

# **BEAVER CREEK VISION 2020**

**DRAFT**

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Beaver Creek Regional Council  
P.O. Box 939 - Rimrock, AZ 86335

[www.beavercreekaz.org](http://www.beavercreekaz.org)  
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# I. INTRODUCTION

## A. The Purpose of *Vision 2020*

The purpose of a Community Vision (called ***Vision 2020***) 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 amendments 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.

***Vision 2020*** 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.

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.

Accordingly, the intent of the Beaver Creek ***Vision 2020*** 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.

## B. Planning Area

**1. Natural Features.** The Beaver Creek Plan Area is located in North Central Arizona at the base of the Mogollon Rim and is a part of District 3 in Yavapai County. The two postal codes are Rimrock, 86335 and Lake Montezuma, 86342 (a sub-station of the Rimrock Post Office). The Beaver Creek Planning Area encompasses about 544 square miles. The elevation within the area ranges from about 3350' to 3700'. The area is 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 which identifies the core area of the plan. This core area constitutes the greatest amount of contiguous, privately held lands within the ***Vision 2020*** boundaries. Historic ranches, archeological sites and Forest Service lands surround this core area to the north and east. The neighboring community of Cornville to the west and Camp Verde to the south of the planning area further defines the Beaver Creek Plan area.

Some of the defining features of the Plan Area are the creeks which run through the community. One of several perennial streams that make their way into the Verde River, Wet Beaver Creek originates from a spring on Mogollon Rim in the Wet Beaver Creek Wilderness. The canyon opens up as the creek leaves the Wilderness and flows through rolling hills as it passes through Montezuma Well National Monument and then through residential neighborhoods of the core area. It then continues through ranchlands and a rural residential area where it joins Dry Beaver Creek. Wet Beaver Creek provides irrigation and recreation for the area.

Dry Beaver Creek originates from Jack's Canyon and opens to a wide plain where it meanders through the northern portion of the Plan Area. It then continues through Beaver Hollow and McGuireville and eventually meets Wet Beaver Creek about a mile below McGuireville. The few springs along Dry Beaver Creek do not provide enough water for a permanent flow.

The annual median flows of 22,000 acre-feet for Wet Beaver Creek and 21,000 acre-feet for Dry Beaver Creek combine to create the flow of Beaver Creek as it passes by the Montezuma Castle National Monument before its confluence with the Verde River.

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 flora (tall grasses, sycamore and Cottonwood) along the creeks to high desert scrub and Juniper scattered over the outlying plains and mesas. Wildlife is abundant through the plan area, and includes many rare varieties.

The Beaver Creek **Vision 2020** area contains areas both rural and semi-rural. Our residents see a quality of life that includes many opportunities for recreation, education, and enterprise in the form of small businesses and county programs that provide our basic services. The residents protect and promote our natural and historic points of interest. They see value in maintaining night skies and access to National Forests and Montezuma Well National Monument. They also value a quiet and safe environment for their children as well as their children's children. (*Verde Valley Regional Land Use Plan.*)

**2. Communities:** Several areas have names that date back to the times of the early homesteaders of the 1800's to the developers of the 1960's.

**a. Lake Montezuma** - Present day Lake Montezuma was first settled in 1870 by Wales and Jennie Arnold as a working cattle ranch known as the Home Ranch. Warren Day bought the south half of ranch in 1874 from the Arnolds and then sold to William Schroder in 1875. The Home Ranch had several owners until a developer named Lew King along with a group of investors purchased the property and named it Lake Montezuma in 1958. The name Lake Montezuma was settled because of the proximity of Montezuma Well and Montezuma Castle, already known as tourist attractions. Under King's direction, the ranch was partially subdivided and a large lake was dug at the site it now sits. The Lake Montezuma area could be considered a pre-plan development designed as a series of 38 subdivisions established in the mid-1960s. An integral part of the Lake Montezuma subdivision development is a golf course that is a major open space feature.

**b. Rimrock** - The Rimrock area was named by the dude ranch owners after the rocks that rim the outcroppings and mesas surrounding Beaver Creek. The Rimrock area has developed primarily as a mixed-use area on metes and bounds or subdivided 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. Generally, the area begins roughly one quarter of a mile west of Top O' the Morning Drive and extends along Wet Beaver Creek to the Montezuma Well National Monument. The area is characterized by uneven terrain, rolling topography, mesas and slopes.

**c. McGuireville** – Eugene McGuireville settled in this area in the late 1800's; his home is still on the very spot he homesteaded. 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 USFS 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 predominately metes and bounds parcels.

**3. Land Ownership:** The Planning Area encompasses about 35,022 acres composed of the following ownerships:

Table 1

<b>PROPERTY OWNER</b>	<b>ACRES</b>
Coconino National Forest	25688.51
County	13.29
National Park Service	826.42
Private	7104.28
ROW-County	515.29
ROW-State	528.38
Tribe-Trust	3.78
Tribe-Private	178.85
Unknown	1.39
Unknown-Federal	161.60

**Beaver Creek Vision 2020 Planning Area  
Owner Acreage Info – 4/22/08**

**(Boundary defined by Montezuma-Rimrock Fire District boundary)**

**(All calculations are derived from the Yavapai County GIS system, so should be considered as estimates)**

This Plan applies to private lands, or almost 21% of the Planning Area, where Yavapai County has planning and zoning authority. Federal and National Monument lands provide intermingled open spaces and outstanding scenic backdrops. County zoning does not affect these public lands unless such lands later become private property.

The Beaver Creek community is accessed primarily from Interstate-17, at Beaver Creek Road, across a narrow bridge that was constructed during the 1930's. A forest service road, FR119, 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, currently being redesigned, and the unimproved condition of the forest service road 119 surface.

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 residential, residential services, agricultural uses and an airfield that services small privately-owned aircrafts.

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

Proprietor –owned and operated retail trades and services comprise a significant 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, storage, resale shops, discount stores, restaurants and other convenience-oriented services are also available for local residents.

Facilities and services available in the community include a public elementary school, two national acclaimed private boarding schools, a charter High School, churches, an 18-hole golf course and country club, a district fire department and emergency services, a medical facility, one post office and post office sub-station, an air park and a library service station.

**4. Population:** The Arizona Department of Economic Security Sub-county Population Projections lists the current 2009 population for the Lake Montezuma CDP at 4,670, growing nearly 130% over the next 10 year period between 2010 and 2020. Population projections are as follows:

YEAR	2010	2011	2012	2013	2014	2015
PROJECTED POP.	4,809	4,946	5,080	5,212	5,342	5,469

YEAR	2016	2017	2018	2019	2020
PROJECTED POP.	5594	5717	5837	5924	6068

Table 2

According to the 2000 Census the resident population of the Lake Montezuma CDP (Census Designated Places) was 3,344 people. (NOTE: The term Lake Montezuma CDP was given to include the entire Beaver Creek Community by the Census Bureau.) There were 1,471 households and 938 families residing in the CDP. The population density is 108.0 per 279.7 square miles.

There are 1,471 households out of which 20.6% have children under the age of 18 living with them, 51.7% are married couples living together, 8.5% have a female householder with no husband present, and 36.2% are non-families. 28.0% of all households are made up of individuals and 11.9% have someone living alone who is 65 years of age or older. The average household size is 2.27 and the average family size is 2.73.

In the CDP the population is spread out with 19.6% under the age of 18, 6.4% from 18 to 24, 24.5% from 25 to 44, 28.5% from 45 to 64, and 21.1% who are 65 years of age or older. The median age is 45 years. For every 100 females there are 92.7 males. For every 100 females age 18 and over, there are 92.1 males.

The median income for a household in the CDP is \$33,750, and the median income for a family is \$36,864. Males have a median income of \$22,365 versus \$21,538 for females. The per capita income for the CDP is \$17,043. 9.1% of the population and 7.2% of families are below the poverty line. Out of the total population, 12.4% of those under the age of 18 and 1.4% of those 65 and older are living below the poverty line.

**U.S. Census 2000 Geographic area: Lake Montezuma CDP, Arizona**

Table 3

Total Population	
Number	Percent
3344	100%
Male	Female
1609 (48.1%)	1735 (51.9%)

<b>Age</b>	<b>No.</b>	<b>%</b>
Under 5 years	188	5.6
5 to 9 years	189	5.7
10 to 14 years	169	5.1
15 to 19 years	161	4.8
20 to 24 years	160	4.8
25 to 34 years	352	11
35 to 44 years	466	14
45 to 54 years	510	15
55 to 59 years	236	7.1
60 to 64 years	208	6.2
65 to 74 years	386	12
75 to 84 years	256	7.7
85 years and over	63	1.9
Median age (years)	44.7	
18 years and over	2690	80
Male	1290	39
Female	1400	42
21 years and over	2601	78
62 years and over	825	25
65 years and over	705	21
Male	333	10
Female	372	11

As of September 2009, there were 479 postal patrons in the Lake Montezuma 86342 zip code area (a sub-station of the Rimrock Post Office) and 1813 in the Rimrock 86335 zip code area. Approximately 1772 of the registered property owners received mail outside the plan area and/or are out of area residents. In any case, the Beaver Creek area is growing rapidly.

The area population is largely retired. Much local income is retirement-related. Most employment is generated by retail trades, services and public administration. However, the potential for development within the Beaver Creek community is 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 Course, 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.

## II. VISION STATEMENT

*“2020 vision is the ability to see clearly at a distance. **Vision 2020** is our Community’s attempt to see clearly not in distance, but in time. What follows is a vision of how our Community sees itself over the next ten years. The outcome is in our hands.”*  
*Bob Burke, Chairman, Vision 2020 committee.*

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

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

Improved access and alternative routes in and out of the plan area and improved roadways and/or access within residential neighborhoods were determined as very important. Public transportation to neighboring communities is desired among area youth and elderly. Trails for hiking, biking, horseback riding, ATV and high clearance vehicles are high recreational pursuits for the community.

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

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

A Community Vision is necessarily never complete; the needs of a given community change based on the needs of the community over time. Issues such as should a community incorporate or remain unincorporated, should a community build a wastewater treatment plant, should they build a transfer station are beyond the scope of this current Vision 2020. These, and other potentially lifestyle changing issues, are more appropriately brought to the representative council as a community Initiative.

### III. PLAN IMPLEMENTATION

Implementation of *Vision 2020* for an unincorporated community governed by a county depends almost entirely on the quality of the working relationship between the community residents and County officials. In February of 2007, the Beaver Creek Regional Council was created to be a unified voice for the Beaver Creek Community. The council was formed in October of 2007, charged with fostering dialogue on important issues concerning the future of the Beaver Creek community with the goal of reaching a consensus. Comprised of over 50 square miles in the postal zip codes of 86335 and 86342, the community is inclusive of the areas of Rimrock, McGuireville, Lower McGuireville, Beaver Creek Estates, Lake Montezuma, Beaver Hollow, Federal and Tribal lands, and all their surrounding communities.

The BCRC has the stated purpose of maintaining and enhancing rural lifestyles, natural resources, economic values, and health and safety within the unincorporated Beaver Creek areas of Yavapai County, Arizona ("Beaver Creek Community"). The Council maintains a positive working relationship with officials of County, State and Federal governments, with surrounding communities, and with all associations and civic and business groups located in the Beaver Creek Community. The Council is a public forum to which any person who is a resident, property owner, or business owner with a physical address within the Beaver Creek communities may bring important issues concerning the future of Beaver Creek to initiate a dialogue with the goal of reaching a consensus.

The Organization Council members, Council Committees and appropriate County officials share responsibility for implementing the goals and objectives of this Vision 2020. Current committees and their responsibilities are as follows:

- ◆ Planning and Zoning- The purpose of the Planning and Zoning Committee is to coordinate all matters dealing with zoning, building, and growth in the Community of Beaver Creek. The goal of the committee is to help preserve the rural lifestyle of the community of Beaver Creek by coordinating the purpose and goals of the Council and the Verde Valley Regional Land Use Plan with development projects within and adjacent to the Beaver Creek Community, and to cooperate with Yavapai County officials to uphold the County Ordinances.
- ◆ Transportation- The purpose of the Transportation Committee is to coordinate all matters dealing with roads and their signage throughout the Beaver Creek Community. Accordingly, the goals of the committee are to identify the transportation issues affecting the Beaver Creek Community, primarily those identified in the Verde Valley Regional Land Use Plan and to make recommendations for action by the Council based on appropriate research and discussion of the issues involved.
- ◆ Water Resources- The purpose of the Water Resources Committee is to participate and coordinate planning for the use of water resources in the Beaver Creek Community. The goals of the committee are to insure that there will be an adequate quality water supply for the current and future citizens and to maintain a healthy riparian ecosystem that is so important to the identity of our community.
- ◆ Open Space and Recreation- The purpose of the Open Space and Recreation Committee is to create a vision for the community's need for open space and recreation. The goals of the committee are to identify future parks and open space; work to establish an interconnected trail system; generate recreational opportunities for all residents; and to coordinate efforts of persons and groups working towards the same end.
- ◆ Youth and Family Services Committee- The purpose of the Youth and Family Committee is to create a supportive environment for the community's youth and their families. The goal of this committee is to generate social, recreational and educational opportunities for all the residents, with special attention being given to school-age youth.

Other committees may be formed to assist the BCRC in implementing the goals of ***Vision 2020***. Additional resources may include Yavapai County, Yavapai College, the Verde Valley Regional Economic Organization, and other resources deemed appropriate.

The individuals and committees who work to achieve the goals of ***Vision 2020*** will of necessity develop implementation strategies consistent with the spirit and vision of the plan. To develop a single implementation strategy will unnecessarily handicap those charged with bringing ***Vision 2020***, through the goals outlined by the community, to fruition.

# IV. COMMUNITY CHARACTER

## A. Existing Conditions

The Community of Beaver Creek is nestled on 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 centrally located, being approximately 45-50 miles from Flagstaff, Payson, or Prescott, and 80 miles north of Phoenix. Its proximity to Interstate I-17 (exit 293) provides access to the surrounding areas of Camp Verde, Cottonwood, and Sedona. The land elevation ranges from about 3350' to 3700'. Although daytime temperatures in the summer may reach 100°+, the evenings cool off to the 60°-70° range. Most of the annual precipitation occurs during the winter months and in the July-August "monsoon" season, including some spectacular arrays of lightning. Mid-winter temperatures range from lows in the 20's to mid 60's. In addition to the normal winter rains, an occasional dusting of snow serves to enhance the natural beauty of the area.

**1. 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. 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 and Mary Lyons.

**2. Sense of Community.** The Beaver Creek community through its various non profit, school and church organizations, organize various community events, bringing together families and residents several times during the year. Holiday events, workshops, food banks and celebrations are sponsored by local businesses, individuals and organizations. Volunteers of all ages throughout the community donate thousands of hours annually to a variety of causes and events serving the community.

The Beaver Creek area is blessed with many cultural, archaeological and historical assets which unify and identify our three communities. Within the boundaries of Beaver Creek lies Montezuma Well, a gathering place for our Native American community as a place of worship, for townspeople to hike, explore native vegetation, enjoy a moonlight walk to the Well, or picnic at the meadow. We have the oldest operating airport in Arizona, the Rimrock Airport. For golfing enthusiasts we have the Beaver Creek Golf Course, or for our card playing neighbors a game is always available at the Beaver Creek Adult Center.

Area restaurants are frequented by residents in Beaver Creek. Beaver Creek has the distinction of being home to the smallest Native American Reservation in the country, the Rimrock Reservation, a part of the Yavapai-Apache Nation.

**3. Community Focal Point.** Beaver Creek has many Community focal points; the Beaver Creek Adult Center, the Fire Station, several businesses located along Beaver Creek Road, Rollins and Sycamore Parks, all contribute to hosting gatherings of people. The residents of the Beaver Creek

Communities believe community wide events unite our community. There is much support for a Community Center to be located in our area.

**4. Neighborhoods & Lifestyles.** Beaver Creek offers a wide variety of neighborhoods, from multi-acre ranchettes to small urban-style lots. Housing prices and availability varies with virtually everyone able to find housing that fit their needs and their lifestyle. Home site lots, established homes, rentals and secondary home markets are available in the plan area.

**5. Schools.** Beaver Creek is home to the Beaver Creek School District, the Rimrock Public High School, and two private schools; Southwestern Academy, an independent boarding and day school for boys and girls grades 6 through 12, and Copper Canyon Academy, a therapeutic boarding school for teen girls. As of March 2009, Beaver Creek School District had a school population of 385 students, pre-K through 8<sup>th</sup> grade. Of these, 28 were pre-school. The school district boundaries cover some 100 square miles. 20% of the school population is English language learners, and 20% are special education.

