	7	
Free phone service to Sedona & Cottonwood		1		1	
Paid fire department		2		2	
More fire hydrants	2	6	18	26	

	I	II	III	Total	%
General land use:					
All properties that irrigate should prevent run off to other properties			1	1	
Gate with guard at Wet Beaver Creek bridge			1	1	
No religious cults or non-profit organizations			1	1	
Move Lake Montezuma liquor store to McQuireville			1	1	
Enforce leash laws-especially week ends				1	
Licenses for cats				1	
No open range for area		1	1	2	

COMMUNITY RESPONSE SURVEY FOR BEAVER CREEK COMMUNITY PLAN

Recently a local advisory committee was formed in conjunction with Yavapai County Planning and Building Department to draft a community land use plan for the area known as Beaver Creek, composed of McGuireville, Rimrock and Lake Montezuma and its various subdivisions.

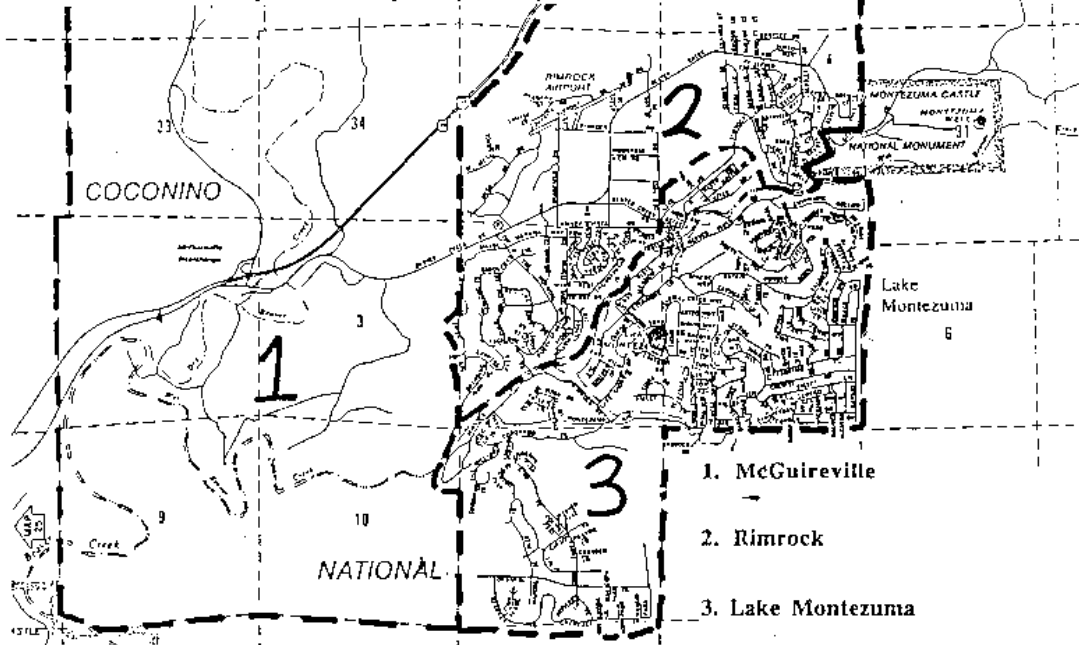
When the committee's work is done, a written plan and accompanying map designated with types of land uses will have been drafted to guide the development of the Beaver Creek area over the next 10-20 years.

The committee would be greatly helped to develop a plan that truly represents the wishes of the Beaver Creek area residents if every household would complete this simple questionnaire. Please return it to any of the following locations by January 30: Rimrock Post Office, Lake Montezuma Post Office, the country club Pro Shop, McGuireville Mobil, Beaver Hollow Mini Mart, Rimrock Mercantile. Thank you for your help.

You need not sign your name, however if you would like to participate in this process by serving on a subcommittee, please include your name, address and phone number.

Name: _____ Address: _____
 Phone: _____

1. In which of the following Beaver Creek planning area regions do you live? 1. _____ 2. _____ 3. _____



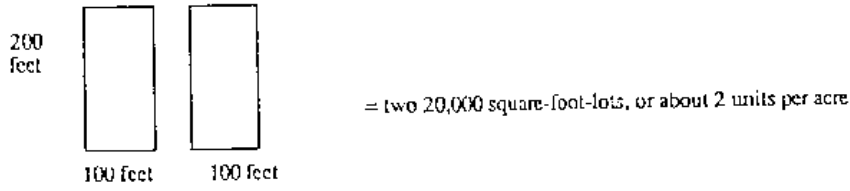
YAVAPAI COUNTY
 255 E. Gurley Street
 Prescott, AZ 86301

THIS IS IT!
YOUR COMMUNITY SURVEY
PLEASE RETURN SOON

RIMROCK Boxholder
 Rimrock, AZ 86335

2. In future years, what would like the Beaver Creek area to be?
- Primarily a residential bedroom community.
 - An area of mixed use where Lake Montezuma, Rimrock and McGuireville retain separate identities. If you check this, please list what you see those identities as being. Lake Montezuma _____
Rimrock _____, McGuireville _____
 - One unified urban community with a multiplicity of services.
 - Other. Please specify. _____
3. What needs can you identify to improve transportation in the area?
- Second access into/out of the area(s). Where? _____
 - Widen McGuireville bridge.
 - Road requirements. Which roads or areas. _____
 - Other. Please specify. _____
4. Public facilities I believe are needed in the Beaver Creek area.
- Parks and recreation. Please specify. _____
 - Health related. Please specify. _____
 - Utilities. Please specify. _____
 - Fire protection and emergency services. Please specify. _____
 - Additional water storage for fire protection.
 - Other. Please specify. _____
5. What environmental issues can you identify that need to be addressed by this plan?
- Protection of Beaver Creek. (Wet and Dry) In what ways? _____
 - Water & sanitation including the aquifer (underground water supply). Specify. _____
 - Soils and vegetation. Specify. _____
 - Other. Please specify. _____
6. Regarding land uses, what types of development are needed here?
- Single family residences
 - Site-built
 - Mobile Homes
 - Office/professional buildings
 - Industrial (includes manufacturing)
 - Light (totally enclosed)
 - Heavy (may have some outside activity)
 - Recreational Resorts
 - Motels/Hotels
 - Wholesale commercial
 - Retail commercial
 - Service commercial
 - Multiple-Family Residential (apartments, condos, etc.)

a. The term "density" is used to describe the number of dwelling (living) units per acre. Lot sizes are determined by square feet. One acre = 43,560 square feet.

