

**YAVAPAI COUNTY
BOARD OF SUPERVISORS
DISPOSITION OF HEARING
October 18, 2004 – 11:00 AM**

BOARD REGULAR AGENDA ITEM 1

Zoning Map Change; Parcel# 405-01-020C, 020P, 020Q, 020S, 020T, 022D, 405-06-039, 040, 057, 204, 268, 405-07-095, 220, 221, 222, 225, 241; HA# H4110

Applicant: Beaver Creek Golf Club, Inc.

Agent: Paul Crane

Project: Beaver Creek Enterprises

Request: Consideration of a Zoning Map Change from PAD (Planned Area Development), Open Space, R2-3 (Residential; Multi-Family), and R1L-12 (Residential; Single Family Limited to Site Built only) to a mixed-use PAD (Planned Area Development) to allow for the development of twelve (12) tracts to include 196 attached/detached dwelling units, a 100-room hotel, and expansion/replacement of the existing clubhouse/restaurant facility and reconstruction of the 18 hole golf course. The combined parcel(s) are approximately 140 acres and the majority of tracts are located west of Lake Montezuma Road, and 1.5 miles southeast of its intersection with Beaver Creek Road. SEC 01 T 14N R 5E G&SRB&M

PREVIOUS P&Z RECOMMENDATION: On August 18, 2004 the Planning and Zoning Commission unanimously recommend deferral of this item for thirty (30) days until the September 22, 2004, Planning and Zoning Commission meeting in Cottonwood.

P&Z RECOMMENDATION: On September 22, 2004 the Planning and Zoning Commission recommended approval of HA# H4110, Zoning Map Change, with the following stipulations:

1. *The Planned Area Development be in conformance with the Site Plan dated August 2004 and amended letter of intent dated August 10, 2004; Preliminary Plat/Final Site Plan for the first phase/tract must be submitted within two (2) years from the date of approval of Site Plan and be in conformance with the approved Site Plan or the zoning will be null and void unless an extension of time is requested by the applicant and approved by the Board of Supervisors;*
2. *If water provider is not designated as having an adequate water supply applicant must provide a Water Adequacy Report prior to recordation of the Final Plat;*

3. *Tracts A, B, C, H, J, K, and L shall be limited to single story building height;*
4. *Upon recordation of a Final Plat the golf course will be designated as a golf course not just open space; Any changes will need to be reviewed by the Planning and Zoning Commission and Board of Supervisors;*
5. *Development will not exceed 196 dwelling units;*
6. *Condominium/Town homes rentals not to be rented in less than 30 day increments.*
7. ****Applicant to enter into an agreement with Public Works to participate in off site roadway improvements and improvements to the emergency ingress/egress commensurate with traffic generated by the development as deemed appropriate by Public Works prior to submittal of Final Subdivision plat.***

**Verbiage per Commission recommendation.*

The vote was 4 to 3 with Commissioners Burcham, Kerkman, Bitner and Rockwell voting in favor of the motion to approve. Commissioners Lindner, Garner and McClelland voting in opposition to the motion to approve due to concerns that this will open the door to similar type of applications, set a precedent, density and other land use concerns.

BOS ACTION: On October 18, 2004, the Board of Supervisors approved the Zoning Map Change, HA# H4110, as recommended by the Planning and Zoning Commission with the following changes to stipulation #5, and adding stipulations #8 and #9.

5. *Development will not exceed ~~196~~ *150 dwelling units *and limitation of fifty (50) hotel units.*
8. **No future development beyond this request will be on the golf course properties.*
9. **Developer/Golf Course owners will maintain water in the Lake.*

**Verbiage per the Board of Supervisors.*

The vote was unanimous.