**6. Area Services (Medical; Caregiver; Charity).** A Family Nurse Practitioner is available in the Beaver Creek area open on a part time basis, currently 2 days per week. Other medical services are available in the Town of Camp Verde. The closest community with full service healthcare facilities is Cottonwood, a thirty minute drive. The Verde Valley Medical Center in Cottonwood is a major hospital with many services, and other services such as labs and walk-in clinics are available in Cottonwood as well, which include vision care and many specialized facilities. Verde Valley Caregivers provide social and charitable services for the elderly in the Beaver Creek communities. Meals On Wheels is available through the Beaver Creek Adult Center.

**7. Utilities (Electricity; Gas; Communications).** Arizona Public Service (APS) is the provider of electricity and electric service for the Planning area. Currently APS serves 2460 sites of which 2217 had active service as of March 2009. APS is forecasting a 1% growth rate in Yavapai County. Propane gas is the most common heating fuel and is served by several companies in the area. There is currently no natural gas service in the Beaver Creek area. Telephone lines are owned and managed by Qwest. There are a number of cellular telephone service providers that offer a wide variety of phone service options. Cable and satellite television and high speed internet services are provided for in the community. Two water companies offer water service to customers in their service area.

**8. Law Enforcement.** The Yavapai County Sheriff's office is the Beaver Creek area's primary law enforcement entity. Deputies are assigned by sectors. Beaver Creek is in Sector Three which include Fossil Creek, Childs, McGuireville, Rimrock, Lake Montezuma and the unincorporated areas of Camp Verde. Workload permitting, there is at least one deputy in each sector at any given time.

In 2008 there were 903 incidents to which officers responded. Of these, 244 or 27% were traffic violations. A breakdown of the top incidents can be seen in the following table.

## Incident Report For the Beaver Creek area – 2008

Table 4

Incident	Number
1. Traffic Violations	244
2. Suspicious Person / Circumstances	113
3. Animal Complaint / Problem	89
4. Alarms	58
5. Family Fight	55
6. Assist Other Agency	47
7. Juvenile Problem	41
8. Thefts	36
9. General Information Reports	33
10. Threatening	30
11. Animal Pick-up	30
12. Civil Dispute	31
13. Disorderly Conduct	27
14. Trespassing	25
15. Harassment	22
16. Citizen Dispute	22
<b>TOTAL</b>	<b>903</b>

Typical duties of the Sheriff's office include patrol assignments, calls for service, and vacation checks. Our nearest substation is in Camp Verde on Highway 260 at the Out of Africa entrance.

**9. Fire Protection.** The Rimrock-McGuireville Fire Department provides fire and emergency protection to the Beaver Creek area. The district comprises 54 square miles. There are eighteen full time positions and six volunteer positions with 4 individuals per shift, and is governed by a five member board. Plans call for a new station to be added in Lake Montezuma with a staff of 6. The station receives from 952 to 980 calls per year. 65% are medical, 10%-12% fire, and the balance public service such as clearing culverts, pest removal, and animal rescue.

**10. Pollution, Solid Waste Disposal & Waste Water Disposal.** From our survey and our community meeting it was made clear the Beaver Creek area favored protecting the area from water, air, and noise pollution; we favor dark skies and properties kept well. Protection from these pollutants enhances our rural lifestyle and natural beauty of the area. The city of Camp Verde hosts the closest transfer station, and the Grey Wolf landfill is located on Highway 169 approximately 3 miles west of I-17. The residents of Beaver Creek are divided on the need for a transfer station in our community. Beaver Creek hosts community cleanups, and several local organizations have enrolled in the "Adopt-a-Road" program. Distance to landfills and transfer stations result in illegal dumping on public lands and unkempt properties on private lots. Encouraging a low cost recycling center could be an option. Beaver Creek Preserve currently has a wastewater treatment facility, and permits have been issued for a similar facility in the Indian Lakes subdivision.



## **B. Issues**

- ◆ Preserve cultural, archaeological, and historical assets and sites
- ◆ Maintain dark skies
- ◆ Clean up trash, i.e. roads, property, creek
- ◆ Protect and maintain rural, small town feel
- ◆ Community center for all ages
- ◆ Keep Fire and Safety services current with growth
- ◆ Encourage service-oriented businesses

## **C. Goals & Objectives**

### **Goal 1: Protect rural values**

- a) Create a sense of community while preserving the uniqueness of each area.
- b) Document the history, attractions, and attributes our communities offer.
- c) Continue and expand our community events – parades, Buzzard Day, spaghetti dinner, etc.
- d) Continue community cleanup events and work to establish a ‘neighborhood clean’ attitude.
- e) Enforce existing dark sky ordinances.

### **Goal 2: Preserve cultural assets**

- a) Increase awareness of the uniqueness of Montezuma Well
- b) Identify historical sites
- c) Establish a visitor center to provide information about cultural, archaeological, and historical assets

### **Goal 3: Establish a Community Center**

- a) Consider community needs
- b) Determine a location
- c) Develop a plan
- d) Explore funding sources, seek community input and participation, execute plan.

### **Goal 4: Attract service-oriented businesses that reflect the needs of the community.**

- a) Encourage and attract businesses that provide needed community services.
- b) Identify potential commercial areas in the community
- c) Encourage buying local
- d) Develop a community business guide

## **D. Implementation Policies, Strategies and Solutions.**

Leadership and policies for implementing these goals and objectives can come from the Beaver Creek Regional Council in cooperation with Yavapai County, neighboring communities and plan area organizations. The Beaver Creek Regional Council does not at this time have a Community Character committee. The work outlined in the Community Character element should be shared by other committees such as Planning and Zoning, Open Space, Land Use, and Transportation.

A sustainable Vision 2020 will require structure modifications to and expansion of the Council. The Council will focus on leadership development and support of community residents and volunteers to serve on the various BCRC committees. Employment of a BCRC staff Coordinator and clerical person is a future implementation strategy for Vision 2020 plan implementation.

Since it is important to the community to preserve the rural character of Beaver Creek, the role of the Council should be that of oversight of the committees and staff. Strategies for implementation are as follows:

1. Foster committee development time lines for implementation strategies.

2. Identify and apply for grants that support administration of local economic and community development planning and general economic growth planning.
3. Establish new and partner with existing organizations, committees, and institutions to implement the goals outlined in the Community Character Element;
4. Work with Yavapai County and other County organizations to monitor issues and developments that may affect Beaver Creek, and to articulate to them our vision on an ongoing basis;
5. Distributing elements of Vision 2020 to future and existing developers, businesses and associations for their early consideration in their planning process and incorporation into their designs. Sponsor plan seminars and classes for committee members, BCRC organization memberships and community leaders and other interested parties.
6. Establish an economic development entity focused on business attraction, job creation, business retention and finance development interacting on local and regional levels.
7. Identify an economic vision tax base and themed target industries for the community, e.g. Eco-Tourism, recreation center, warehousing, agriculture, retail, energy and/or youth & education services.
8. Work with area businesses and appropriate groups and organizations to establish a visitor center.
9. Develop resources to identify and apply for historical designation status for markers, buildings, trails, ruins/archeological grounds and other historic assets in the community.
10. Promote the registry of a plan area name with national, state, and county cartography groups, services, and studies.
11. Participate in historical and cultural preservation groups, organizations and studies.
12. Continuing to promote public participation as the needs of the Community evolve.

# V. LAND USE

## A. Existing Conditions

**1. Introduction.** The Beaver Creek Community consists of over 11,000 acres of Residential, 236 acres Commercial/Industrial and 970 acres of open space areas within its Plan Area. Approximately 24,700 acres of Forest Service land buffers the Beaver Creek community from Camp Verde, Cornville, and rural grazing ranchlands. The Plan Area is bordered by two National Monuments at its Southwest and Eastern border, designated as Open Space. Located in the outlying areas are seven large historic rural ranches. Forest Service campgrounds at Beaver Creek and an archeological heritage site are also located in outlying areas.

The Beaver Creek Community is unique in its growth. A majority of the area was platted as subdivisions prior to Yavapai County Planning and Zoning, FEMA and ADEQ regulations. Detail zoning put in place in the early 1970s, brought a halt to the development of additional unregulated subdivisions platted in the area. The remaining areas zoned as rural residential two-acre minimum (RCU-2) has mainly grown by lot splitting between 1990 and 2010, most without regulatory controls prior to residential development. This has contributed to infrastructure challenges throughout the Plan Area.

The need for retail and community services was widely expressed by Plan Area residents including medical and pharmacy services, retail grocery stores and a community center. Residents also preferred the location of commercial and community facilities to be along Beaver Creek Road, the major roadway, rather than in residential neighborhoods. While many oppose rezoning of residential areas for commercial uses, some rezoning or mixed use designations may be necessary to accommodate the Plan Area's commercial growth.

Community residents favored planned but slow growth and efforts balancing private property rights with community needs. U.S. Census statistics show an 81.6% growth rate for the Beaver Creek area between the years 1990 and 2000. Although a small community, growing from 1,841 in 1990 to 3,344 by the year 2000, it was the fastest growing community within the Verde Valley. Population statistics from the 2010 Census are not yet available and mid-decade estimates are not provided for Yavapai County unincorporated communities. However, increase in area housing and traffic counts indicate significant population increases over the last decade.

### Housing Change from 1990 to 2000 – U.S. Census

	1990	2000	% Change	Estimated 2010
Total	1109	1660	50%	
Owner Occupied	685	1105	59%	
Renter Occupied	136	366	169%	
Medium House Value	\$78,800	\$105,700	34%	
Average Household Size	2.22	2.22	0	

Table 5

**2. Zoning.** Land use is regulated by Yavapai County Zoning Ordinances and categorized by various zoning codes for residential, commercial, industrial and open space uses. The following charts reflect the Plan Area parcels and acres by zoning code.

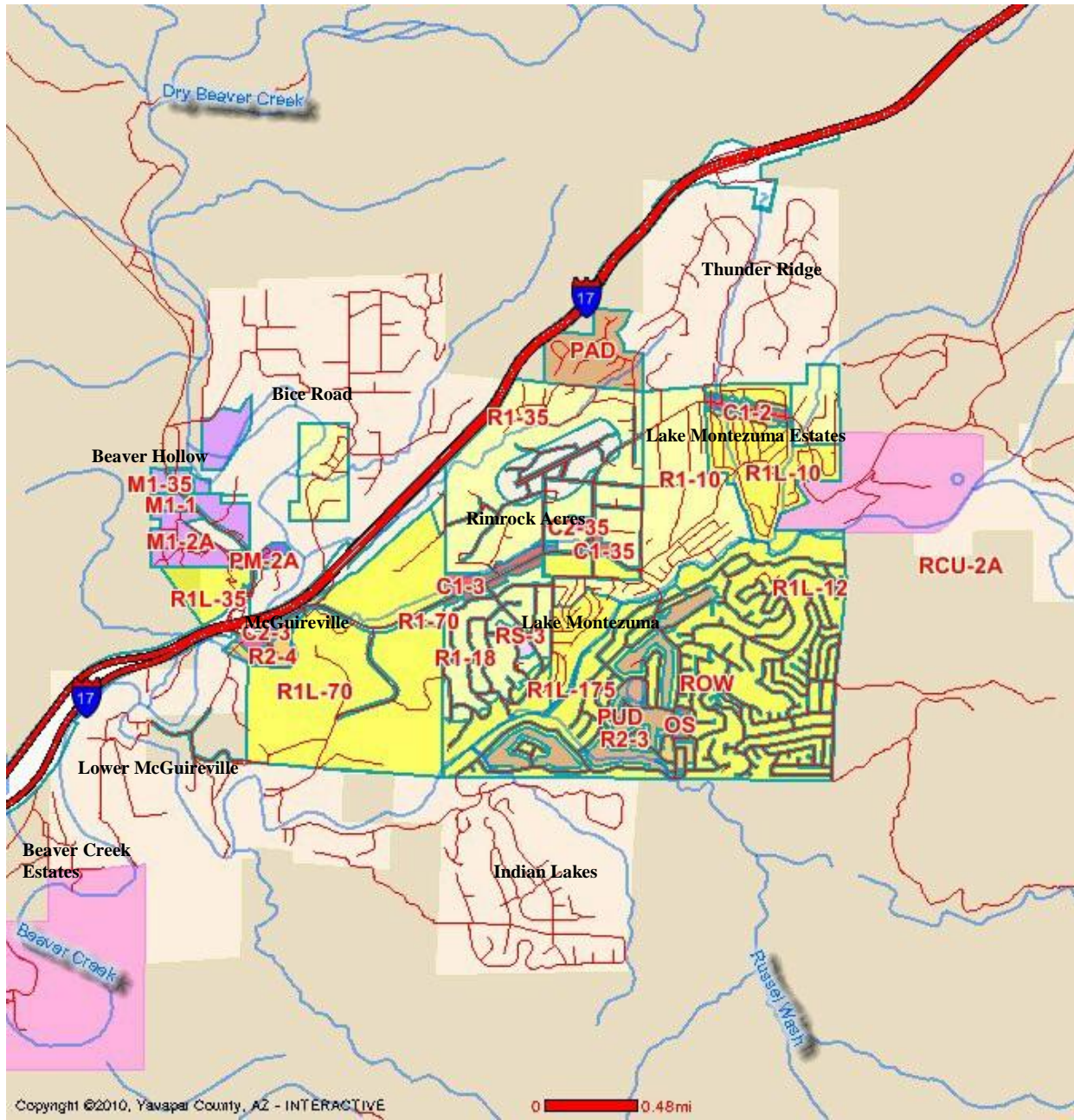
Plan Area Parcels and Acres by Zoning Code

CODE	Type	Zoning	No.	%	Acres	%
C1	C	Commercial; neighborhood sales & services	197	3.42%	56.96	0.46%
C2	C	Commercial; general sales & services	6	0.10%	15.03	0.12%
M1	I	Industrial; general limited	18	0.31%	156.62	1.28%
PM	I	Performance Industrial	1	0.20%	7.75	0.06%
RIL	R	Residential; single family limited	2815	48.88%	1651.39	13.50%
R1	R	Residential; single family	968	16.81%	989.41	8.09%
RCU	R	Residential; rural core area	1232	21.00%	6934.45	56.70%
RCU	R	Residential; rural outlying area	7	0.12%	1150.00	9.40%
R2	R	Residential multi-family	184	3.19%	68.29	0.56%
RS	R	Residential and services	11	0.19%	9.72	0.08%
PAD	R	Planned area development	303	5.26%	219.41	1.79%
OS	O	(Open Space) core area	6	0.10%	970.31	7.93%
PUD	R	Planned urban development	11	0.19%	1.05	0.01%
<b>TOTAL</b>			<b>5759</b>	<b>99.77%</b>	<b>12230.39</b>	<b>99.98%</b>