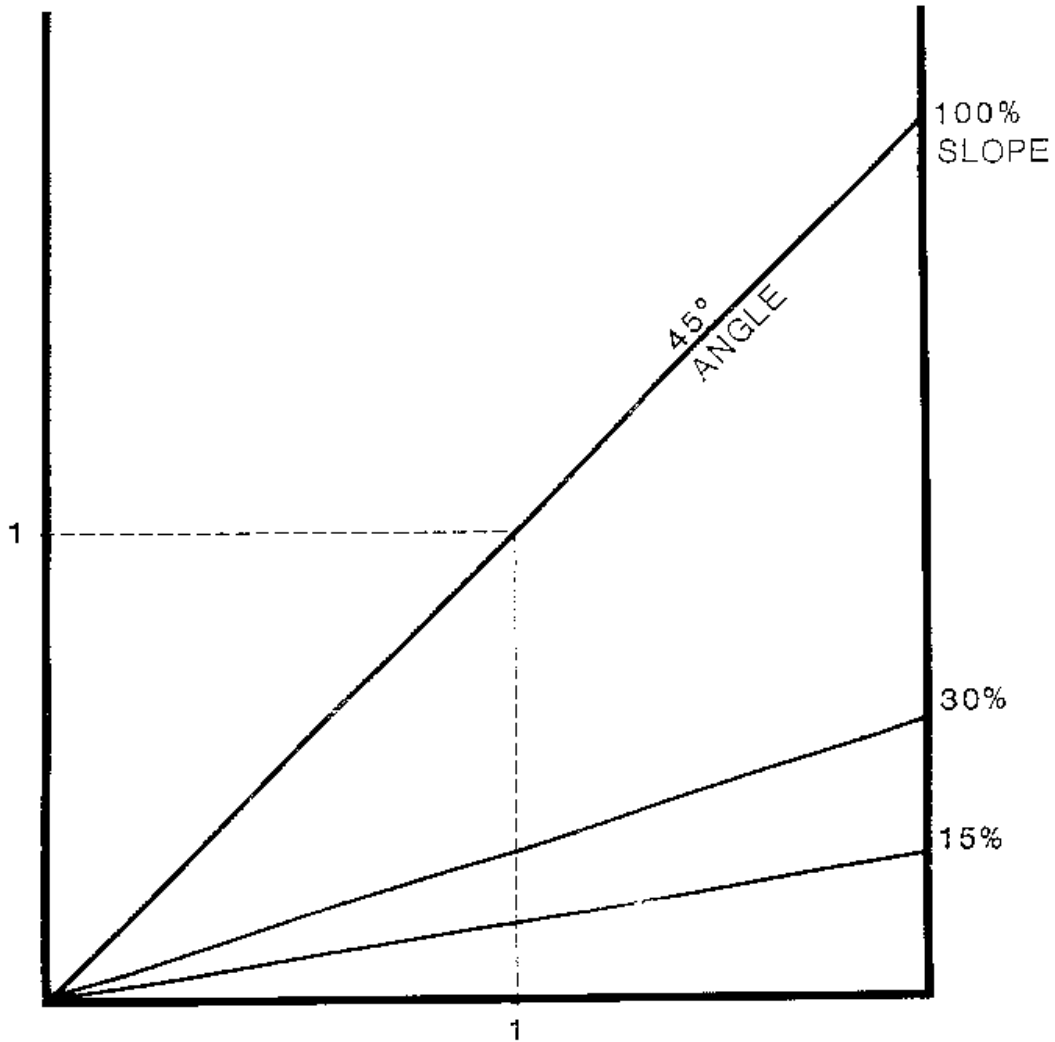


What MINIMUM lot sizes, or densities, do you think are desirable for:
 Single family residential (site built or mobile) _____ square feet or _____ units per acre
 Multiple family residential _____ square feet or _____ units per acre

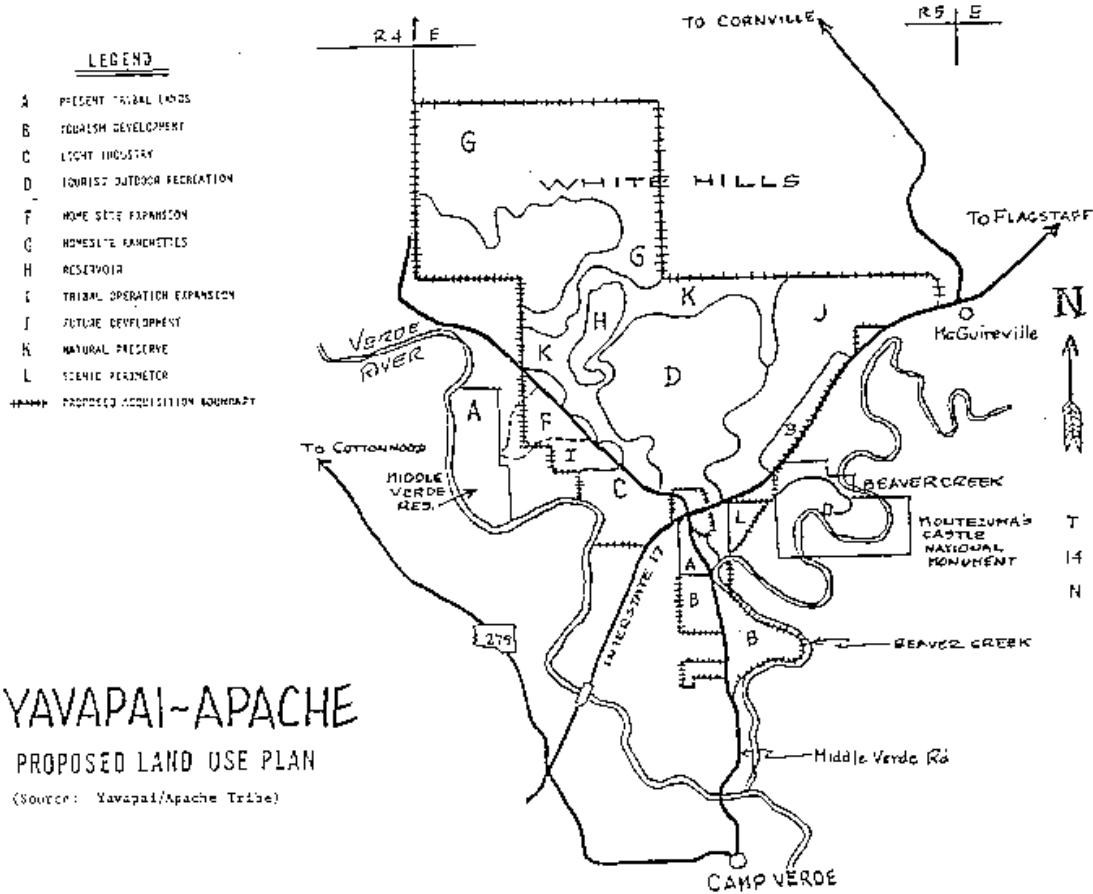
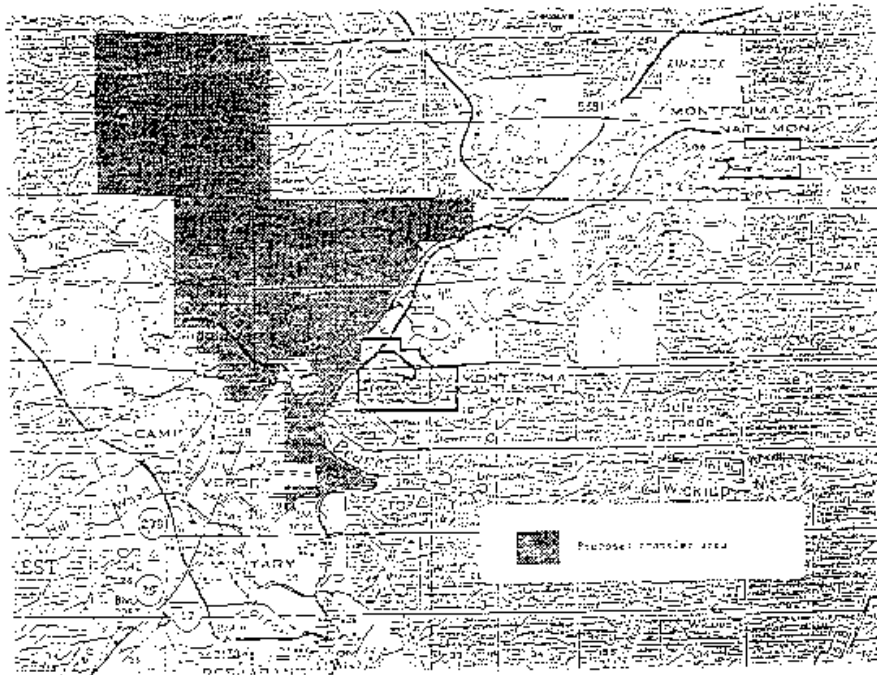
- b. Should consideration be given in the plan to:
- Green belts (areas of natural terrain left undeveloped, such as parks, areas bordering creeks, washes and rivers, steep slopes, golf courses, etc.).
Where _____
 - Transitional land uses, or buffer zones, that lessen the impact of two or more very different land uses upon one another. Where _____
 - Access to and from public properties (such as national forests, parks, rivers, etc.) within subdivisions that border such public lands.
 - Other. Please specify. _____

SLOPE CHART

SLOPE ANGLES AND HOW THEY RELATE TO PERCENTAGES

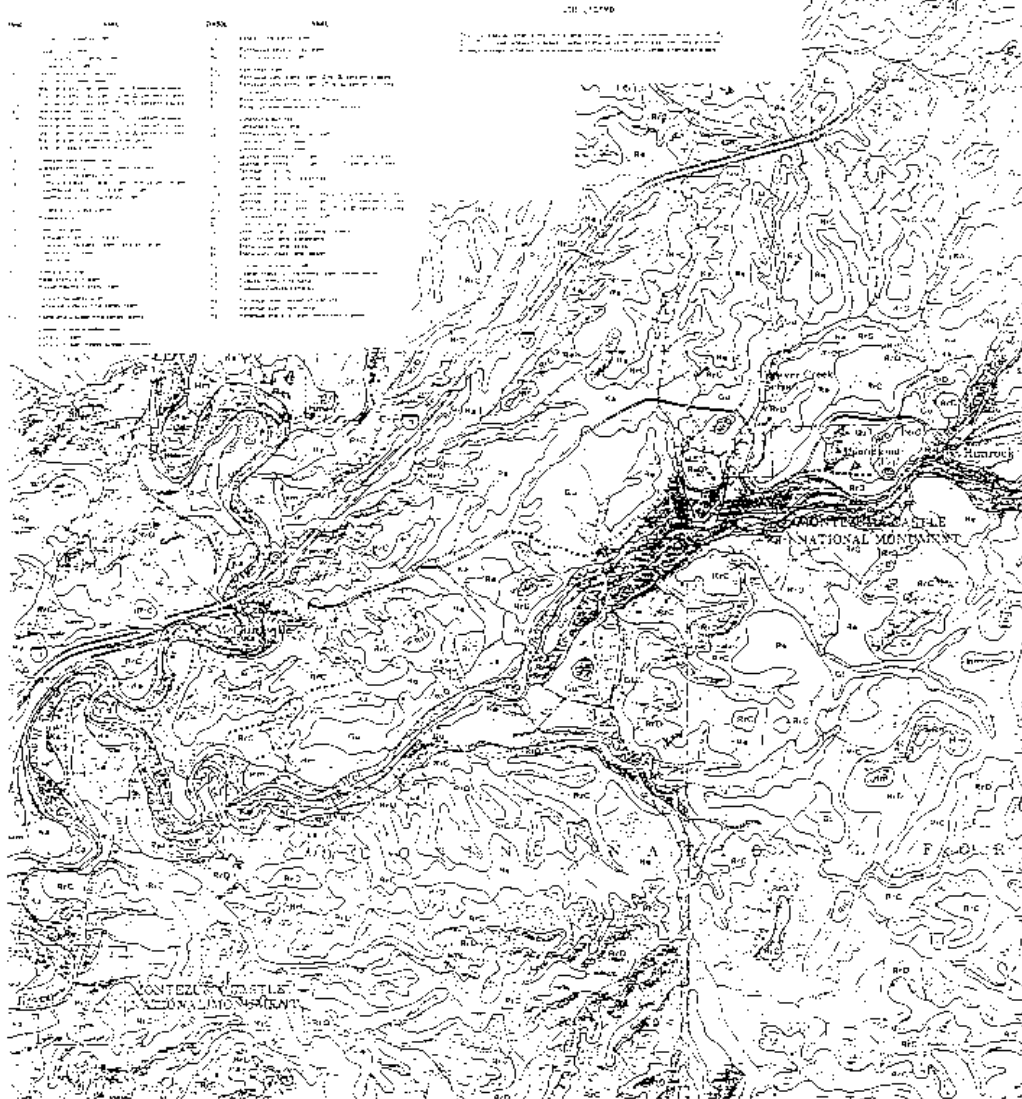


100% SLOPE EQUALS ONE FOOT OF RISE (VERTICAL DISTANCE) FOR EVERY ONE FOOT OF RUN (HORIZONTAL DISTANCE)



SOIL SURVEY

Beaver Creek Area, Arizona



EXISTING BUILD-OUT

Subdivision	zoning	Lots	S/R	M/W	Vac.	Total
Dg. Acres	R	258	28	65	164	368
Dvt. Ck. 11	RIL-12	17	18	0	11	48
Dvt. Ck. 12	RIL-12	15	4	0	11	26
Dvt. Ck. 13	RIL-12	11	3	0	0	23
D.C. East 11	RCU-2A	11	1	0	11	11
D.C. East 12	RCU-2A	10	1	3	6	20
Dvt. Vista 11	RIL-12	48	23	0	21	52
Dvt. Vista 12	RIL-12	69	28	0	41	40
Dvt. Vista 13	RIL-12	33	15	0	38	45
El Estrebo 11	RIL-12	64	36	0	28	68
El Estrebo 12	RIL-12	60	30	0	30	48
El Estrebo 13	RIL-12	11	7	0	4	18
El Estrebo 14	RIL-12	35	16	0	19	45
El Estrebo 15	RIL-12	13	8	0	5	26
El Estrebo 16	RIL-12	6	7	0	4	13
Emps. Mkt. C		44	/	/	/	N/A
Ind. Lks. 11	RCU-2A	345	1	0	144	0
Ind. Lks. 12	RCU-2A	123	0	0	123	0
Ind. Pk. 11	R/C	412	12	0	400	0
Ind. Pk. 12	R	321	10	32	279	0
L.S. T.R. DUD		10	10	0	0	100
Lxsd. Trf. R2-3		21	2	0	19	10
Mont. Pky. R1-3		54	17	0	37	31
Mont. Ivn. R1-10		144	3	62	79	45
Mont. Mar. R/C		63	1	0	60	1
Mont. Pk. 11	R2-3	55	11	0	36	34
Mont. Pk. 13	RIL-12	16	4	0	1	25
Mont. Pk. 14	RIL-12	20	1	0	19	5
Mont. Pk. 15	RIL-12	36	3	0	31	2
Mont. Pk. 16	RIL-12	134	49	0	81	14
Mont. Pk. 17	RIL-12	101	10	0	91	0
Mont. Pk. 18	RIL-12	68	6	0	67	0
Mont. Pk. 19	RIL-12	33	9	0	24	27
Mont. Pk. 20	C1-3	24	/	/	/	N/A
Mont. Pk. 21	RIL-12	54	7	0	47	13
PR. Acres 11	R	56	10	12	34	39
PR. Acres 12	R	49	8	15	24	25
PR. Acres 13	R	40	5	13	22	4
Sycamores 11	RIL-12	36	9	0	27	23
Sycamores 12	RIL-12	8	1	0	5	17
Thrd. Pky. RIL-12		19	11	0	0	0
Wkup. Msa. 11	RIL-12	84	21	0	61	0
Wkup. Msa. 12	RIL-12	413	53	0	360	0
Wkup. Msa. 13	RIL-12	340	34	0	306	0
Wkup. Msa. 14	RIL-12	108	11	0	97	0
Wkup. Msa. 15	RIL-12	142	8	0	133	0
Wkup. Msa. 16	RIL-12	99	9	0	90	0
TOTALS*		4,468	559	208	3,701	118

TOTAL UNITS WITHIN SUBDIVS. 767

Notes and Remarks Pertaining

Number of splits: 175
 Site Built Residences: 27
 Mobile Homes: 56
 Total MO Units*: 85
 Subdiv. Units: 767
 Total Existing Units: 852
 Total Exist. Lots: 4,643
 EXISTING BUILD-OUT: 3,813