Table 6

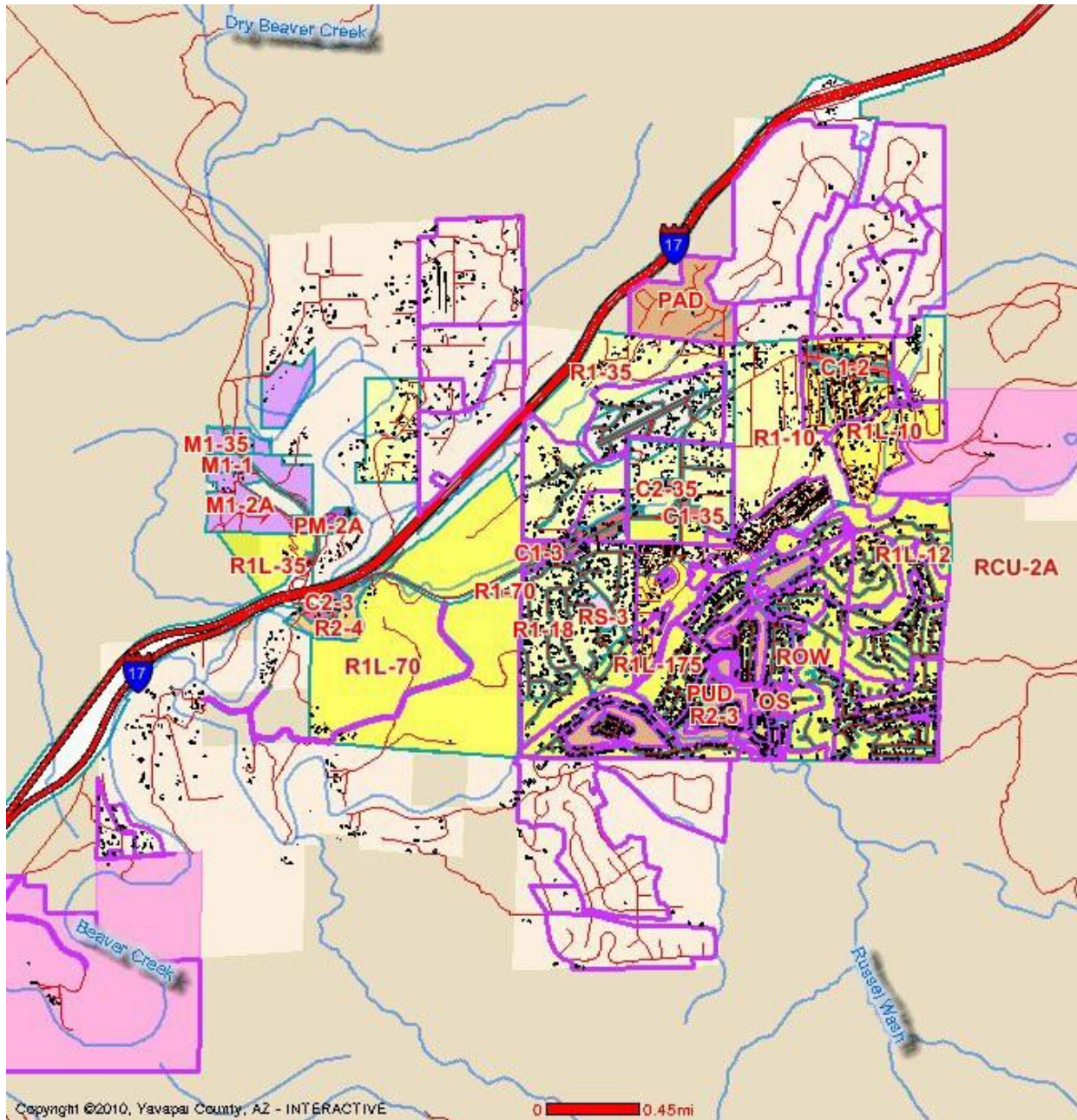
<b>C</b>	<b>All Commercial</b>	<b>203</b>	<b>3.52%</b>	<b>71.72</b>	<b>0.59%</b>
<b>I</b>	<b>All Industrial</b>	<b>19</b>	<b>0.33%</b>	<b>164.37</b>	<b>1.34%</b>
<b>R</b>	<b>All Residential</b>	<b>5531</b>	<b>96.04%</b>	<b>11023.72</b>	<b>90.14%</b>
<b>O</b>	<b>Open Space Core Area</b>	<b>6</b>	<b>0.10%</b>	<b>970.31</b>	<b>7.93%</b>
	<b><u>Core Area</u></b>				
	<b>Open Space</b>	<b>6</b>	<b>0.10%</b>	<b>970.31</b>	<b>7.93%</b>
	<b>Subdivisions &amp; PUD</b>	<b>3989</b>	<b>69.27%</b>	<b>2719.86</b>	<b>22.24%</b>
	<b>Planned Area Development</b>	<b>303</b>	<b>5.26%</b>	<b>219.41</b>	<b>1.79%</b>
	<b>RCU-2 Residential</b>	<b>1232</b>	<b>21.39%</b>	<b>6934.45</b>	<b>56.70%</b>
	<b>Business</b>	<b>222</b>	<b>3.85%</b>	<b>236.09</b>	<b>1.93%</b>

# Beaver Creek Core Plan Area Zoning Map



Map 1

## Beaver Creek Core Plan Area Density Map



Map 2 - Density in core area as of 2007

**3. Beaver Creek Residential Areas.** Residential zoning in the core Plan Area range from densely populated to rural parcels, making up nearly 80% of the community. Commercial and industrial areas encompassing less than 1% of the plan area are located along five corridors (see zoning map). There are vast undeveloped lots within the Beaver Creek Community which are often mistaken for Open Space. Opens Space areas consist of a County park, a small community park, two Forest Service parcels and two national monuments which comprise nearly 8% of the core area. Rural ranchlands in the outlying areas represent 10% of the Plan Area.

Results of the Community Plan Survey indicate that area residents widely support single family and site built homes as compatible to area. Strong opposition was made for multi-family, apartments and condos; some opposition existed for mobile home parks. Response was split regarding manufactured housing. Consideration of water availability in land use decisions is widely supported.

**a. Subdivisions.** Most Platted subdivisions<sup>1</sup> were established in the mid 1960s. Housing in some subdivisions were never or only sparsely built with many having little or no planned infrastructure or CC&Rs<sup>2</sup>. Subdivision and urban lots number almost 4,000 and represents 69% of the residential parcels. Subdivision spread over 2,720 acres or 22% of the Plan Area. These are considered to be high density zoning areas.

The Lake Montezuma area is a planned development of site-built homes with some commercial and multi-unit rental areas. The area was originally developed between 1958 and 1967 as thirty eight platted subdivisions with CC&Rs around a public golf course. A PAD (Planned Urban Development) zoned for condominiums was later approved for development. A Planned Urban Development (PUD) is also located here. A private girl's boarding school is also located in the Lake Montezuma area. Lake Montezuma subdivisions are developed to near capacity.

The Indian Lake development and adjacent subdivided lands were platted in 1968 and are located on a topographical bench area above the Lake Montezuma subdivisions. This area has not been developed to any great extent. A wastewater treatment plant serving this development and providing recycled water for the Beaver Creek golf course is planned. An adjacent subdivision, BC Ranch Estate, was platted in 2007.

The Rimrock area has developed primarily as a mixed-use area with subdivided residential and commercial parcels. Subdivisions in this area include Rimrock Acres, Farmers Market commercial and residential services, Montezuma Estates, and Thunder Ridge. Rimrock Acres was platted in between 1960 and 1964; Montezuma Estates plated in 1968, and Thunder Ridge, platted between 1997 and 2005. These subdivisions have lots or parcels ranging in size from 10,000 square feet to 2-acre minimums. The Rimrock area includes a central business district, the Rimrock Airport and the Beaver Creek School.

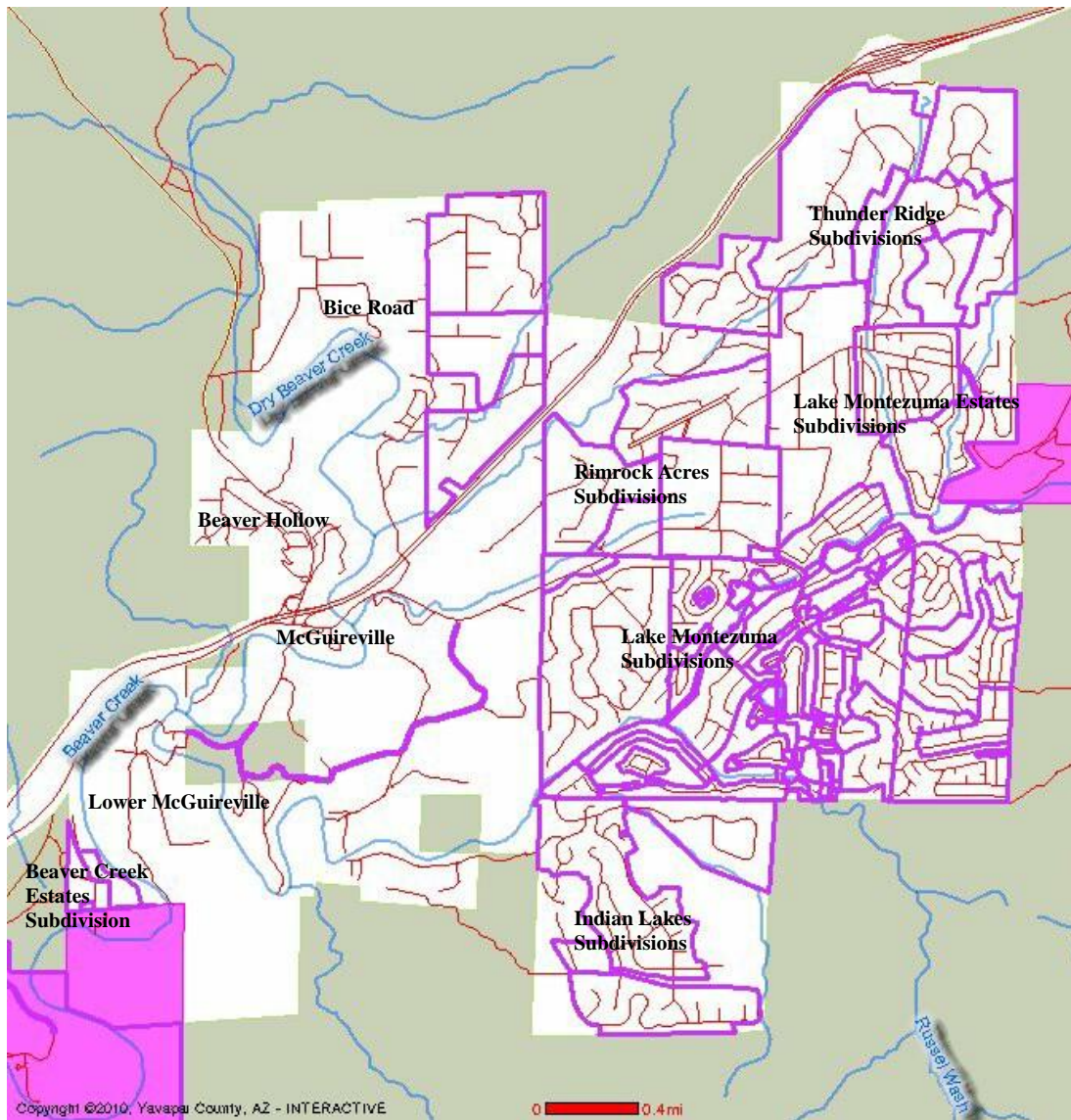
A small subdivision in the Lower McGuireville area named Beaver Creek Estates was platted in 1962 and 1968 with 2 acre minimum lots. Bice Road area has 78 acres of newly registered subdivisions with RCU-2 zoning platted in 2009 but currently unlicensed by Arizona Department of Real Estate.

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<sup>1</sup> Subdivision: Improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests.

<sup>2</sup> CC&Rs are covenants, conditions and restrictions applied to homeowners who live in areas that have a homeowners' association.

The following Plan Area map outlines the subdivisions discussed in this section.



Map 3

**b. Planned Area Developments.** A PAD, often called a “master planned community”, is a residential community with recreational or open-space amenities that provides water, septic services and a people-gathering facility such as a community center or clubhouse. A PAD may have small scale, individually owned businesses and various types of housing style and densities incorporated in its master design. Open space and clustering of dwellings to allow maximum open space areas are common to its design.

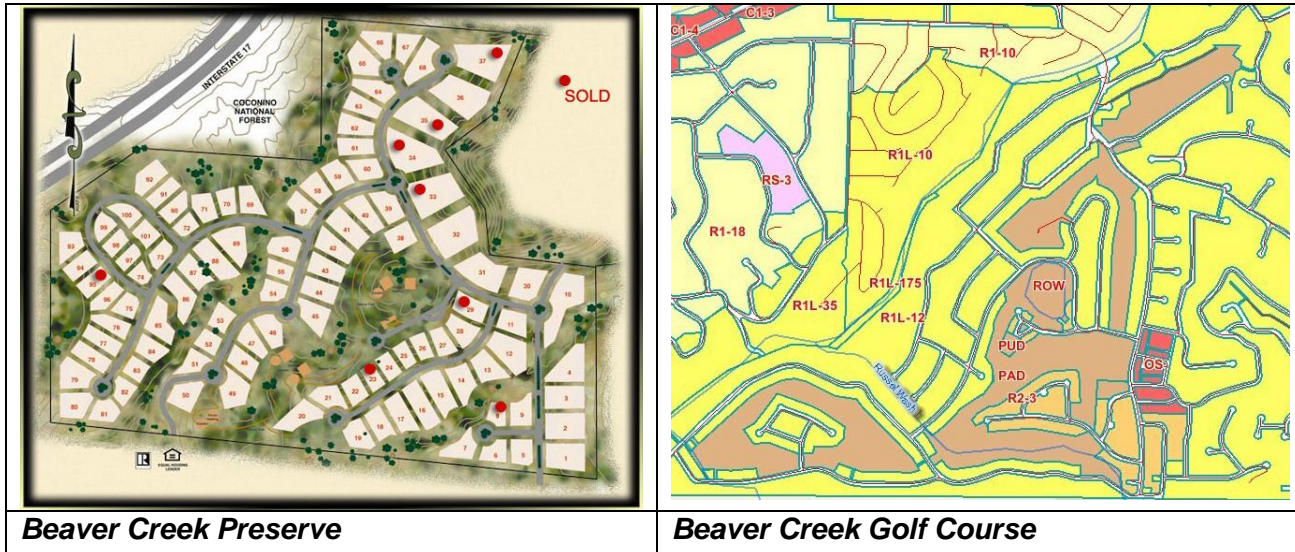
A newer subdivision established in mid 2008 as PAD, Beaver Creek Preserve, and the golf course in Lake Montezuma make up less than 2% of the Plan Area.

Beaver Creek Preserve contains 94 acres with 101 platted lots ranging in size from 7,835 to 39,437 square feet and five tracts. The PAD allocates approximately 40 acres for lots, 14 acres for the private roadway system, less than a half acre for the wastewater plant, and 40 acres or 42 percent reserved for common area open space.

The Beaver Creek Golf Course is an 18-hole course featuring 6,486 yards of golf from the longest tees for a par of 71. The course rating is 69.8 and it has a slope rating of 120 on Bermuda grass. Designed by Arthur Jack Snyder, ASGCA, this Beaver Creek golf course opened in 1960. In addition to the golf



course, this 121 acre PAD features a pro shop and restaurant known as the Ranch House Restaurant. The golf course has had several owners through the years and currently undergoing restructuring.



Map 4

Map 4a

**c. Metes and Bounds – Rural Residential.** Rural residential areas are mostly characterized by extensive land holdings used for widely spaced residences, ranching or agricultural purposes on private lands. They exhibit the following characteristics:

- ◆ Sparse populations and very large land ownerships, typically of 36-acre parcel size or larger;
- ◆ Lifestyle is often dependent upon agricultural and ranching pursuits.
- ◆ Generally located remotely, some distance from services and community centers.
- ◆ Are not intended to provide for the services and amenities of daily living usually found within established communities.
- ◆ Are not intended for the convenience of improved transportation routing.
- ◆ Typical uses include 36 acres or more per home site, ranching, grading, agriculture, mining or other related industrial operations.

Nearly 22% of the parcels in the core area, or 1,240 lots are zoned as rural residential, most comprised of less than 10 acres each. They cover over 6,900 acres representing nearly 57% of the core Plan Area. Ranchlands formally characterized as rural residential parcels in the Plan area total seven and make up 1,150 acres mostly located in the Beaver Creek Community outlying areas. These ranches are identified in the chart below.

Name	Acreage	Location
Dyke Ranch	310	Peripheral of Core Area at southern most end of Lower McGuireville
Bar D Ranch	100	Outlying area north of Montezuma Well off FS119
Soda Springs Ranch	289	Outlying area adjacent to Montezuma Well off FS119
Ward Ranch	165	Outlying area off FS618
Southwest Academy	120	Outlying area off FS618
M Diamond Ranch	111	Outlying area off FS618
Apache Maid Ranch	55	Outlying area off Cornville Road

Table 7

Beaver Creek’s rural residential areas have significant archeological and historical sites and trails. The outlying rural areas feature an archeological heritage site, a popular trail ride company serving the

Verde Valley and an international private boarding school and camp. Many marked and unmarked trails are popular with local horsemen. Private land near Montezuma Castle National Monument has significant archeological ruins.

Rural residential parcels within the core area are estimated at 1,230 over 6,900 acres of metes and bounds<sup>3</sup> land. These parcels were principally created through lot splits of large ranches. These unplanned developments exist because Arizona law permits large landowners / developers to split their property into thirty-six acre parcels without having to comply with any land use regulations. Additionally, these newly divided parcels may also be split as many as five times, provided the resulting lots contain at least 2 acres. As a result, the County has little or no regulatory review over these parcels regarding road/emergency access, drainage, sanitation, water/exempt wells or available utilities.<sup>4</sup> The seller of the property may also maintain mineral rights to the property providing he/she owns them.

In many cases, these properties, also called “wildcat subdivisions”, lack basic infrastructure, do not adhere to subdivision standards or infrastructure requirements. The prevalence of lot splitting is an important public policy concern given the impacts that occur with this unregulated, unmonitored process. According to the 2000 census, Arizona’s population expanded by 40 percent in the last decade, and wildcat areas are a symptom of this explosive growth.