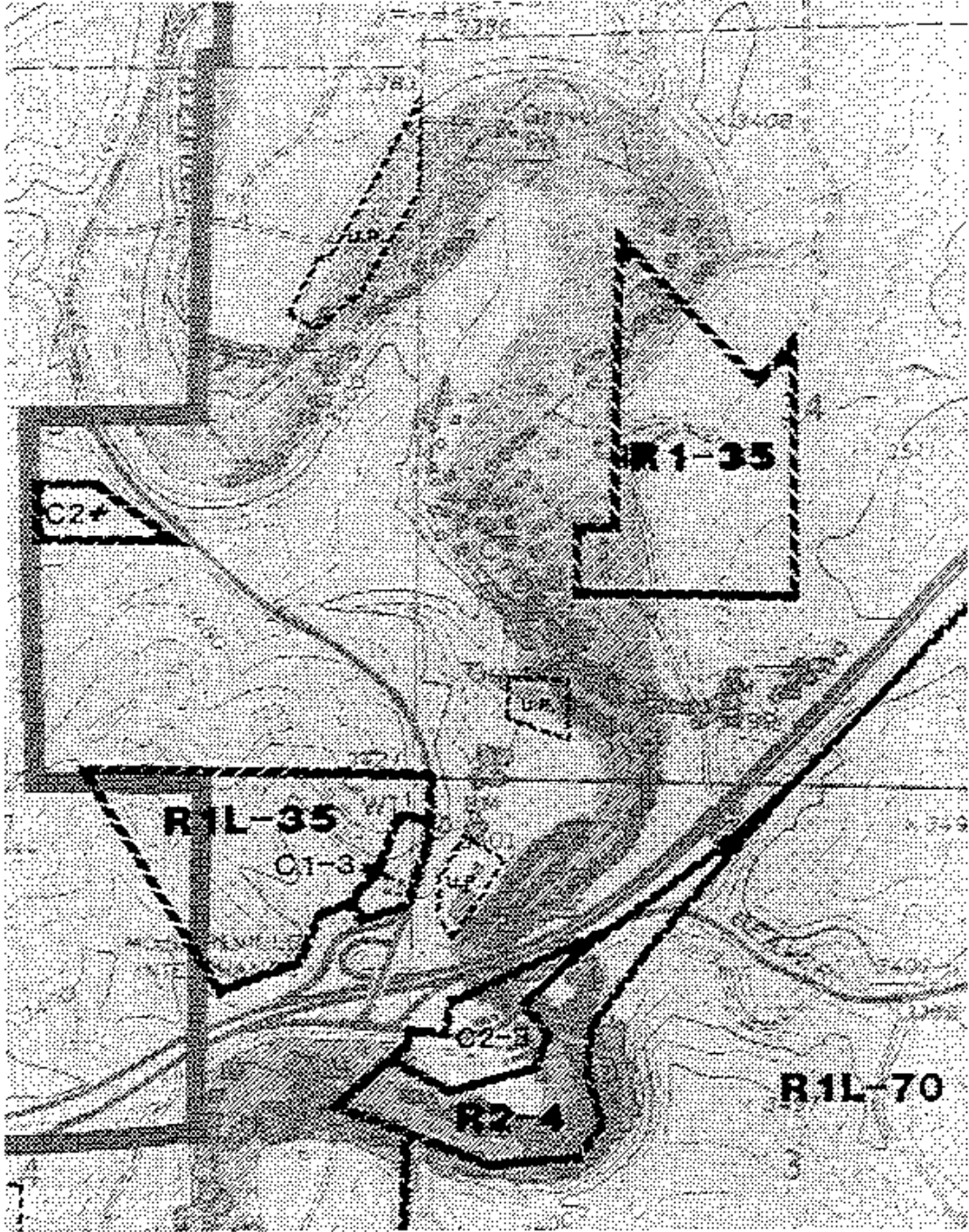
* Figures represent only the current occupation of existing splits. They do not consider potential splits.

CURT AREA ZONING AGREEMENTS / POTENTIAL BUILD-OUT

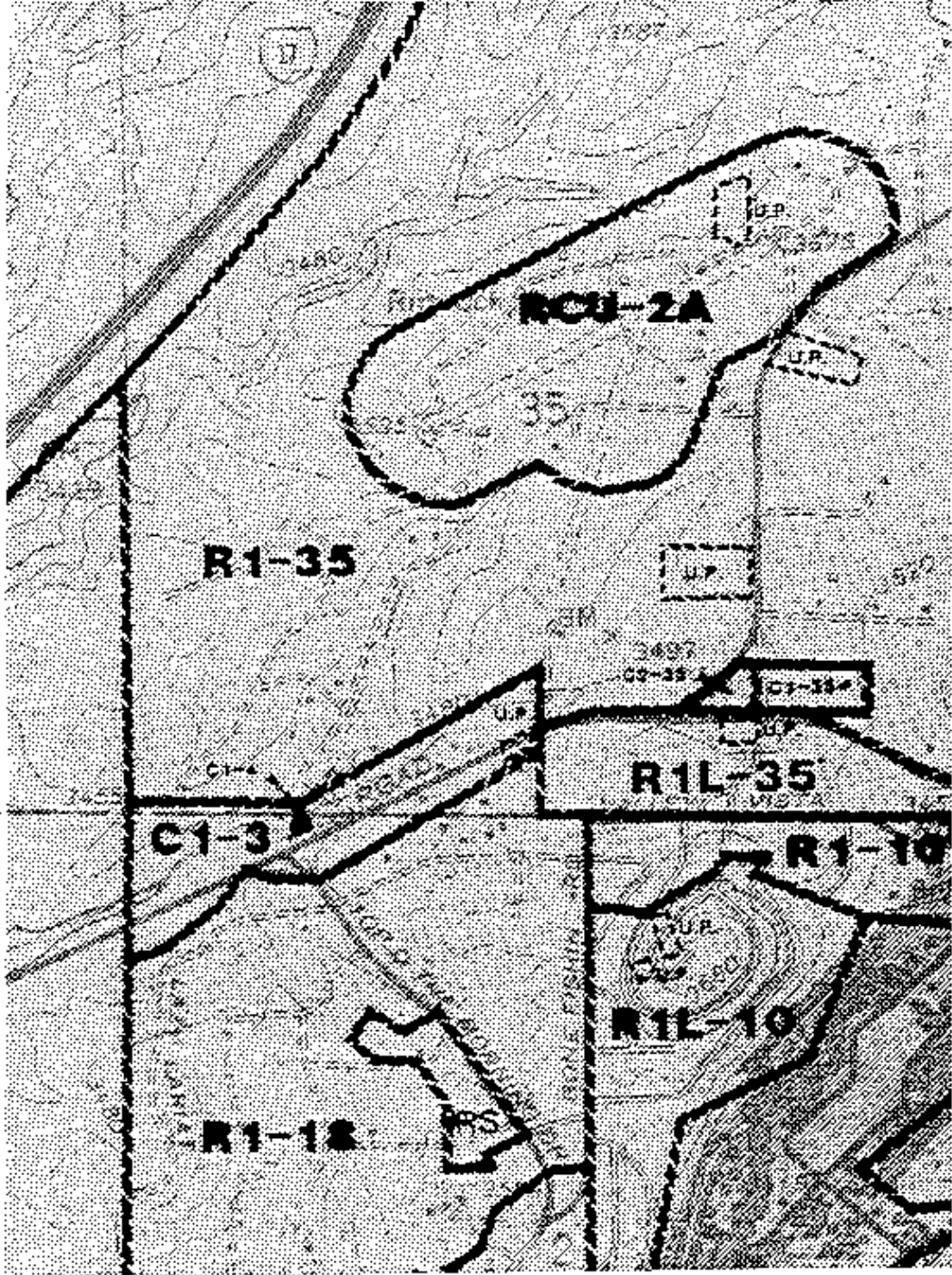
Subdivision	Acres	% of Total	Max. Res. Units
OS	152	3.3%	2,400
CUP	55		
PUD	1	0.02%	90
C1-2	17		
C1-3	49		
C1-4	1		
C2	5		
C2-3	13		1,100
R8	10		1,115
RCU-2A	1,208	26.2%	51,000
R2-3	43		1,600
R2-3	60		2,400
R1-10	308	6.6%	1,142
R1-18	160		391
R1-15	470	10.3%	14,000
R1L-10	268		591
R1L-12	1,743	38.1%	17,180
R1L-35	340		4,412
R1L-70	605	13.4%	591
TOTALS	7,657	165.5%	11,891
EXISTING UNITS			11,767
BUILD-OUT OF POTENTIAL SUBDIVISION			6,413