The Bice Road and Lower McGuierville neighborhoods within the core Plan Area are considered to be rural residential, zoned RCU-2A having minimum 2 acre lot sizes created mostly through lot splits.

Lower McGuierville area is located south of Beaver Creek Road at McGuierville and north of the Montezuma Castle National Monument. The area was homesteaded and used for mining and agricultural purposes up to 1990. Presently, the area is made up of private residential, Forest Service, and Yavapai Apache trust lands. Housing in the area is a mix of site built and manufactured homes. The area is home to several small horse ranches and home based businesses. Wet Beaver Creek and Dry Beaver Creek flow throughout the community, impeding access to some areas when flooded. Property owners in the area are often challenged with the lack of road/emergency access and services.

The Bice Road area is located north of Beaver Creek Road with I-17 intersecting the area diagonally. The area was once an agriculturally based community with cattle and dairy ranches. Closing of the dairy around 2005 resulted in several land splits and creation of wildcat subdivisions. Presently, the area consists mainly of manufactured and some site built homes. Small horse ranches and boarding facilities are popular in the area. Dry Beaver Creek meanders through the area. Access and road maintenance challenges are of concern in this neighborhood.

**4. Open Space.** Typically, Forest Service, National Monument and dedicated parks reserved for recreation, wilderness and monument purposes are defined as Open Space. Private lands held by non-profit, for-profit organizations, property or home owner associations, land for camping, recreation, trails or environmental preservation is also categorized as Open Space. Federal lands often have other non-recreational uses, such as grazing, logging, or mining, consistent with the Federal Land Policy and Management Act. Federal lands which are not dedicated for public recreation, wilderness or as national monuments may be subject to land-exchange processes.

Undeveloped properties within the Plan Area are often mistaken for Open Space. Vacant land that is privately opened is not Open Space if it is not dedicated or reserved for public use. Open space in the Beaver Creek Plan Area consists primarily of Forest Service and Montezuma Castle and Well National Monument lands.

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<sup>3</sup> Metes and Bounds: The boundary lines of land, with their terminal points and angles.

<sup>4</sup> Source: Yavapai County General Plan, adopted April, 2003, Land Use Element, p. 17

Rollins Park, a small neighborhood park, is located in the middle of Lake Montezuma’s commercial district within the core area. This quarter acre park is owned by the Lake Montezuma Property Owners Association. Also within the core area is a publicly dedicated 4 acre park sponsored by Yavapai County, Sycamore Park, which is also located in Lake Montezuma and provides open space recreation and access to Wet Beaver Creek.

There are two Forest Service parcels located within the core area in Lower McGuireville, one 80 acres and the other 40 acres in size. These parcels are reserved for land exchange. Area residents prefer to see these parcels developed for recreational uses, providing hiking and horse trail access and public access to Beaver Creek instead of residential or commercial development.

Forest Service land comprises 37,000 acres of the Beaver Creek area. It buffers between Beaver Creek from neighboring communities of Camp Verde and Cornville. The Forest Service also provides grazing land and buffers large rural residential ranchlands in the outlying areas.

**5. Beaver Creek Area Businesses.** The Plan Area is home to over 145 employers ranging in size from 1 to 100 employees. The largest employer is the Beaver Creek School District. Construction related businesses make up nearly 40% of the area employers. Small retail and professional services primarily serve the local community, while industrial businesses in the Plan Area have regional and statewide clienteles. Several private practitioners and home base businesses also operate in the area, however, their numbers are not known.

The following chart of 2007 Census data provides the latest available commercial number of establishments by number of employees, zip code and by NAICS (North America Industry Classification System) / SIC (Standard Industry Classification) codes for the Plan Area.

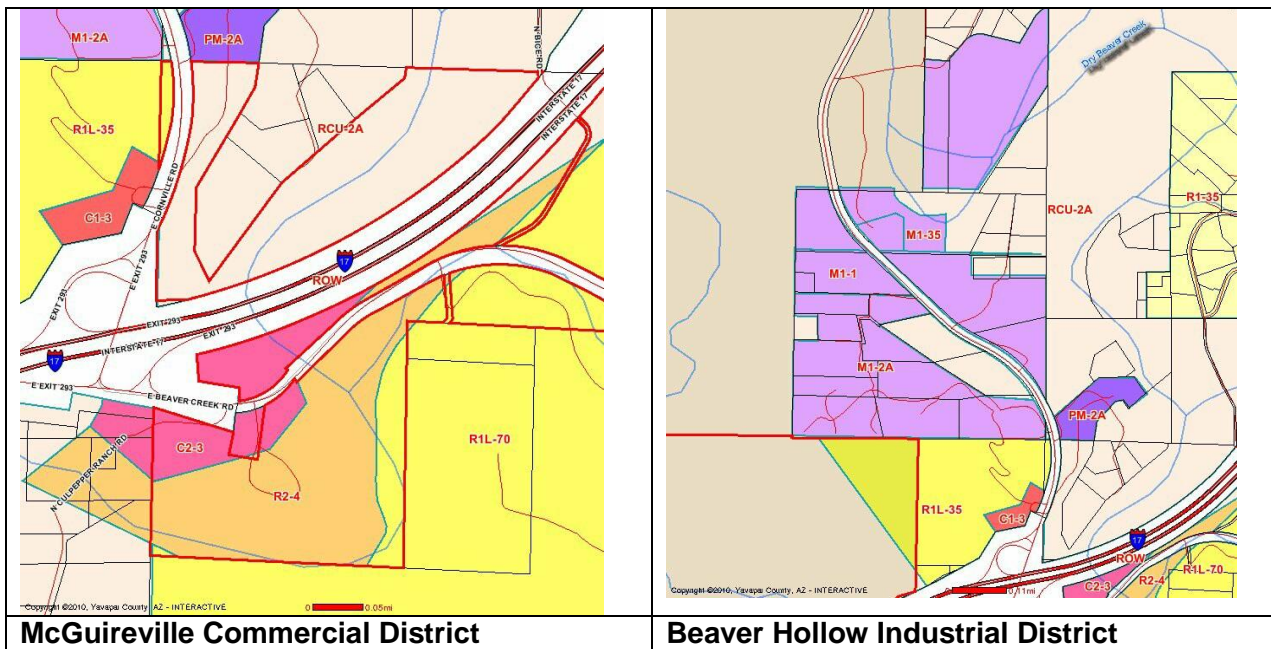
**Beaver Creek Area Businesses as of 2007 – Table 8**

Zip Code	Industry Code	Industry Code Description	Number of Establishments by Employment-size class						
			Tota l	'1-4'	'5-9'	'10-19'	'20-49'	'50-99'	100+'
86335	23----	Construction	23	15	7	1	0	0	0
86342	23----	Construction	6	4	2	0	0	0	0
86335	31----	Manufacturing	2	2	0	0	0	0	0
86342	42----	Wholesale trade	1	1	0	0	0	0	0
86335	42----	Wholesale trade	2	2	0	0	0	0	0
86335	44----	Retail trade	9	5	3	1	0	0	0
86342	44----	Retail trade	1	0	1	0	0	0	0
86335	48----	Transportation & warehousing	1	0	1	0	0	0	0
86335	53----	Real estate & rental & leasing	3	3	0	0	0	0	0
86335	54----	Professional, scientific, technical service	2	2	0	0	0	0	0
86342	54----	Professional, scientific, technical service	2	2	0	0	0	0	0
86342	56----	Administrative, support, waste management	2	1	1	0	0	0	0
86335	61----	Educational services	4	2	0	1	0	0	1
86335	62----	Health care & social assistance	1	1	0	0	0	0	0
86342	62----	Health care & social assistance	1	1	0	0	0	0	0
86342	71----	Arts, entertainment, & recreation	1	0	0	0	1	0	0
86335	72----	Accommodation & food services	4	1	0	0	1	0	0
86342	72----	Accommodation & food services	2	1	0	0	0	0	0
86335	81----	Other services (except public administration)	7	7	0	0	0	0	0

**6. Business Districts.** Approximately 72 acres split over 203 lots in four business corridors is zoned for commercial uses. There are 19 lots in the planning area representing 164 acres centralized in one corridor of the Plan Area. Commercial and industrial property equals less than .05% of the Plan Area acreage.

**a. McGuireville Commercial and Beaver Hollow Industrial District.** The McGuireville commercially zoned area (C1 & C2) and Beaver Hollow’s industrial zoned areas (M1& PM) have been identified as locations most desired for expanded commercial development. McGuireville is along Beaver Creek Road and the I-17 interchange. Presently, the area is characterized with a few service businesses, convenience retail, automotive services and two antique / retail shops located in historic buildings. Beaver Hollow is north of the interchange on Cornville Road. This area has developed with commercial and industrial uses including a gas station, small restaurant, a small RV park, a material extraction area (mining), automobile salvage, automobile detailing, a water bottling facility and a recycling processing and composting facility, and some residential zoning.

The proximity to I-17 makes these areas desirable locations for future commercial and industrial development while avoiding increased traffic on Beaver Creek Road, a major arterial running through the central Plan Area and resident neighborhoods.



Map 5

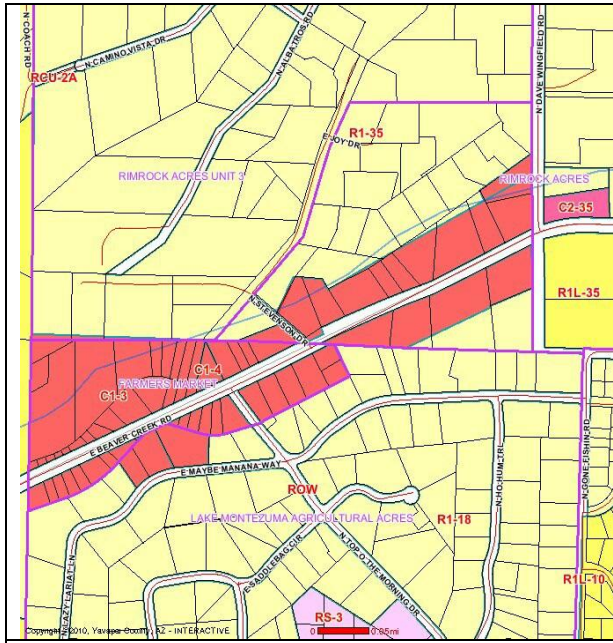
Map 5a

**b. Central Beaver Creek District.** The Central Beaver Creek District runs along Beaver Creek Road between Brockett Ranch Road and Dave Wingfield Road. Business and services along this corridor include a discount store, the Montezuma - Rimrock Fire Station, several retail stores, a mercantile store, a small grocery market, auto repair shops, a self storage facility, a small trailer park, a laundromat, some personal service establishments, professional and real estate offices, restaurants and a bar.

This area’s central location within the community makes it a good potential as a ‘town’ center, however, many commercial lots along this corridor are not of adequate depth to accommodate parking.

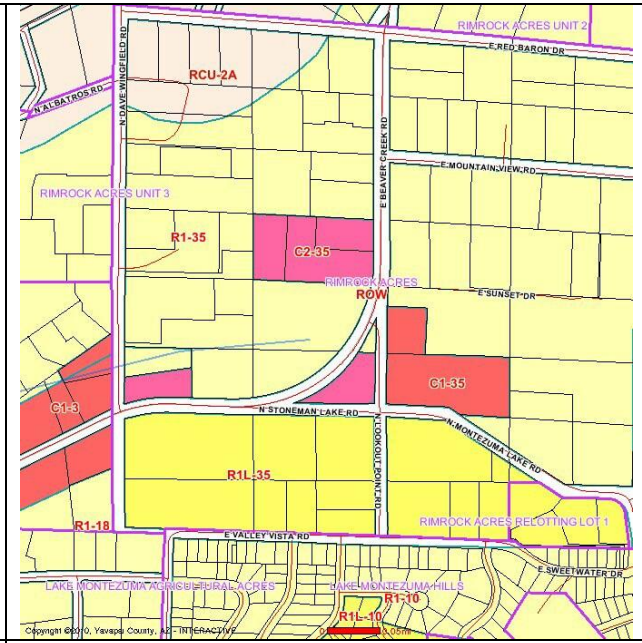
**c. The “Y” Business District.** The “Y” Business District is so named due to its location at the point where Beaver Creek Road and Montezuma Lake Ave intersect, forming a “Y”. Montezuma is the main road leading to the golf course and Lake Montezuma neighborhoods. The main traffic generator in this area is the Rimrock Post Office. Business and services within this area include a large self storage

facility, an auto repair shop, a gas station convenience store and car wash, a small bank branch, a church (which also houses the charter high school) and a recycling drop off location.



**Central Beaver Creek District**

Map 6

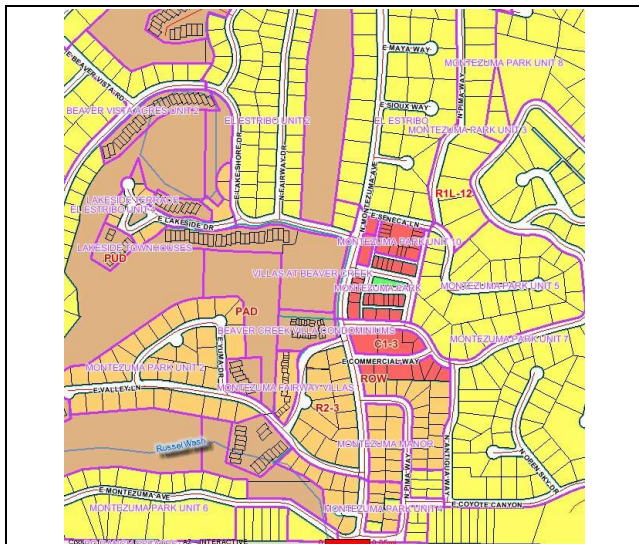


**The "Y" Business District**

Map 6a

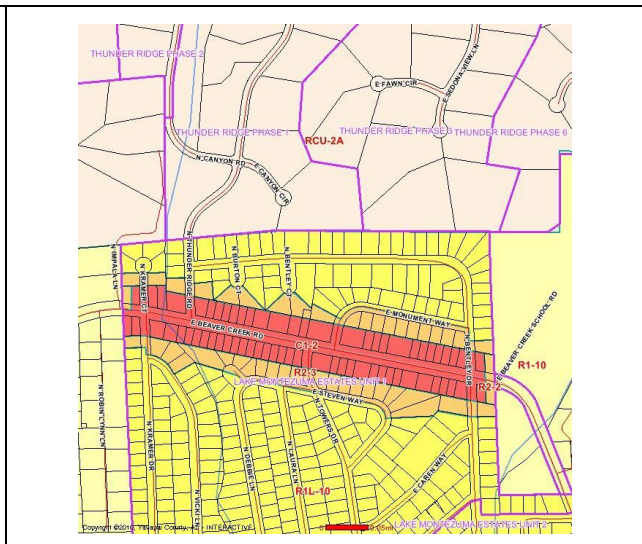
**d. Rollins Park Business District.** Rollins Park Business District is a small area in a village square setting located across from the Ranch House Restaurant and Beaver Creek Golf Course. Business and services in this district include a real estate office, a hair salon, a post office sub station, a Sheriff sub station, a massage studio, an adult community center, a medical practitioner, a bakery sandwich shop and a motel. With the exception of the motel, the businesses within this area are small owner operator enterprise.

**e. Rimrock Business District.** The Rimrock Business District runs along Beaver Creek Road between Kramer Drive and Bentley Road. Most recently developed, the area has two warehouse facilities, a sound studio and an automotive specialty shop. Lots are narrow and shallow along this area. This along with its proximity to higher density residential areas, Beaver Creek School and Montezuma Well National Monument limits a compatible business mix.



**Rollins Park Business District**

Map 7



**Rimrock Business District**

Map 7a

**7. Future Commercial and Service Needs.** Area residents have expressed the need for a regional grocery store, a pharmacy, and restaurants. The location of these services is preferred along Beaver Creek Road, utilizing current commercially zoned areas. Also expressed is the desire for ‘green’ industry, such as solar, wind and recycling ventures utilizing current industrial zoned parcels. Much of the commercial and industrial parcels within the Plan Area are undeveloped. In-filling of these areas is preferred over additional conversion of residential property.

Residents strongly oppose light pollution. The State of Arizona currently addresses “dark sky” regulations, which are administered locally through the Yavapai County Planning and Zoning Ordinance. The ordinance also addresses noise, glare, shielding, and heat.

Residents are also concerned with the preservation of historical and cultural sites. Of concern are three buildings in McGuireville serving as antique and retail shops, originally the old McGuire homestead and store. Another area of concern in the western region of the Plan Area is Montezuma Well National Monument. Residents have strongly voiced opposition to additional commercial zoning near the Well. Future development will need to consider these factors when expanding or planning commercial districts.