OCCUPANCY OF BUILD-OUT (AVG. 2.1 PER LOT) 24,914

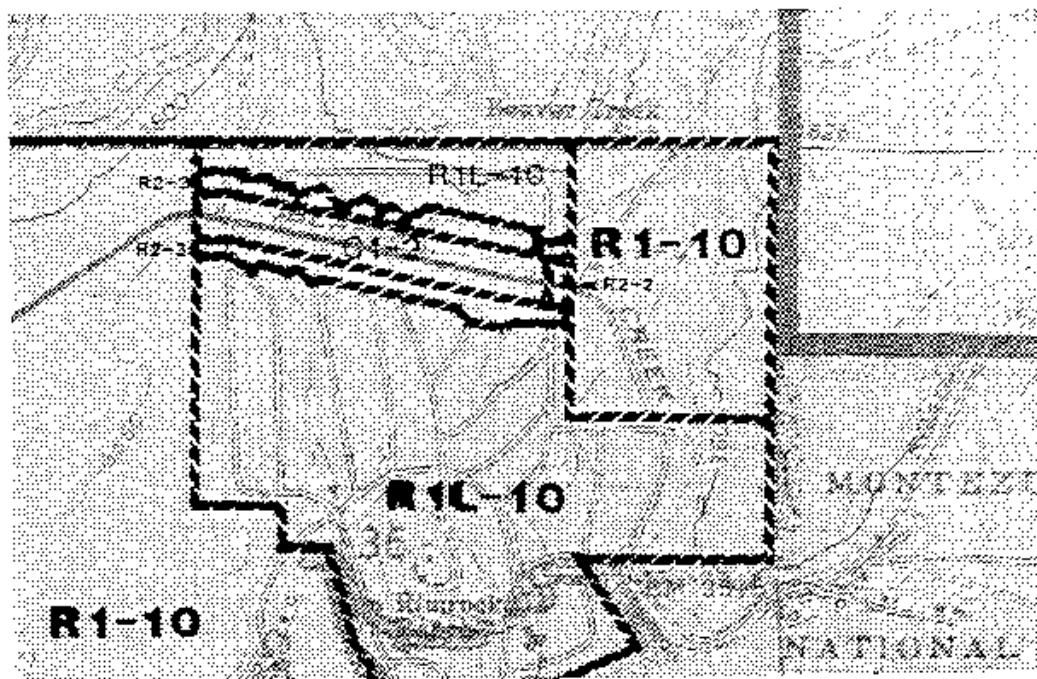
McGuireville / Beaver Hollow



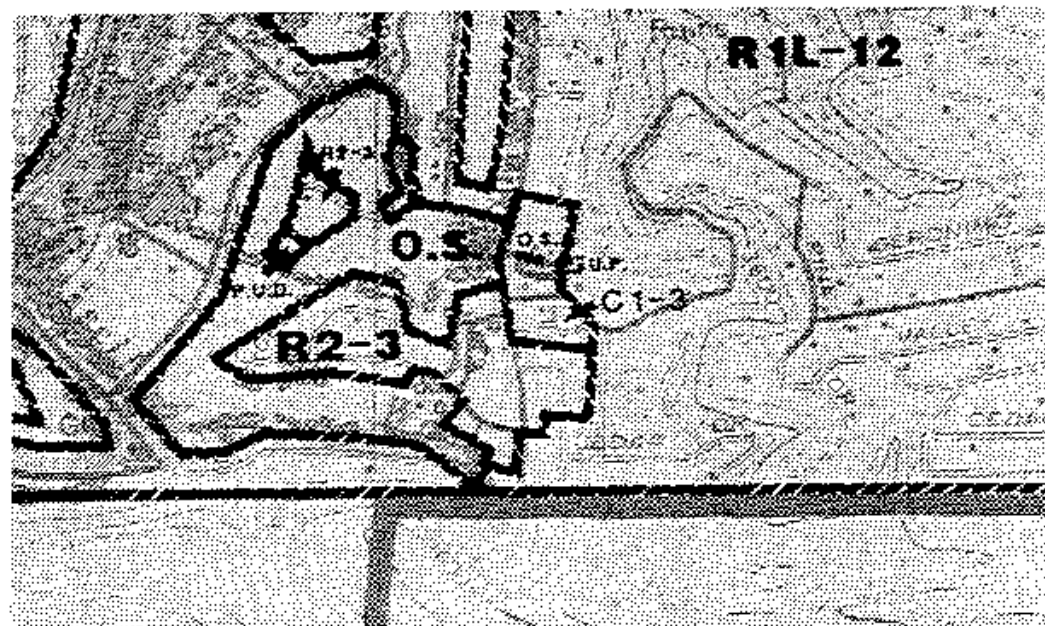
Rimrock



Beaver Creek



Lake Montezuma



Beaver Creek School Growth Analysis

Attendance figures are from November of each year.

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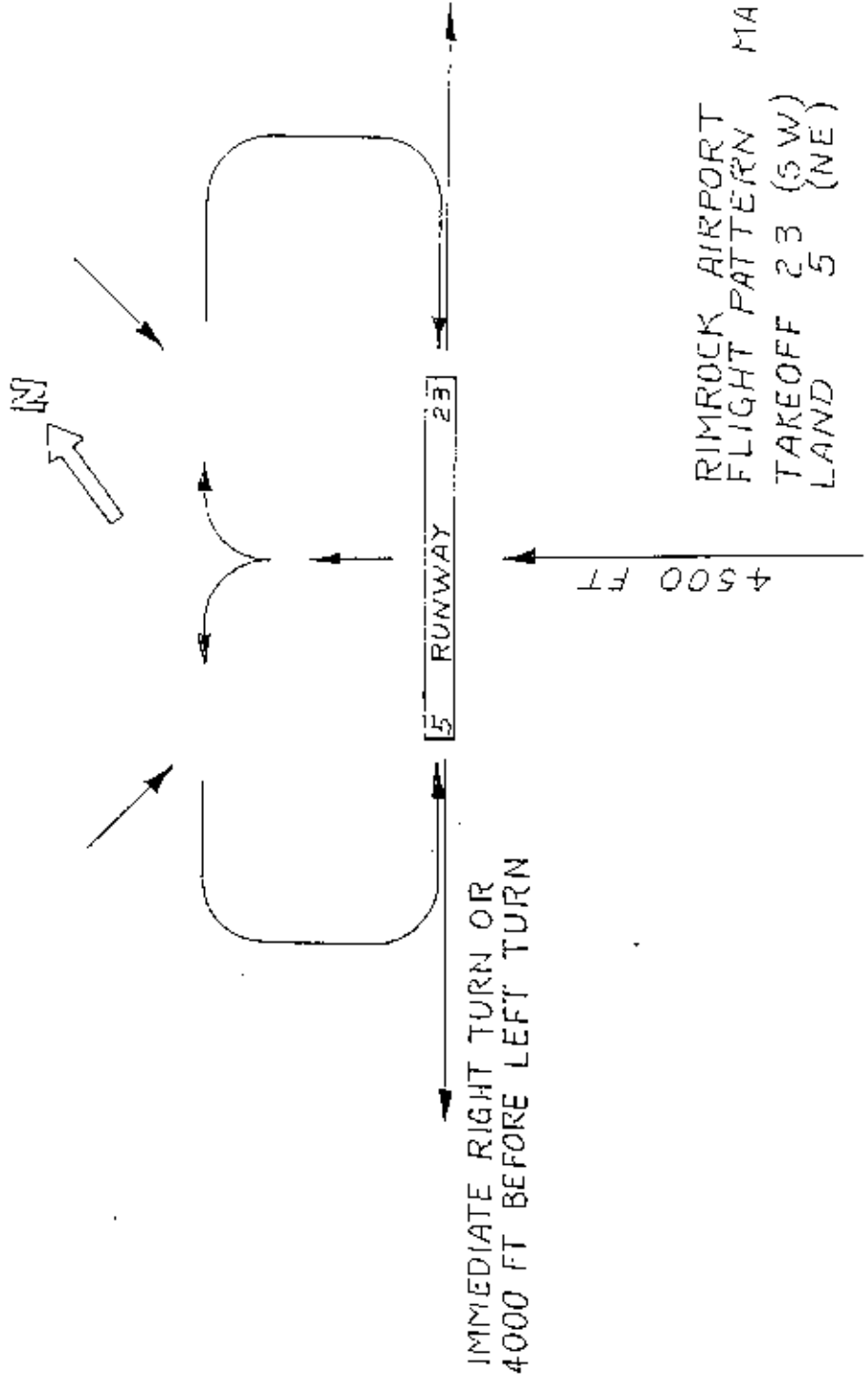
*****
*****
Year      School Pop  Inc or  % of Inc
          Pop    Decrease or Dec
*****
1982      163
1983      144      -19    -11.66
1984      151       7      4.86
1985      148      -3     -1.99
1986      170      22     14.86
1987      185      15      8.82
1988      197      12      6.49
    
```

Average growth during past 6 yrs. 6 3.57

 Future enrollments at varying growth rates.