Residents identified several needed and desired services for the Beaver Creek Community. Below is a listing of these services as well as undesired industries or commercial development.

Table 9

<b><u>Commercial - Industrial - Services</u></b>	
<b><u>Desired</u></b>	<b><u>Undesired</u></b>
Community Shopping Center	Warehouse Stores - Costco, Sam Club
Medical Service Providers, i.e., doctor, dentist	Big Box Stores, i.e., Wal-Mart
Pharmacy	Strip Malls
Urgent Care	Discount Stores
Bank	Bars
Grocery Store, i.e., IGA - Fry's	Adult Entertainment Places
Neighborhood Grocery Stores	Billboards
Restaurants, privately owned & chain	Fast Food Chains
Dry Cleaning Store	
Nursery	
Sandwich Shop	
Office Building - Small	Distribution and warehouse centers
Research & Development Industry	Heavy industrial and manufacturing
Hi Tech industry	Mining and quarry operations
Green Technology industry	Land Fill
Industrial Park	
Light industrial	
Agricultural and ranching business	
Home based businesses	
Travel, tourism and recreational attractions	
Tourist Center	
Community Center	
Youth Teen Center	
Recreational Facility, pool, skate park	
Library	

## **B. Issues**

- a) Managing planned, orderly growth
- b) Attracting and supporting businesses that meet community needs
- c) Protecting Rimrock Airport from any adjoining zoning conflicts
- d) Maintaining current density zoning for new development

## **C. Goals and Objectives**

### **Goal 1: Preserve Rural Lifestyle**

- a) Regulate lot splits through zoning/subdivision code incentives or statute amendments in accordance with established densities.
- b) Designate locations for services and facilities such as parks, additional fire stations, schools, community center, waste transfer station and recycling drop-off centers.
- c) Encourage enforcement of dark sky policy; develop community signage guidelines.

### **Goal 2: Preserve open space and protect cultural, archaeological, and historical assets**

- a) Coordinate with appropriate agencies on sale/exchange proposals to recognize existing zoning and recreational opportunities.
- b) Identify existing cultural, archaeological, and historical assets in the community and work with appropriate agencies to explore opportunities to protect them.
- c) Increase controlled public access to Wet Beaver Creek.
- d) Encourage clustering and other land use methods for creating and preserving open space within the community, subdivisions and neighborhoods.

### **Goal 3: Encourage commercial development that addresses community needs**

- a) Encourage and support commercial and service oriented businesses that complement the community character of the area.
- b) Encourage commercial development to provide landscape buffers along roadways and between commercial and residential parcels.
- c) Maintain light commercial and residential service centers.
- d) Discourage future heavy commercial or industrial development not beneficial to the community.
- e) Encourage mixed use zoning and cluster development for light commercial ventures.
- f) Incorporate plans for cultural and heritage preservation when developing commercial districts.

### **Goal 4: Improve public participation for land use decisions**

- a) Urge citizen with hearing request for rezoning, use permits, and designs for new subdivisions, observing pre-established quality criteria.
- b) Consider zoning upgrades with regards to community improvement and place priority on existing community plans and input from local citizens regarding local projects.
- c) Respect and protect private property rights, balancing those rights with community needs.
- d) Foster positive community and developer relations.
- e) Encourage developer and property owner participation in community organizations and forums.

### **Goal 5: Encourage enforcement of Yavapai County zoning ordinances, trash disposal, building codes, and environmental hazards.**

- a) Inform residents of zoning violation complaint procedure
- b) Continue community cleanup events by local organizations and in cooperation with Yavapai County.
- c) Consider variances from ordinance requirements on a case by case basis.

## **D. Implementation Policies, Strategies and Solutions.**

- ◆ Encourage the selection of at least one Beaver Creek resident as a member of the Yavapai County Planning and Zoning Commission since recommendations of this group affect the Beaver Creek area.
- ◆ Support Census and get the word out campaigns
- ◆ Participate in regional economic development initiatives
- ◆ Distribute elements of the Vision plan to future and existing developers, businesses and associations for consideration in their planning process and incorporation into their designs.
- ◆ Work in conjunction with Yavapai County and State organizations in resolving problems of lot splits.
- ◆ Representation at land use initiatives, hearings, studies and planning groups.



# VI. TRANSPORTATION

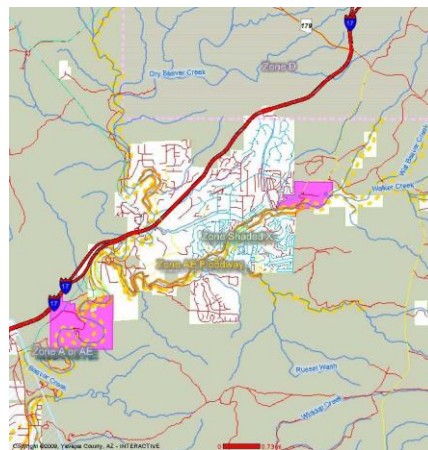
## A. Existing Conditions

**1. Introduction:** A community transportation system accommodating smart growth, quality of life issues, environmental and safety issues and the preservation of the area’s rural character requires implementation of findings and recommendations from various transportation studies and reports issued between 1990 and 2009. As the planning area’s population and densities increase in accordance to its platted sub-divisions and proliferation of lot splits, the need to prepare for future transportation needs becomes critical. Alternate and emergency access for the safety of residents of the planning area is of greatest priority, followed by recreational access to trails and public lands.

Roadways in the planning area are characterized as Major Arterial,<sup>5</sup> Minor Arterial<sup>6</sup> and Collector<sup>7</sup> which are County maintained, and Forest Service roads and private roadways which are sometimes maintained. Overall transportation planning for the Beaver Creek area is impacted by an ad hoc network of roadways and easements, the course of Wet and Dry Beaver Creek, the area’s historical significance and a rugged rural terrain.

Presently, no form of local or regional public transit is available within the Beaver Creek area. Volunteer groups and individuals provide most of the transportation assistance to residents who need it. ATV trails and non-motorized trails for hiking, biking, and horseback riding are lacking in the area and high on the list of recreational interest for the community. The Rimrock Airport is Arizona’s oldest operating airstrip and accommodates private aviation to and from the community.

A balance of safe, convenient, economical roadways and public transit, where needed, is essential to the well-being of the area’s residents and services. Needs identified by planning area residents, businesses, and services in the area require that specific transportation corridors be addressed.



Map 8

<sup>5</sup> Major Arterial - a major road for any form of motor transport

<sup>6</sup> Minor Arterial - a minor road for any form of motor transport

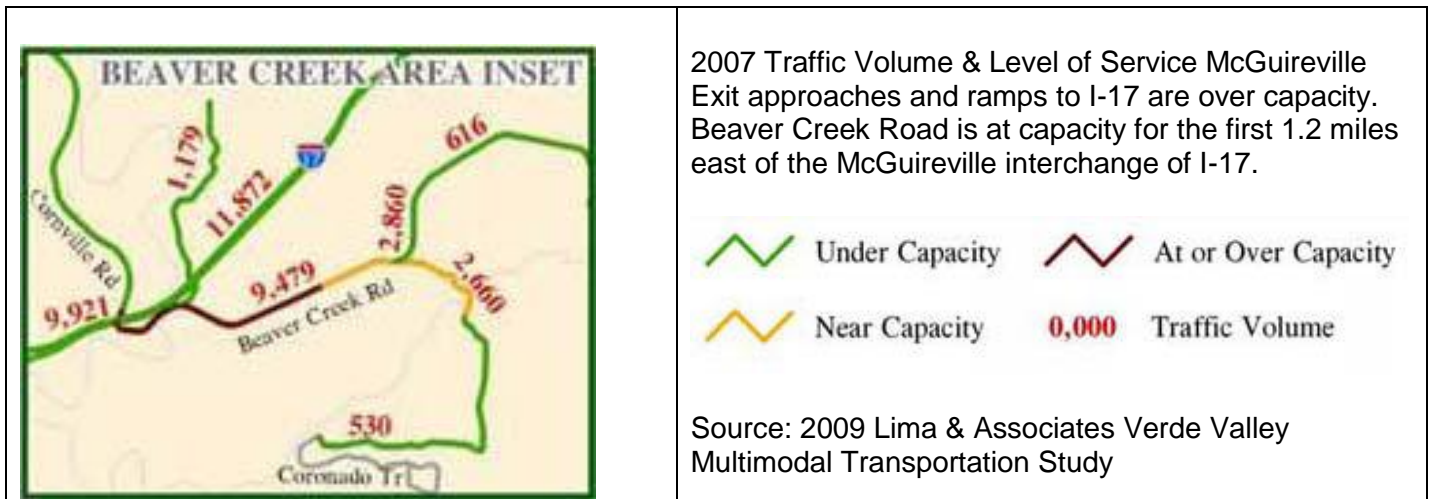
<sup>7</sup> Collector - a low or moderate-capacity road which is below a highway or arterial road level of service.

**2. Regional Access:** Interstate 17 is a principal arterial, bisecting the plan area from end to end and providing the community's only improved access. Cornville and Beaver Creek Roads constitute the major internal connectors within the plan area, conducting more than 7,000 cars per day. Cornville Rd originates at US Hwy 89A and becomes Beaver Creek Road when it crosses I-17. It then continues through McGuireville and Rimrock to the entrance of Montezuma Well National Monument, at which point it becomes the unimproved Forest Service road (FS119) that connects the community to the Sedona interchange. Beaver Creek Road was improved and repaved in 2008, and provides the only improved roadway through the area. Montezuma Well National Monument is a major plan area traffic generator attracting approximately 55,000 to 65,000 vehicles per year between 2004 and 2008 according to Forest Service statistics.

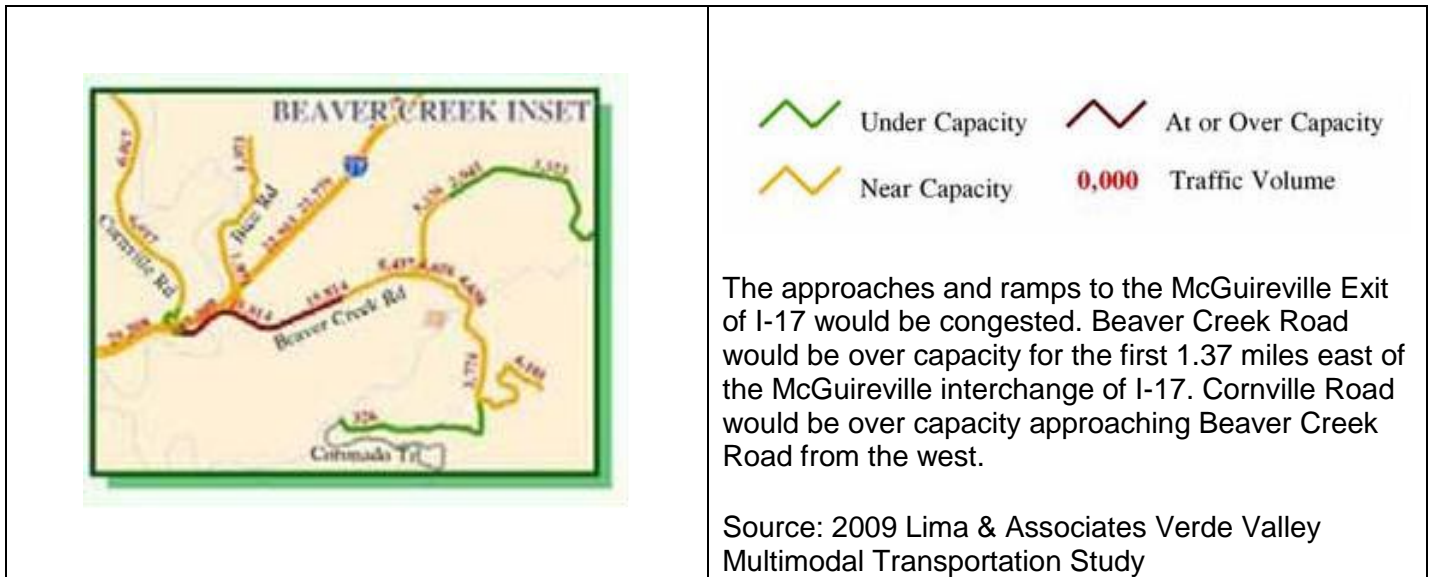
The freeway access ramps in McGuireville were originally inadequately designed for current traffic volume and safety standards. The Arizona Department of Transportation (ADOT), began lengthening and widening ramps in order to meet Federal safety standards in Fall 2008, a project scheduled for completion in Spring 2010. The overpass over I-17 connecting Beaver Creek Road and Cornville Road will need to be reconstructed in the future to accommodate the projected traffic volume at the McGuireville Traffic Interchange.

Although a secondary external access is available from I-17 Traffic Interchange (TI) 298 via Forest Service 618 to Forest Service 119 and Beaver Creek Road, the ability of the link to handle emergency traffic requires major improvements. The 2009 Lima & Associates Verde Valley Multimodal Transportation Study accepted by Yavapai County recommended further improvements to Beaver Creek Road from its beginning in McGuireville through its extension on FS119 to FS618. The cost of this improvement was projected at \$20,296,000.00, with a 2010 to 2020 time frame.

A bridge over Dry Beaver Creek at McGuireville, linking the Beaver Creek area to the commercial district and I-17 interchange was originally constructed in 1930 and rebuilt in 1998. 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.



Map 9



Map 10

**3. Beaver Creek Road to FS119.** Beaver Creek Road runs from Interstate 17 to the boundaries of Montezuma Well National Monument, connecting and continuing on as FS 119, a U.S. Forest Service unimproved road. FS 119 runs northerly connecting with the old Beaver Creek Ranger Station Road (FS 618). FS 119, commonly referred to as the Well Road, runs through Coconino National Forest lands.

Beaver Creek Road just east of I-17 is a major collector on the County Regional Road System, with the eastern portion of this road categorized as a minor collector road. The Beaver Creek region has long called for the upgrading of Beaver Creek Road to an arterial road near I-17 for the accommodation of projected increased residential and commercial traffic. It is projected that by as early as 2015, the Beaver Creek roadway section by the McGuireville interchange (I-17) will experience an over capacity for the first 1.37 miles of road east of the interchange and heavy congestion throughout the Beaver Creek area if improvements are not made. Commercial and industrial development at McGuireville on both sides of the I-17 interchange will further add demands to this section of roadway, requiring safety, access and directional improvements.

Beaver Creek Road connects the three areas - Rimrock, Lake Montezuma, McGuireville – which share a planning vision that would continue the residential/open space emphasis, while adding shopping and employment opportunities in moderation. Economic development can both help to justify and utilize improved access to I-17.

**4. Forest Service 119 – FS119.** Improvements to the 3.13 mile dirt portion of FS119, (the *Well Road*) between the northern boundary of Montezuma Well National Monument and FR 618 is identified for improving road safety and alleviation of future traffic congestion. FS 119 provides access for Beaver Creek residents to State Route 179 at Interstate-17. It is also the alternate way out of the Beaver Creek region in the event that the McGuireville Interchange is closed or traffic stopped on I-17. FS119 provides access to Montezuma Well National Monument for tourists utilizing the Interstate 17 - 298 Exit. Additionally, it serves as an access route for locals to recreational opportunities on Forest Service lands north of the main Plan Area.

Conditions vary with some points too narrow for two vehicles to pass safely. Poor geometrics contribute to unsafe sight distances and vehicles cannot maintain adequate control due to muddy road conditions during wet weather. Management of surface runoff along the road is poor, especially along flat terrain north of Montezuma Well. The road does not have culverts or grading consistent with County Road Standards as set forth in Board of Supervisor's Resolution No. 1036. Its unpaved conditions contribute to sediment loading in the local watershed as documented by U.S. Forest Service. The road is difficult

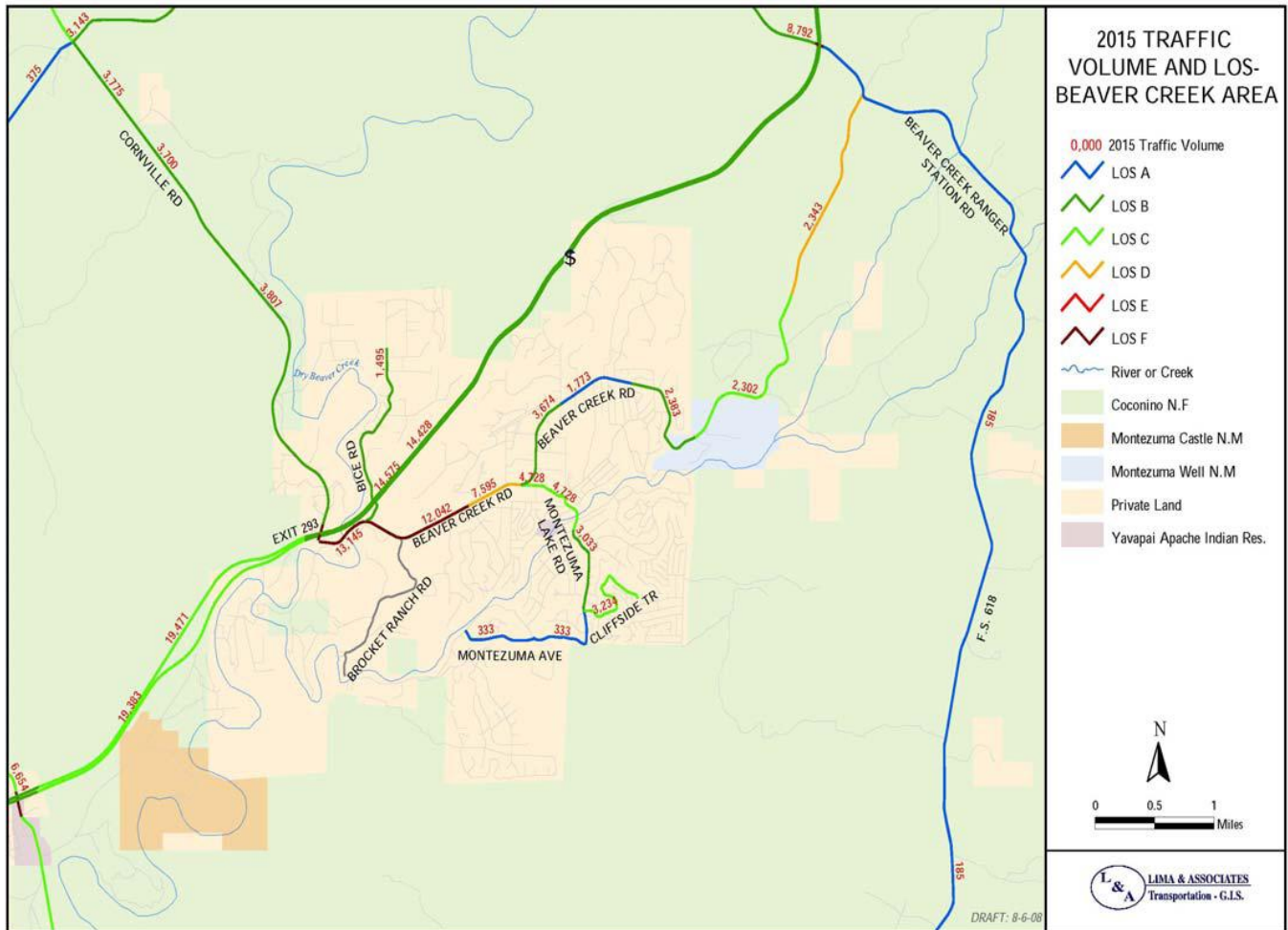
to maintain because the small quantity of base material on the road is unsuitable for routine grading. The increase in traffic and unchecked speeding has led to further road deterioration, requiring increased County maintenance to keep the road open to public access year-round. First responders consider the Beaver Creek community jeopardized in the event of mass scale evacuation via this route. Increased particulates have become a health hazard potential from the increased use of this route by area residents and visitors.

While safety aspects are of major concern, some Plan Area residents are particularly concerned with the preservation of historical and cultural aspects of this section of roadway. The approximation of Montezuma Well and its significance to Arizona's Native American tribes and archeological sciences requires conscientious conservation measures be taken in any future improvement of this section of roadway. Some residents are concerned that an improved road base would severely impact the Montezuma Well area should there be National Forest land trades encouraging residential and commercial development near the Well. Protection of Forest Service and National Monument lands and preservation of scenic view sheds are key priorities for the community.

Yavapai County officially began maintenance of FS 119 under the authorization of a U.S.D.A Special Use Permit issued by the Coconino National Forest in 1972. Efforts to keep the road open to the public since that time have included cattle-guard maintenance, attempts to add road-base material, carrying out surface grading, and managing drainage. In 1999, the Federal Environmental Protection Agency study was completed, recommending improvements to FS119 and scheduled for funding in a Yavapai County 5-Year Regional Transportation Plan. Budgetary restrictions, however, ultimately removed it from the plan. The road is currently listed in the impact fee plan for a \$4 million dollars from that source toward the cost of improvements, but remains unscheduled for construction design at this time.

Beaver Creek Road and FS119 were first identified in 1993 and again in 1999 as an integral part of Yavapai County's rural road system in the Verde Valley Regional Transportation Study. The final May 2009 Verde Valley Multimodal Transportation Study prepared by Lima & Associates again identified Beaver Creek Road and FS119 for significant consideration in the Verde Valley's long-range regional transportation plan. The Study recommended the upgrade of the portion of Beaver Creek Road connecting I-17 interchange and the "Y" to an arterial roadway; the portion between the "Y" and Montezuma Well to a Major Collector; and FS119 from Montezuma Well to FS618 as an improved local roadway.

## Beaver Creek Plan Area Projected 2015 Traffic Volume



Map 11

**5. Community and Neighborhood Roadways:** Numerous roads within the plan area (minor collectors) carry traffic over short distances and provide access to neighborhoods and rural residences. Neighborhoods are seldom connected through interior roads. This typically requires residents to use Beaver Creek Road for passage between neighborhoods.

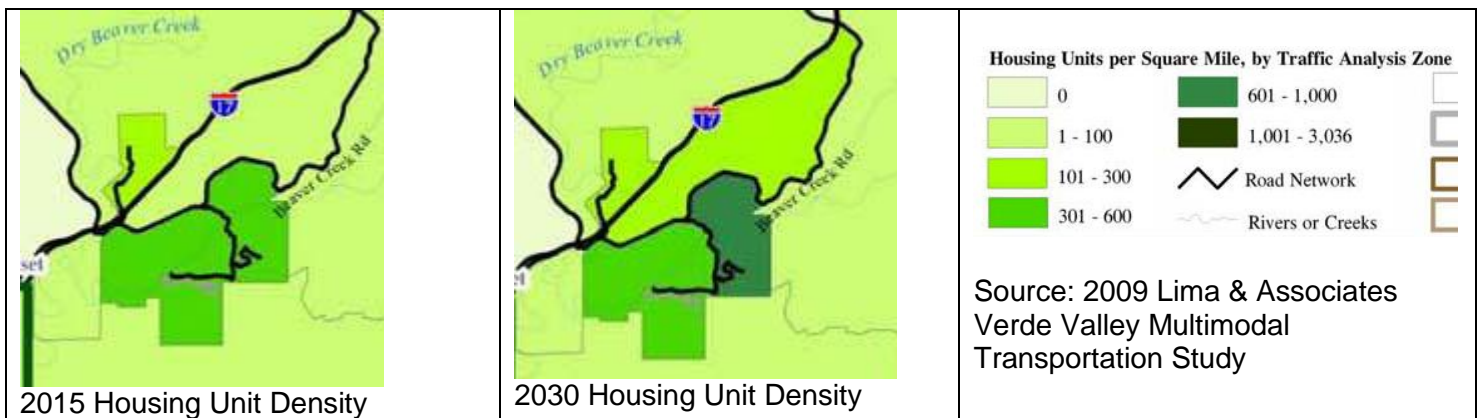
Many residential collector roads throughout the developed portions of the community are unpaved and create increased maintenance needs and are a source of dust pollution for neighborhoods. Unpaved collector roads are considered priorities for improvement and include residential roadways such as Bice Road, Brockett Ranch Road, Culpepper Road and Kramer/Bentley Drives, all intersecting Beaver Creek Road. Culpepper at Beaver Creek Rd is further impacted by its proximity to Dry Beaver Creek, I-17 northbound exit and entrance ramps and the planning area's industrial and commercial districts. Bice Road is additionally impacted by a narrow one car tunnel running beneath I-17 at one end with an Arizona crossing<sup>8</sup> over Dry Beaver Creek at Kimberley's Way.

<sup>8</sup> Arizona crossing - a simple type of bridge common in the dry Southwestern United States - a type of road crossing that allows a waterway to run over a road.

Wildcat subdivisions or large-parcel splits are common and generally use access points and roads for older subdivisions. Lack of right-of-way creates problems for access to many areas of developed rural residential areas of the community. In the past many parcels were split from larger sections without properly reserved right-of-way. Many of these areas are also isolated by floodways. As a result, many collector-grade rights-of-way were never obtained. Arizona State law regarding metes and bounds (minimally regulated developments) created by lot splits does not require subdivision regulatory review<sup>9</sup>. Results of such unplanned development include little or no infrastructure improvements and private property easements often doubling as poorly designed unimproved roads. As a result of existing law, the County has no regulatory standing over these parcels regarding road/emergency access, drainage, sanitation, water/exempt wells or available utilities.<sup>10</sup> Residents themselves remain solely responsible for emergency access to their private lots and maintenance of the roadways.

Three areas within the communities are in need of alternative interior emergency access, including Lake Montezuma, the Bice Road community, and Lower McGuireville. Subdivisions within Lake Montezuma and rural parcels of Lower McGuireville can be completely cut off in varying flood or emergency situations. All three areas may benefit from bridges, low water crossings or alternative accesses to facilitate emergency needs. Internal access by public rights-of-way may not exist to large parcels in both the Dry Beaver Creek and Lower McGuireville areas.

Improved collector routes are desired within residential areas as these neighborhoods develop. Residents support the safety needs for additional community access points and upgrading of residential collector routes as neighborhoods realize continued growth. Respect for property rights, property values and environmental considerations are important.

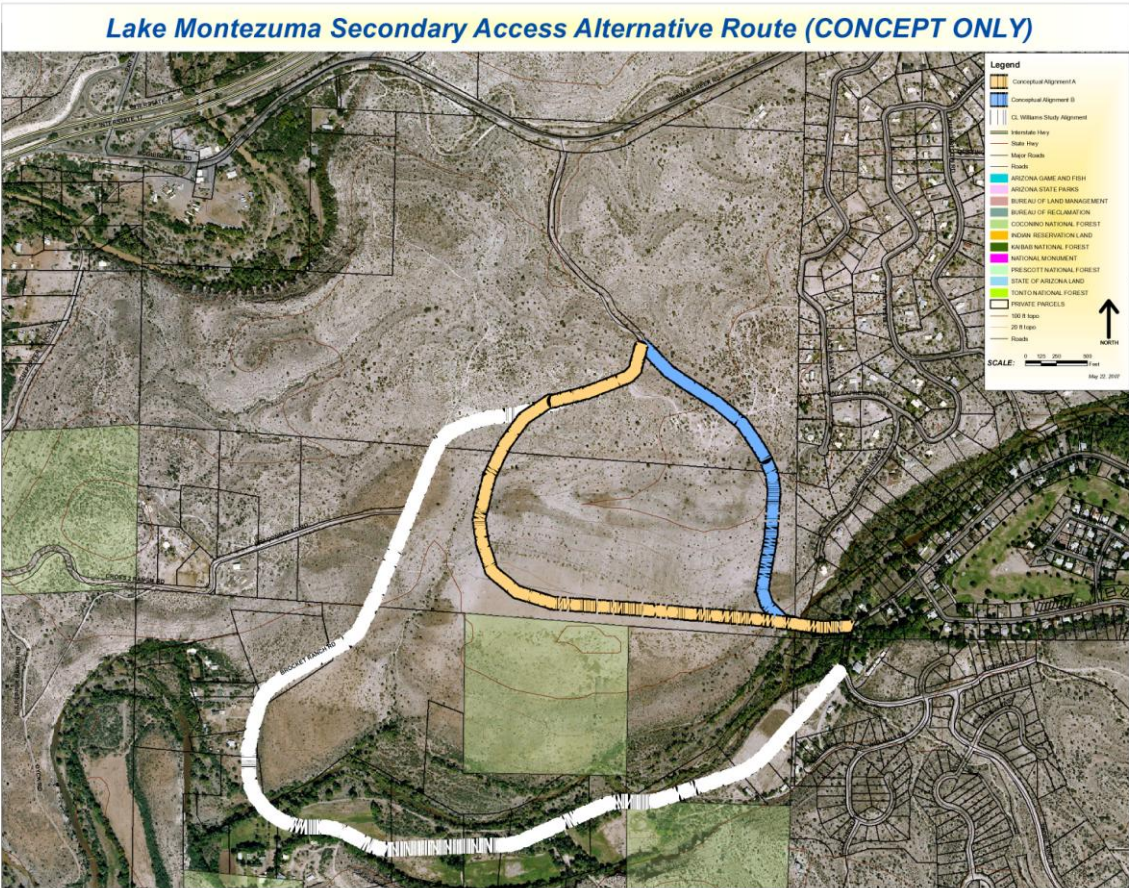


Map 12

**a. Lake Montezuma Area.** Montezuma Lake Road / Montezuma Avenue acts as a secondary internal connector, conducting up to 2,400 cars per day between the most densely populated portion of the plan area and Beaver Creek Road. Right-of-way widths are varied along its route, with much of the route without shoulders. Residents have long requested a second access to this area. Per that request, the C.L. Williams Consulting 2006 Lake Montezuma Secondary Access Study was authorized by Yavapai County. The Study reviewed three access routes all using Brockett Ranch Road intersecting with Beaver Creek Road. Any of these routes would connect the Lake Montezuma area to the rest of the planning area via a paved roadway and low water crossing over Wet Beaver Creek. Residents of Lower McGuireville on the lower portion of Brockett Ranch Road object to the route that crosses over their properties.

<sup>9</sup> A.R.S. § 11-806, et seq., A.R.S. § 32-2101 (Also referred to as metes and bounds parcels created via lot splits.)

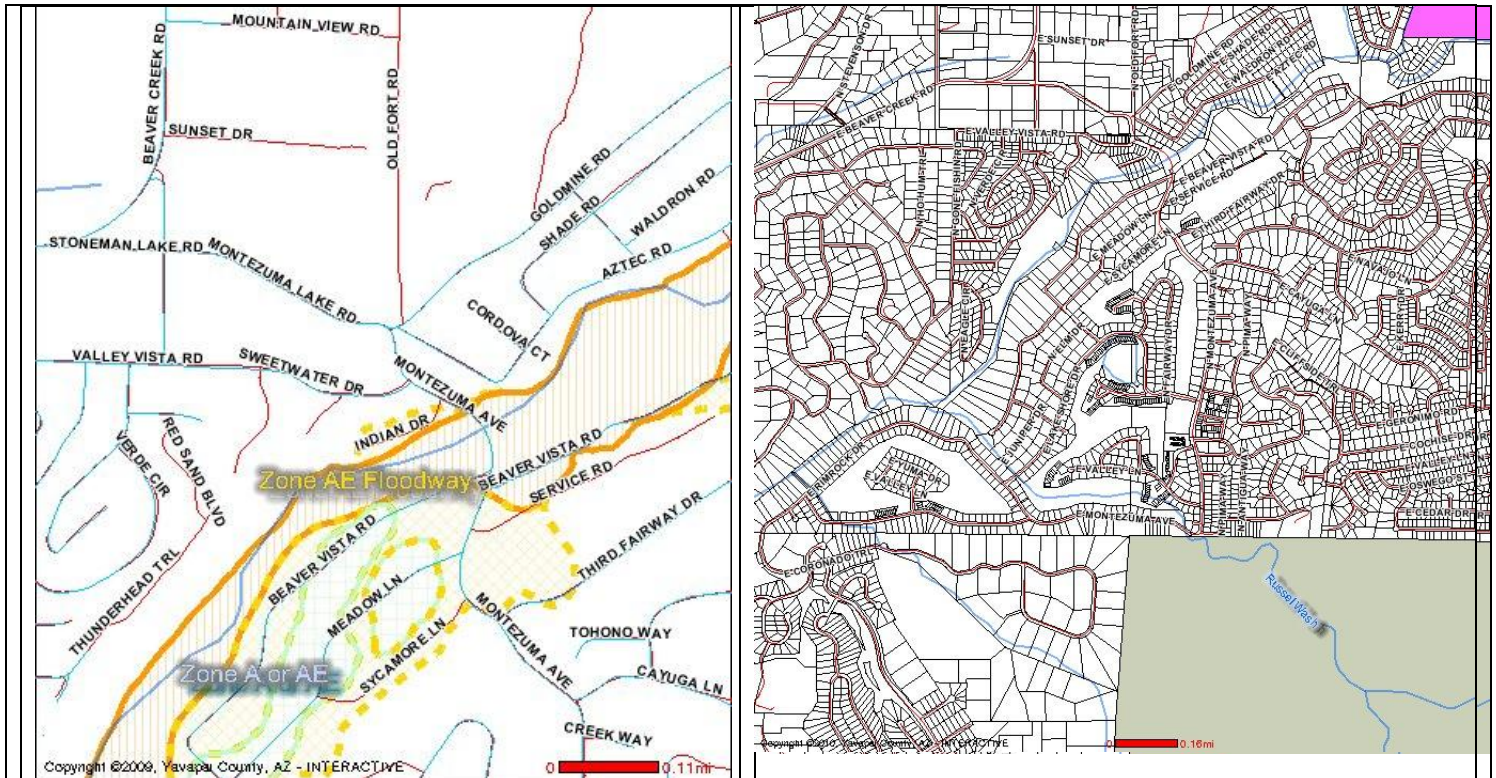
<sup>10</sup> Source: Yavapai County General Plan, adopted April, 2003, Land Use Element, p. 17



Map 13 - Source: C.L. Williams Consulting 2006 Lake Montezuma Secondary Access Study

Montezuma Lake Road / Montezuma Avenue is a single internal bridged route and currently provides the only motorized access to Lake Montezuma. There is a need for shoulders on this heavily used roadway because it is also the main route for pedestrians and bicycle riders in and out of Lake Montezuma. The current condition is extremely dangerous for these users, since there is no room for both pedestrians and motor traffic. Construction of shoulders for this section of the roadway is in the Yavapai County planning stage. Yavapai County consideration for a pedestrian bridge adjacent to the Montezuma Avenue bridge was granted in 2008, however project funding and design work have been delayed.