```

Year      1%      2%      3%      4%      5%      6%
*****
1988      197      197      197      197      197      197
1989      199      201      203      205      207      209
1990      201      205      209      213      217      221
1991      203      209      215      222      228      235
1992      205      213      222      230      239      249
1993      207      218      228      240      251      264
1994      209      222      235      249      264      279
1995      211      226      242      259      277      296
1996      213      231      250      270      291      314
1997      215      235      257      280      306      333
1998      218      240      265      292      321      353
Avg Class Size      24      27      29      32      36      39
    
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IMMEDIATE RIGHT TURN OR
4000 FT BEFORE LEFT TURN

RIMROCK AIRPORT
FLIGHT PATTERN MAY 90
TAKEOFF 23 (SW)
LAND 5 (NE)

What's A Riparian?

One Of Arizona's Vanishing
Natural Treasures Needs Your Help

By Ron Smith

The paint was hardly dry on the new Prescott Sheraton when the Commission on the Arizona Environment met there in early August, bringing together a wide spectrum of special interest people: land managers, game and fish officials, developers, sand and gravel operators, livestock operators, environmental advocacy groups, sportsman groups, and private citizens. They all came to work out ways to preserve one of Arizona's most valuable natural assets—its riparian habitats.

Riparian is a word heard more and more frequently in Arizona. Before we go any further, perhaps we had better define what it is we are talking about. In other words, what's a riparian?

Actually, even the experts cannot agree on the definition of riparian, which only adds to the problems in managing this resource. Riparian ecosystems are those habitats that are generally close to bodies of water, either lakes, ponds, springs, or streams. They are dependent on the existence of permanent or temporary water, flowing on the surface or at least close to the surface.

Plants growing in riparian habitats rest with their feet wet most of the time. Ripar-

ian areas have a rich and diverse collection of plant and animal species in comparison to adjacent higher ground. If you have ever flown into either Phoenix or Tucson, you have seen how the green, forested escarpment of the Mogollon Rim turns rapidly to various pastel shades of brown as your plane descends to the metro areas. The feature riveting your attention, however, is the forest theme's continuity in the tiny ribbons of green that snake their way endlessly across the desert floor. From 20,000 feet you can only imagine what these areas are like. These are the riparian systems of which we speak.

If you have been a subscriber to *Arizona Highways* for more than a couple of years, you have also visited these places within its pages. The startling thing, however, is that in that period of subscription you have seen almost all the riparian areas that still exist. The place names are familiar: Oak Creek, Tonto Creek, Sonoita Creek, the Salt and Gila Rivers, Bonita Creek, Burnt Creek, Ramsey Canyon, Aravaipa Canyon, the San Pedro River, and many more. These familiar places, however, are but a fraction of the riparian ecosystem that once reached into every corner of this state.

In the last 100 years Arizona has probably lost close to 90 percent of its riparian habitats, according to estimates by the Nature Conservancy, a private conservation organization involved in preserving unique habitats for threatened and endangered species. What may be the worst case

of degradation occurred along the Colorado River from Davis Dam to the Gulf of California. This area at one time was shaded by over 5,000 acres of cottonwood and willow forest. The same reach of river now has only about 200 acres left of this type of habitat, now the rarest forest type in all of North America. The once-luxuriant woodland of the lower Colorado River is now farmland, homes, exotic trees such as salt cedar, recreation development, and cities.

The decisions creating this dramatic change resulted from the age-old conflict between the philosophies of the economic public good vs. the quality of life. It is these issues, as well as the problem of preserving what is left, that was the business of the Prescott conference.

The riparian ecosystem takes on many forms depending on temperature, elevation, soils, and on the quantity and timing of seasonal water flows. Along the lower desert watercourses you are most likely to see stands of towering Fremont cottonwoods with a varying mix of willows, sycamores, ash, and walnut, and water-loving shrubs. Probably one of the best examples of this type occurs just east of Wickenburg on the Hassayampa Preserve. This scenic stretch of the Hassayampa River is now under the ownership and management of the Nature Conservancy. The Conservancy also owns and manages the famous Sonoita Creek Sanctuary, a similar riparian area at a higher elevation that has such a rich diversity of flora it is home to an **

It is estimated by the Nature Conservancy that Arizona has lost perhaps 90 percent of its native riparian areas. Small, priceless islands of riparian habitat remain, like this lush gallery forest in the Patagonia-Sonoita Creek Sanctuary.

incredible variety of songbirds and hawks. The area also has probably the best representation of Mexican fauna existing within the United States. A couple of the more visible examples are the gray hawk, or Mexican goshawk, and the rarest of the rare, the rose-throated becard.

The vegetation of Sonoita Creek is unique only in the fact that it has been protected from abuse and destruction. It is typical of the productive capacity of riparian habitats. The diverse variety of plants provides food and cover for a diverse fauna of fishes, amphibians, reptiles, birds, and even large mammals. Indeed all desert and grassland life seems to draw its sustenance from these tiny threads of water. As these areas are converted to other uses, wildlife populations, even entire species, are lost, further diminishing the genetic diversity of our planet.

The mix of trees within the riparian type changes rapidly as you travel up in elevation. While uplands change to a monotonous expanse of conifers, the streamside vegetation may be composed of boxelder, narrowleaf cottonwood, chokecherry, big-tooth maple, and Gambel oak, all deciduous broad-leaf trees. At even higher elevations the streamside have a shrubbier look, often dominated by oak or several shrub willows. In some places other shrub species such as red-osier dogwood, alder, or hawthorn may mix with or replace the willows.

Desert riparian areas like this are capable of producing as much as 100 times more living matter than the nearby terrain, and so their importance to native flora and fauna becomes obvious.



Photo by Bob Miller

The importance of these areas lies in their productive capacity for diverse flora and fauna. Dr. Robert Ohmart, Director of Arizona State University's Center for Environmental Studies, spoke of some of these values at the Prescott conference. He estimated that desert riparian areas, under proper management, including the proper management of the watersheds that feed them, may be capable of producing as much as 100 times more living matter than adjacent upland desert areas. His studies, especially along the Colorado River, have shown that approximately 60 percent of resident wildlife is virtually dependent on riparian areas to sustain their populations. The popular value of riparian areas is also evident in the amount of recreational use that occurs there. According to Ohmart, nine out of 10 outdoor recreational events in Arizona occur within a riparian area.

Riparian areas also have many socio-economic values and most of the management problems occur in respect to these values. The Commission on the Arizona Environment formed an Ad Hoc Committee last year to deal with riparian issues. In order to develop a broad-based action plan, that committee sent a questionnaire about riparian issues to a representative group of government officials, Indian nations, business people, special interest groups, and other individuals. The responses identified four basic, critical problems causing further degradation of the remaining Arizona wetland areas.