### Montezuma Lake Road / Montezuma Avenue Area Map



Map 14 - Source: Yavapai County GIS Interactive



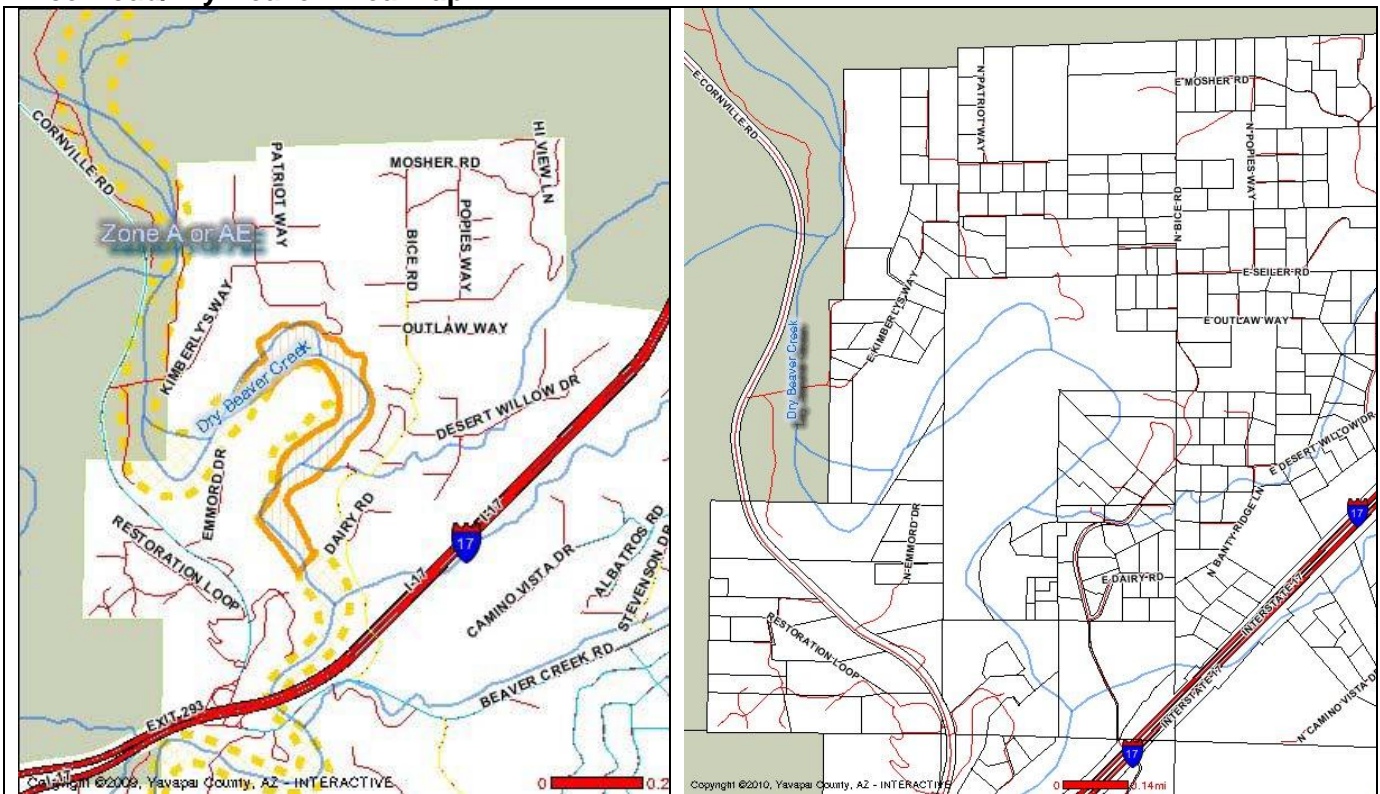
**b. Beaver Hollow/Bice Road Area.** Access for the Bice Road Community is accomplished primarily via a one-lane tunnel beneath Interstate 17. The traffic count to the area is projected to be 1,495 vehicles per day by the year 2015 according to the Verde Valley Multi Modal Transportation Study of 2009. A permit must be obtained from ADOT (owner of the tunnel) to preserve its use as a legal access. This limited access tunnel poses difficulty and limits vehicular services such as local school bus transportation.

An Arizona crossing on Kimberly's Way off Cornville Road provides the area with a secondary access across Dry Beaver Creek and over private property as long as the water is low. Commercial and industrial traffic from the M1 zoned properties in the area utilize this access to Cornville Road. When flooded, these commercial vehicles utilize the residential sections of Bice Road and the tunnel.

The Bice Rd area reflects the historical growth from its early days with unmaintained primitive roads constructed for the dairy industry, agricultural and light rural residential use. Today, the area has a much denser mix of industrial and residential uses and portions of Bice Rd may require acquisition as County Right of Way (ROW) requiring significant future improvement. In May 2009 the Board of Supervisors approved a Public Works right of way project on Bice Rd. This project would extend County ROW on Bice Rd to the Seiler Road for possible improvement in the future.

Beaver Hollow is mainly an industrial area. Internal roadways within an industrial park section, near I-17 off Cornville Road are presently being privately constructed by its landowners. Restoration Loop Road off the Cornville road will serve as the main connector to the park's industries.

**Bice Road/Dry Beaver Area Map**



Map 15 - Source: Yavapai County GIS Interactive

**c. Lower McGuireville Area.** Lower McGuireville is a rural low density residential area accessed by Culpepper and Brockett Ranch Roads and runs south beginning at Beaver Creek Rd in McGuireville. (Culpepper Road is also known as Culpepper Ranch Road, Reay Road, aka E. Reay Road and Old Stagecoach road). Culpepper Ranch Road is a mixture of unmaintained private & Forest Service dirt roads. It starts in McGuireville, crosses Dry Beaver Creek via an Arizona crossing and runs above the creek until it merges with Reay Road at a large "Y" intersection. Reay Road then becomes the primary route into this neighborhood. Like Culpepper Ranch Road, Reay Road is a mixture of Forest Service and private roadway.

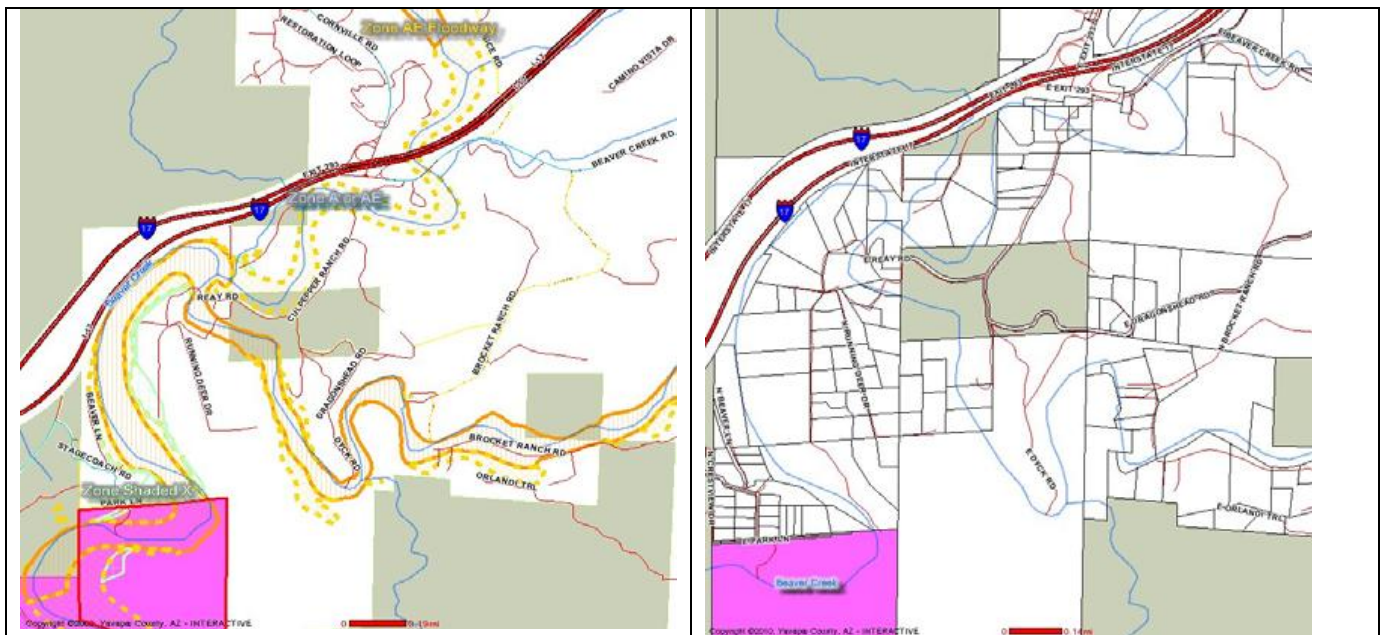
Brockett Ranch is the area's eastern access running south from Beaver Creek Road. Brockett Ranch Road was added to Yavapai County Road Maintenance list in May 1996. Brockett Ranch and its connection to Dragonhead Road are well maintained dirt roads. The surface of Brockett Ranch needs some sort of stabilization – it is very slick after a rain. From Dragonhead Road, a Forest Service Road proceeds down the hill to the "Y" of Culpepper Ranch & Reay Roads providing access to the entire Lower McGuireville area. This Forest Service Road is alternatively listed as Cross 2 Ranch Road and the bottom portion as part of Culpepper Ranch Road with right-of-way granted to Yavapai County and the public in 1986. Cross 2 Ranch Road was added to the Yavapai County Road Maintenance list in May 1996. Emergency grading of roadway portions was first provided by Yavapai County in 2004, with no subsequent maintenance since. Maintenance attempts by residents are a source of controversy between area residents, Yavapai County, and the Forest Service resulting in deteriorated conditions & "unpermitted" grading.

Starting in 1988, local advisory committees appointed by Yavapai County Board of Supervisors, worked with residents to produce the 1992 Beaver Creek Community Plan. The Plan designates two parcels of CNF (approximately 80 acres and 40 acres in size) in the Lower McGuireville area for exchange to be used for community parks. Both parcels provide public access to Wet Beaver Creek, and one is located near the confluence of Dry Beaver and Wet Beaver Creeks. Accesses to the parcels vary with a combination of roadways with public right of way and no recorded right of way or easement.

Lower McGuireville is subject to flooding of Dry Beaver Creek, Wet Beaver Creek and their confluence forming Beaver Creek, a tributary to the Verde River. Two low water crossings result in total lack of access to the area west of Wet Beaver Creek during annual flooding events. Residents of the area have depended on the use of two pedestrian creek crossings as emergency access during times of flooding. However, loss of one of the crossings serving the densest portion of Lower McGuireville marks this community as "at risk", as defined by FEMA, eligible for Pre Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA) funding under their Hazard Mitigation Assistance programs.

Equestrian services, horseback riding, hiking and ATVs are high on the list of recreational pursuits. Area residents value their rural lifestyle and the preservations of historic trails. Development of improved roadways and access are also valued. Area residents have formed a voluntary property owner's association responsible for minor road grading and maintenance, with plans for alternative access routes and hazard mitigation with County and State sponsorship.

Beaver Creek Estates is a platted subdivision established in 1968, located at the most southern end of Lower McGuireville. All roads within the subdivision are County maintained chip sealed roadways.

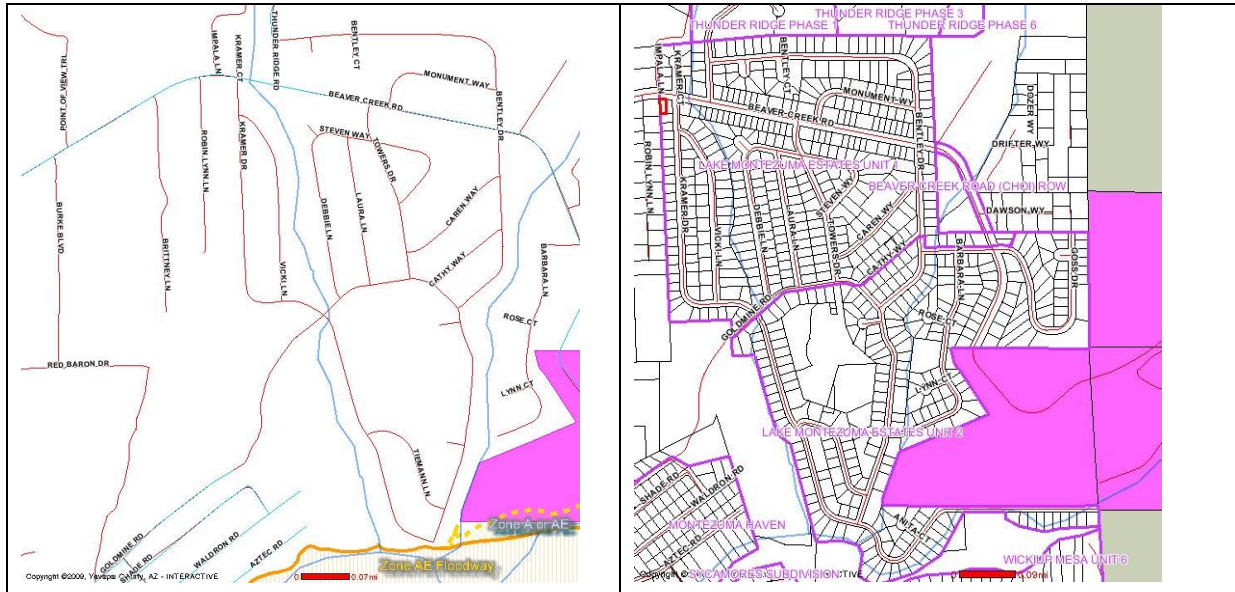


Map 16

**d. Montezuma Estates Area.** The Montezuma Estates neighborhood is a high density area served by unpaved roads. The area is 9 times more densely populated than the typical neighborhood served by unpaved roads throughout the Beaver Creek community. In 1968, the roadways within Montezuma Estates became County owned by dedication when first developed, however they were not accepted for maintenance until constructed to minimum County standards.

The Montezuma Estates Property Owner's Association is responsible for organizing grading and maintenance of the roadways within the sub-division, paid through voluntary assessments. Area residents acknowledge that double chip sealing a route from Kramer Dr at Beaver Creek Rd to Goldmine Rd to Towers Rd back to Beaver Creek Rd and from Bentley Dr at Beaver Creek Rd to Goldmine Rd for a total of 1.1 miles would reduce dust by 90% and improve safety in the area. Dust palliative applications to the remaining 4 miles of subdivision roads and/or routine watering are being considered by the residents. Montezuma Estates' high density of unpaved roads poses greater threat to human health.