Excessive demands for water Many acres of lush and productive riparian habitats are gone because of the diversion of water from stream channels. Excessive mining of our underground water resources

continues, resulting in lowered water tables, land subsidence, and the destruction of those habitats dependent on the water table. The lower Gila and Santa Cruz rivers once contained vast areas of mesquite bosque, a woodland so thick that in many places sunlight never reached the ground. You would have had to have lived in Arizona in the 1950s to have seen these mesquite woodlands. They have long since been cut and burned as firewood. Areas that once served as nesting cover for thousands of mourning doves and whitewinged doves now stand silent and barren. Starved for water, these lands can no longer grow giant mesquite trees.

Countering the trend of the 1950s, Arizona law now recognizes that fish, wildlife, and recreation are beneficial uses of water. In 1983, the Department of Water Resources approved the first permit to appropriate water to flow within a stream channel. Since then the Department of Water Resources has received an additional 37 applications for these so called "instream flow" water rights.

Conversion of riparian areas to other uses. Perhaps the most visible and widespread loss of riparian habitat has occurred from the building of dams, flood control and water diversion structures. These structures have resulted in the drying up of hundreds of miles of riverine habitat and the consequent loss of wildlife populations, and other scenic and recreational values.

Since the turn of the century there have been 35 species of native fishes listed as occurring in Arizona. One of these species is now extinct, and another four are no longer found in Arizona. More than 70 percent of the remainder are in a precarious status.

The obvious economic benefits of converting natural riparian areas to other uses have been water delivery for municipal, industrial, and agricultural uses. It is difficult to balance the tangible benefits of riparian areas vs. these uses of water. How does one put a monetary value on "quality of life" benefits? It appears, however, that the great dam building era has passed.

The use and abuse of riparian habitat Many forms of recreation and other uses are compatible with the existence and vitality of riparian systems. Recreational overuse of streamside habitat can abuse and destroy it, but this kind of problem tends to be spotty. A more pervasive abuse is likely to result from long term mismanagement of livestock and timber.

This issue was very much in the minds of participants at the Prescott conference. Duane Miller appeared on the program as a

representative of the Arizona cattle Growers Association, Miller credited the cattle industry in Arizona with the reclamation of many acres of wildlife habitat, principally through the creation of stock ponds and the development of permanent springs. Some riparian habitat, in the form of cattails, bulrushes, and other emergent and submergent plants, has resulted from these developments. But overgrazing by livestock can easily negate this benefit by destroying streambank vegetation. This trend does not have to continue; land managers now have sufficient incentive procedures and management plans to adequately protect riparian areas if they can learn to work effectively with the livestock operator.

Problems in the administration of riparian areas Getting riparian areas under effective management is also hampered by divided responsibility. There is no one agency with the mandate to manage riparian habitats or balance the many competing land uses and there is no single definition of what it is we want managed. Again, what's a riparian? The Forest Service, for example, has standards and guidelines for management depending on an area's classification. A mesquite bosque within the flood plain of a major river system could be classified as riparian or upland. The area will be managed for fuelwood, cattle grazing, and recreation quite differently depending on how it is classified. Riparian areas have significant wildlife values that need protection from overuse by both cattle and people.

We also lack any statewide legislative mandate for the management of riparian areas. There are no state laws, policies, or even plans that speak to the problems of conflicting uses or the conversion of riparian areas to an entirely different landscape.

After identifying some of these key issues, the Ad Hoc Committee of the Commission on the Arizona Environment drafted an initial set of recommendations and an action plan for dealing with these problems of riparian management. The recommendations were sent to the committee members for comment, and in June were reviewed in a series of statewide meetings. The revised draft then became the business of the summer conference in Prescott. The conference offered an opportunity for various special interest groups to voice their

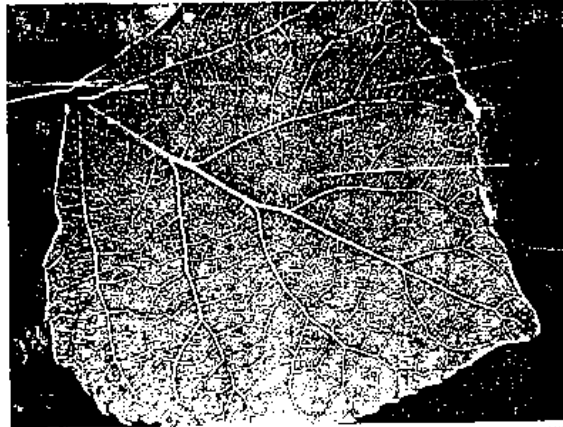


Photo by Bob Miller

opinions of the draft, its likely effect on their economic interests, and its effect on the riparian resource itself.

The Prescott conference is now history and it remains to be seen whether the thousands of words both written and spoken will be translated into an effective riparian management program. Nonetheless, the conference represented one of the final phases of a well-orchestrated plan of action. The Advisory Council to the Commission on the Arizona Environment accepted the recommendations in Prescott and will present a final draft to the Commission. The Commission will pass its own set of recommendations to the Governor and legislature for conversion into policy and law. Of the recommendations sent to the Commission, those involving the highest levels of government recommend actions to manage riparian areas on a statewide basis:


1. An executive order and legislative resolution needs to be formulated to establish policy on riparian habitat. This would include strategies for management, maintenance, repair, and expansion of riparian systems.
2. The Governor should designate a state agency to lead the development of a statewide riparian management plan and program. Such a plan would integrate and

recognize existing plans of federal, state, and private groups. It would address the problems of classifying riparian areas, inventory, water rights issues, acquisition, interagency communication, and education.

3. The legislature should pass a State Riparian Protection Act to deal with the broadest issues of riparian preservation and management.

The collective work of the Ad Hoc Committee, the Riparian Council, the Nature Conservancy, and other private and governmental groups has resulted in a substantial blueprint for action. It will take more than committees, however, to convert this blueprint into legislative activity.

How can you help? Here are a few suggestions:

1. Keep abreast of the issues concerning riparian areas;
2. Become a member and support the work of the Nature Conservancy, the Riparian Council, the various chapters of the Audubon Society, the Sierra Club, or the Arizona Wildlife Federation. These groups, in particular, have made riparian management a top priority issue.
3. If riparian legislation is introduced, contact your legislators and let them know how you feel about it.
4. Finally, become an informed educator yourself. Let others know that you believe that "quality of life" means more than just back yard swimming pools, golf courses, and shopping malls. 

Ron Smith, is the Game Research Supervisor for the Arizona Game and Fish Department. A 30-year veteran with the Department, he has a strong background in research planning, analysis, and technical writing.

For More Information

If you would like to know more about the organizations cited here, contact:

- Arizona Riparian Council - 965-2975
- The Nature Conservancy - 622-3861
- Commission on the Arizona Environment - 255-2102
- Maricopa Audubon Society - 968-7451
- Northern Arizona Audubon Society - 284-2142
- The Arizona Wildlife Federation - 946-6160
- The Sierra Club - 267-1649

BIRDS FOUND IN THE BEAVER CREEK AREA
(migrants and year round residents)

Pied-billed Grebe	Western Sandpiper
Western Grebe	Long-billed Dowitcher
American White Pelican*	Common Snipe
Great Blue Heron	Wilson's Phalarope
Snowy Egret	Bonaparte's Gull
Green-Backed Heron	Ring-billed Gull
White-Faced Ibis	Forster's Tern
Tundra Swan*	Black Tern*
Snow Goose	Rock Dove
Ross' Goose	Band-tailed Pigeon
Canada Goose	White-winged Dove
Wood Duck	Mourning Dove
Green-winged Teal (Com.)	Inca Dove
Mallard	Yellow-billed Cuckoo
Blue-winged Teal	Greater Roadrunner
Cinnamon Teal	Common Barn-Owl
Northern Shoveler	Western Screech Owl
Gadwall	Great Horned Owl
Eurasian Wigeon*	N. Pygmy Owl
American Wigeon	Short-eared Owl
Canvasback	Common Nighthawk
Redhead	Common Poorwill
Ring-neck Duck	Vaux's Swift
Scaup sp.	White-throated Swift
Common Goldeneye	Black-chinned Hummingbird
Bufflehead	Rufous Hummingbird
Common Merganser	Allen's Hummingbird
Turkey Vulture	Violet-crowned Hummingbird*
Bald Eagle	Belted Kingfisher
Northern Harrier	Lewis' Woodpecker
Sharp-shinned Hawk	Gila Woodpecker
Cooper's Hawk	Yellow-bellied Sapsucker
Northern Goshawk	Ladder-backed Woodpecker
Common Black Hawk	Downy Woodpecker
Swainson's Hawk	Hairy Woodpecker
Zone-tailed Hawk*	Northern (Red Sh.) Flicker
Red-tailed Hawk	Olive-sided Flycatcher
Red-tailed (Harlan's) Hawk	Greater Pewee
Ferruginous Hawk	Dusky Flycatcher
Rough-legged Hawk	Western Flycatcher
Osprey	Traill's Flycatcher
Golden Eagle	Black Phoebe
American Kestrel	Say's Phoebe
Merlin (Pigeon Hawk)	Vermillion Flycatcher
Gambel's Quail	Ash-throated Flycatcher
Virginia Rail	Brown-crested Flycatcher
Sora	Cassin's Kingbird
Common Moorhen	Western Kingbird
American Coot	Horned Lark
Sandhill Crane*	Purple Martin
Killdeer	Tree Swallow
Black-necked Stilt	Violet-green Swallow
American Avocet*	Rough-winged Swallow
Willet	Steller's Jay
Spotted Sandpiper	Scrub Jay
Marbled Godwit	Common Raven
Least Sandpiper	Mountain Chickadee

Bridled Titmouse	Blue Grosbeak
Vardin	Lazuli Bunting
Bushtit	Green-tailed Towhee
White-breasted Nuthatch	Rufous-sided Towhee
Brown Creeper	Brown Towhee
Rock Wren	Abert's Towhee
Canyon Wren	Rufous-Crowned Sparrow
Bewick's Wren	Chipping Sparrow
Marsh Wren*	Brewer's Sparrow
Ruby-crowned Kinglet	Vesper Sparrow
Western Bluebird	Lark Sparrow
Mountain Bluebird	Black-throated Sparrow
Townsend's Solitaire	Sage Sparrow
Swainson's Thrush	Grasshopper Sparrow
Hermit Thrush	Song Sparrow
American Robin	Fox Sparrow
N. Mockingbird	Lincoln's Sparrow
Sage Thrasher	White-throated Sparrow*
Crissal Thrasher	White-crowned Sparrow
Water Pipit	Dark-eyed (W.) Junco
Cedar Waxwing	Oregon Junco
Phainopepla	Gray-headed Junco
Loggerhead Shrike	Red-winged Blackbird
European Starling	Western Meadowlark
Bell's Vireo	Yellow-headed Blackbird
Gray Vireo	Brewer's Blackbird
Solitary Vireo	Great-tailed Grackle
Warbling Vireo	Brown-headed Cowbird
Orange-crowned Warbler	Scott's Oriole
Virginia's Warbler	Hooded Oriole
Lucy's Warbler	N. (Bullock's) Oriole
Yellow Warbler	House Finch
Yellow-rumped (Myrtle) Warbler	Pine Siskin
Yellow-rumped (Audubon's) Warbler	Lesser Goldfinch
Black-throated Gray Warbler	Lawrence's Goldfinch
Black-throated Blue Warbler	American Goldfinch
Townsend's Warbler	Evening Grosbeak
Red-faced Warbler	House Sparrow
Black and White Warbler*	
American Redstart	
N. Waterthrush	
MacGillivray's Warbler	
Com. Yellowthroat	
Hooded Warbler	
Wilson's Warbler	
Painted Redstart	
Yellow-breasted Chat	
Hepatic Tanager	
Summer Tanager	
Western Tanager	
Rose-breasted Grosbeak*	
Black-headed Grosbeak	

* Denotes Accidental Species (Less than 20 sightings)

TREES, SHRUBS AND PLANTS OF THE BEAVER CREEK AREA

TREES

Ash
Pignut Hickory
Sycamore
Alder
Box Elder
Cottonwood
Mulberry
Willow
Utah Juniper
One-seeded Juniper
Arizona cypress
Salt Cedar (*Tamarix chinensis*)
Pinyon Pine
Alligator Juniper
Desert Willow (*Chilopsis linearis*)
New Mexican Privet (*Forestiera neomexicana*)
Devils Club (*Rhamnus* sp.)
Redbud
Hackberry

SHRUBS

Baccharis
Mesquite
Acacia greggii
White Thorn
Creosote bush
Mahonia (*Algeritum*)
Scrub Oak
Elderberry
Blackberry
Desert Ceanothus
Mormon Tea (*Ephedra*)
Sumac
Cliffrose
Gooseberry
Wild Rose
Crucifixion Thorn

HERBS

Desert Wallflower *Adelopappus*
Puncture Vine *Phacelia*
Fiddleneck *Salvia*
Desert Pink *Groundsel*
Desert Mallow *Desert Dandelion*
Aster, several species
Lycium tomatilla *Primrose*
Dodder *Coreopsis*
Wooly Marigold *Wild Gourd*
Jimson Weed
Larkspur
Nettle
Wild Iris or Flag
Ryssocia acerosa (small shrub)
Ericameria larricifolia
Mariola
Parthenium incanum
Buckwheat
Apache Plume
False Indigo
Phlox
Windmills
Desert Sage (*Salvia dorrii*)
Erimcameria larricifolia
Mariola
Gilia species - several
Penstemon
Lupines
Saltbush
Dyssodia acerosa
Match Weed (*Gutierrezia*)
Bladderpod (*Physaria floribunda*)
Winterfat (*Eurotia*)
Whitlow Grass (*Draba*)
Spectacle pod (*Dithyrea*)

Native and Adaptive Plants for the Beaver Creek Area Suitable for Re-Vegetation Efforts

Cliff-rose (*Cowania*) – seeds should be refrigerated for 1 or 2 months before planting

Apache plume (*Fallugia paradoxa*) – Good for erosion control. Has runners.

Wild Lilac, buckbrush (*Ceanothus greggii*) – By seed. Keep moist when young. Does well east or north-facing slopes. Likes some shade.

Desert-willow (*Chilopsis linearis*) – Grows along desert washes and ravines.

Arrow-weed (*Pluchea sericea*) – Purple flowers. May reach 12 feet high.

Falso Indigo (*Amorpha fruticosa*) – Has spikes of violet-purple flowers.

New Mexico Forostiera (*Forostiera neomexicana*)

Squaw-bush (*Rhus trilobata*) – Easy to grow. Red leaves in fall. Resembles poison-ivy closely, so may not be advisable for that reason. Sometimes forms dense stands. Usual height about 3 feet, sometimes more.

Four-wing Saltbush (*Atriplex canescens*) – Often on newly plowed ground left unattended. Leaves taste salty. A good cover and can be easily replaced by more permanent shrubs. Height 2 or 3 feet.

Desert-sage (*Salvia domii*) –

Wild currant (*Ribes species*) – Likes shady stream banks.

Photina (*Photina*) – Has flat heads of small white flowers. Red leaves in fall. Holds well on steep banks.

Feather Dalea (*Dalea formosa*) –

Mahonia (*Mahonia*) – An attractive shrub; leaves are prickly. Berries are red.

OTHER POSSIBILITIES

Mimosa – Has delicate “power-puff” pink flowers and divided leaves like locust. (Becomes a tree)

Lilacs – Develops into a shrub and has lavender clusters of sweet-smelling flowers.

For hedges to exclude unwanted visitors: **Pyracantha** – has thorns and bright red berries

Fremont Barberry (*Berberis fremontii*)

Vines – **Honeysuckle** (*Lonicera arizonica*), **Virginia Creeper** (*Parthenocissus vittacea*), **Trumpet-vine**

(*Tecoma radicans*), **Wild grape** (*Vitis species*)