**Montezuma Estates Area Map - Source: Yavapai County GIS Interactive**



Map 17

**6. Plan Area Roadways**

Primary Transportation Routes – Table 10

Road Name	Plan Area	Classification	Condition
Interstate 17	Bisects Plan Area	Arterial	ADOT Maintained
Cornville Road	Bisects NW Plan Area	Arterial	Improved ROW
Beaver Creek Road	Bisects Core Plan Area	Arterial	Improved ROW
Montezuma Avenue / Montezuma Lake Road	Bisects SE Core Plan Area	Arterial	Improved ROW
FS 119	Bisects N Outer Plan Area	Forest Service	Unimproved ROW
FS 618	Bisects E Outer Plan Area	Forest Service	Unimproved & Improved ROW
Bice Road	Bice Road Area	Major Collector	Unimproved Private
Culpepper Road / Reay	Lower McGuireville Area	Major Collector	Unimproved Private
Brockett Ranch Road	Lower McGuireville Area	Major Collector	Unimproved ROW
Dragons Head Road	Lower McGuireville Area	Minor Collector	Unimproved ROW
Cross 2 Ranch Road	Lower McGuireville Area	Forest Service	Unimproved ROW
Culpepper Ranch Road	Lower McGuireville Area	Forest Service	Unimproved ROW
Beaver Creek Estates Road	Lower McGuireville Area	Major Collector	Improved ROW
Orlandi Trail and Coronado Trail	Lake Montezuma - Indian Lakes	Minor Collector	Unimproved ROW
Beaver Vista Road / Lakeshore Drive / Rimrock Drive	Lake Montezuma Area	Major Collector	Improved ROW
Cayuga Lane / Navajo Lane	Lake Montezuma Area	Minor Collector	Improved ROW
Cliffside Trail (up Wickiup Mesa)	Lake Montezuma Area	Minor Collector	Improved ROW
Towers Road	Montezuma Estates	Major Collector	Unimproved Private
Kramer Drive	Montezuma Estates	Major Collector	Unimproved Private
Bentley Drive	Montezuma Estates	Major Collector	Unimproved Private
Britney Road	Montezuma Estates	Minor Collector	Unimproved Private
Dave Wingfield Drive	Rimrock Airport Area	Major Collector	Improved ROW
Red Baron Drive	Rimrock Airport Area	Minor Collector	Improved ROW
Thunder Ridge Road	Rimrock – Thunder Ridge Estates	Major Collector	Improved ROW

	Area		
Top O' the Morning Drive	Rimrock Area	Major Collector	Improved ROW
Joann Drive	Rimrock – Beaver Creek Preserves	Major Collector	Improved ROW
Aztec / Goldmine Roads	Rimrock – Montezuma Haven	Minor Collector	Improved ROW
Millennium Way	Rimrock – Millennium Way Area	Minor Collector	Improved ROW
N. Stevenson Road	Rimrock	Major Collector	Improved ROW

1. Arterial: roads principally used for longer distance travel between two points. Direct access to property is a subordinate function.
  2. Collector: roads used to collect and distribute traffic between arterials and local roads at moderate to low operating speed. These roads provide for more accessibility to adjacent properties than arterials.
  3. Forest Road: roads under the jurisdiction of the US Forest Service.
- ROW – Right-Of-Way

## **7. Traffic Volume**

### **TRAFFIC VOLUME - BEAVER CREEK AREA ROADS – Table 11**

<b>ROAD SECTION</b>	<b>Year 2006 (YC 24hr)</b>	<b>Year 2007</b>	<b>Projected YR 2015</b>	<b>Projected YR 2030 Improved</b>
BC Rd at I-17 t Y	7,128	9,479	12,042	20,614
BC Rd at Bice Rd to Y				19,129
Y to BC School	2,924	2,860	3,674	7,887
BC School to Well		616	1,773	3,792
FS119 to FS618		1,450	2,302	4,800
Bice Rd			1 495	
Cliffside Trail			3 234	
Montezuma Ave – SW of Cliffside to Wet Beaver Creek			333	
Reserved for 08-09 rd updates				

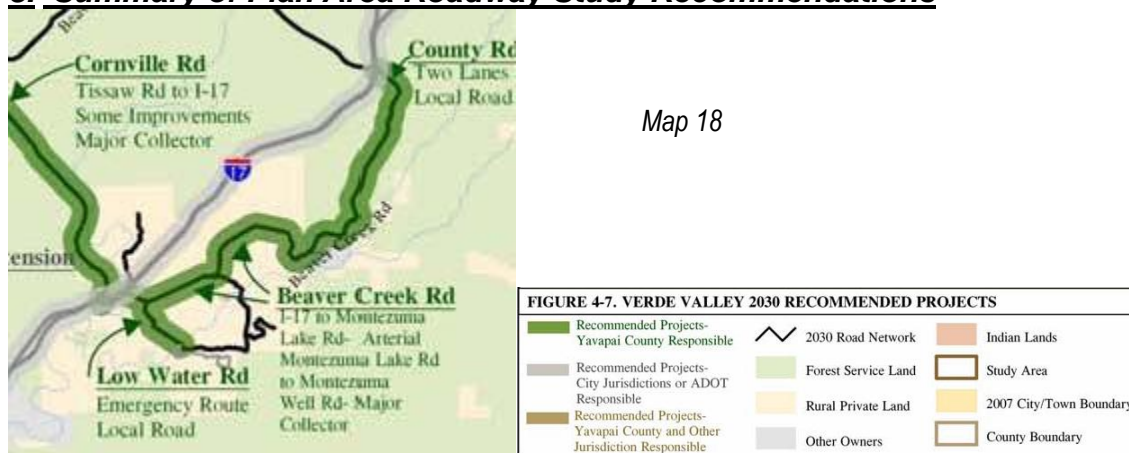
### **Key Intersections/Major Traffic Generators**

Table 12

<b>KEY INTERSECTIONS</b>	<b>MAJOR TRAFFIC GENERATOR</b>
Cornville Road & Restoration Way	Industrial park
Cornville Rd & Kimberley's Way	Industrial area and local residents
Beaver Creek Rd at I-17 & Culpepper Rd	Industrial & local resident traffic, I-17 ramp traffic
Beaver Creek Road & McGuireville Parking Lots	Express Fuel Gas Station & commercial establishments
Beaver Creek Road & E. BC School Road	Beaver Creek School
FS119 / Beaver Creek Road & Entrance to Well	Montezuma Well National Monument
Cornville Road & Restoration Way	Industrial park
Beaver Creek Road & McGuireville Parking Lots	Express Fuel Gas Station
Top of the Morning & Beaver Creek Road	Fire Station & commercial businesses along Beaver Creek Rd & pass through traffic
Beaver Creek Road at Montezuma Lake Road "The Y"	Lake Montezuma & Indian Lakes Egress and BC Golf Course/Copper Canyon Academy/ Lake Montezuma Business District
Lookout Point Road at Beaver Creek Road	Rimrock Post Office and Beaver Creek Baptist Church

Lookout Point Road at Montezuma Lake Road	Rimrock Post Office, Beaver Creek Baptist Church, Gas Station and thru traffic
Montezuma Avenue at Lakeshore Drive	Local residents, BC Golf Course
Rimrock Drive at Lakeshore Drive	Local residents, Copper Canyon Academy
Rimrock Drive at Montezuma Avenue	Local residents, Copper Canyon Academy
Sweetwater Drive and Montezuma Ave	Area businesses and Beaver Creek Rd, local residents
Aztec Drive and Lake Montezuma Ave	Area businesses and Beaver Creek Rd, local residents
Joann Dr and BC Road	Millennium Way residents
Kramer Dr and BC Road	Montezuma Estates residents

## **8. Summary of Plan Area Roadway Study Recommendations**



Source: 2009 Lima & Associates Verde Valley Multimodal Transportation Study

**Interstate 17 (ADOT).** I-17 should be widened to three lanes in each direction throughout its extent in the study area, from about milepost 280 to milepost 305. This recommendation is consistent with the recommendations by ADOT officials in various recent and current studies. With completion of the widening, I-17 would be improved from Level of Service (LOS) D to LOS C, considered to being an acceptable level of service on such a rural interstate.

**Beaver Creek Road.** Beaver Creek Road should be upgraded from a major collector to an arterial between I-17 and Montezuma Lake Road. From Montezuma Lake Road to the end of pavement at FS119 Beaver Creek Road would be upgraded to a major collector. FS119 should become a paved, two-lane local road. In the 1999 Verde Valley Transportation Study Update, FS119 (termed an extension of Beaver Creek Road), was recommended to be upgraded from an unimproved road, rural collector to a major collector. FS119 was one of two potential projects subject to NEPA in a study known as the Beaverhead Flat Road/Beaver Creek Road Environmental Assessment 2000, for which both a decision notice and a finding of no significant impact were issued on June 9, 2000. Beaverhead Flat Road was subsequently improved, but the FS119 / Beaver Creek Road project did not go forward.

Note: Although paving FS119 (the Well Road) is recommended in this study, the community is divided on this issue. There is support for improving the road, but some residents feel the road should not be paved.

**Beaver Creek Low Water Road.** This connection is accessed from Beaver Creek Road to Brocket Ranch Road, and then continues on one of three corridors to cross Wet Beaver Creek. The connection should be local and an emergency route, especially for fire safety. Wet Beaver Creek would not have a bridge, so it would only be useable under low-water conditions.

**9. Health and Safety.** While our major streets have marked shoulders, many shoulders are not wide enough for safe walking, biking, and horseback riding. Speeding is a concern in much of the area. The 45 mile speed limit along Beaver Creek between the Rimrock business district and Beaver Creek School, from Red Baron to Commerce Drive, has been noted as a problem by several community groups and requested to be changed to 35 miles per hour.

Guardrails along points of roads with less than 30 feet of level ground between the roadbed and a drop-off are lacking in some areas such as along Cornville Road, Brockett Ranch Rd, and Cliffside Trail.

Four-foot shoulders for use as bike or multiuse paths along major corridors are lacking. Beaver Creek Road has no walking path separated from the road by a bike or multiuse path. Montezuma Lake Road, connecting with the north side of the bridge, has no shoulders through much of a dangerous slope known as "the switchbacks". This road is widely used by pedestrians and bicyclers.

The Montezuma Avenue Bridge is the only access to the most heavily populated part of Lake Montezuma where nearly half of the Beaver Creek area residents live. This bridge has no shoulder space for use by pedestrians and other non-motorized users.

Unmaintained roads are hazardous to the health and safety of residents. Dust pollution from these roads is a major problem in some areas. Unmaintained roads pose problems for fire district vehicles. The threat of an uncontrolled fire is feared in the Beaver Creek area. Dust is the biggest health hazard. The Arizona Department of Environmental Quality refers to this pollutant as particulate matter.

Numerous scientific studies have linked particle pollution exposure to a variety of problems, including:

- ◆ increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing
- ◆ decreased lung function
- ◆ aggravated asthma
- ◆ development of chronic bronchitis
- ◆ irregular heartbeat
- ◆ nonfatal heart attacks
- ◆ premature death in people with heart or lung disease
- ◆ People with heart or lung diseases, children and older adults are the most likely to be affected by particulate pollution exposure. However, even a healthy person may experience temporary symptoms from exposure to elevated levels of particulate pollution.

**10. Cost of Improvements.** Funds generated from impact fees were used for the improvement to Beaver Creek Road in 2008 and is the only roadway currently eligible for such funds. Improvements to FS119 as an extension of Beaver Creek Road would be eligible for these funds as well. In 2009, the community applied to Yavapai County for consideration of 2009 Economic Stimulus funds for roadway and emergency access improvements. The application was rejected.

The State of Arizona and Yavapai County have provided guidelines for the formation of Road Improvement Districts as a method of financing local road improvements. There are two categories for these districts.

A County Road Improvement District (CRID) requires the property owners to improve roadways in a defined area up to County Standards. CRID requirements can translate to a cost in excess of \$1 Million per mile to the property owners of the district. A CRID is managed and controlled by the Board of Supervisors.

A Road Improvement and Maintenance District (RIMD) allow property owners to improve roadways to less than County standards. This version is less costly than a CRID and provides more control over the district by the property owners.

Both districts require 51% of the real property owners and/or acreage approval to form by petition. All properties within the district are accessed a pro-rata share of the cost of improvements based on formulas determined by the district's management. Additionally, residents in a RIMD continue to pay an annually determined cost for maintenance in addition to the initial road construction costs. Right-of-Way acquisition, engineering, bond attorney, financial consultant, administration and costs associated with the bond are in addition to the cost of CRID and RIMD improvements. Once improved, the roadway becomes part of the County public road system. However, the RIMD is not maintained by the County.

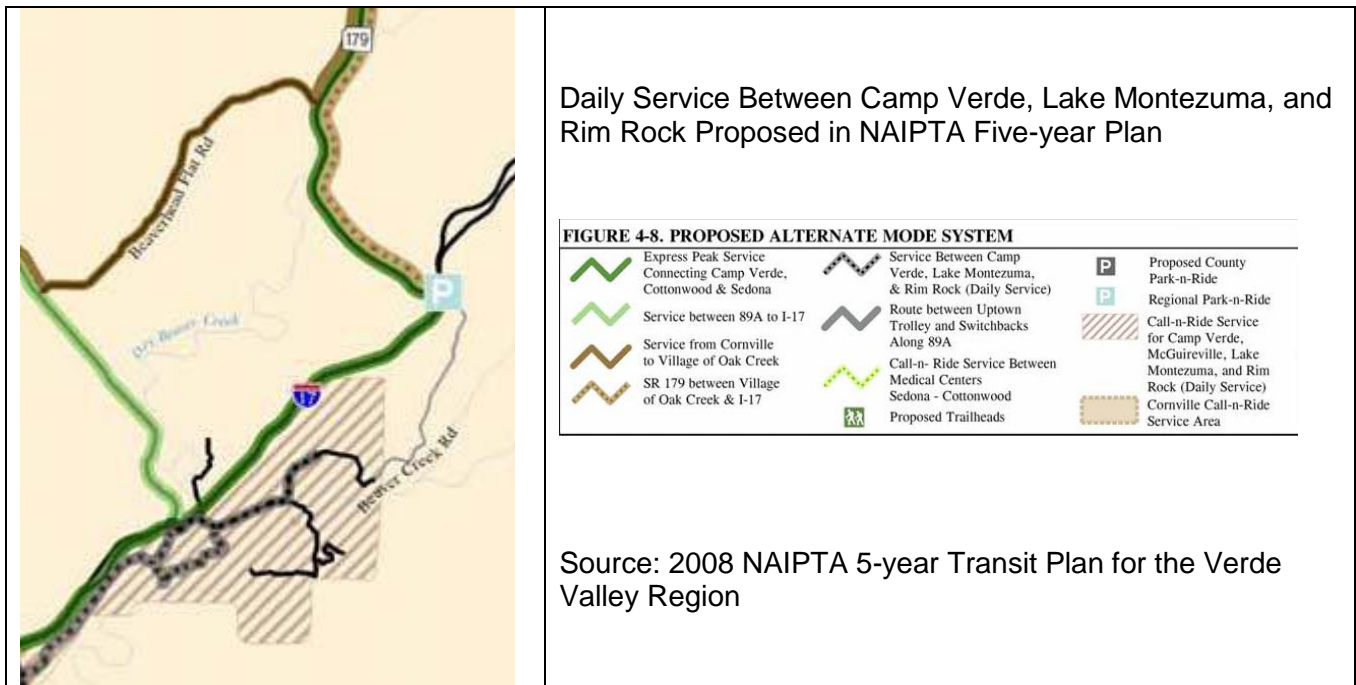
Requirements for both types of improvement districts may be difficult to meet, expensive, and require considerable technical expertise and coordination and often creates conflict in effected communities. Although communities within the Beaver Creek area would greatly benefit from either of these districts, lack of technical expertise, density and/or economic demographics of the area deters participation.

Several areas within the Beaver Creek area have formed road associations which collect money from property owners on a voluntary basis and then use the funds to obtain private road grading services or otherwise make minor improvements to the roadway. Examples are the Lake Montezuma POA, Beaver Creek Village POA, Montezuma Estates POA, and Neighbors on Bice Road.

**11. Public Transportation.** Public Transportation is not currently available in the plan area. Private transportation providers, such as taxis, are available, but the cost is considered high. The 2008 Northern Arizona Intergovernmental Public Transportation Authority, (NAIPTA) 5-year Transit Plan for the Verde Valley Region proposed a Verde Valley wide van pool program. A daily service between Camp Verde, Lake Montezuma and Rimrock was also proposed in the plan.

In 2010, the Beaver Creek Adult Center in collaboration with the Lake Montezuma Property Owners Association was awarded a grant to provide a wheelchair-lift-equipped van and operating funds. This will enhance transportation for the elderly and handicapped to, from, and within the plan area.

Ace Express Shuttle and The Xtra Mile Express (limousine and van service), provides door-to-door service on a reservation basis, to the Phoenix Sky Harbor Airport.



Source: 2008 NAIPTA 5-year Transit Plan for the Verde Valley Region

Map 19



**12. Airport.** The Rimrock Airport (FAA identifier 48AZ) is one of the earliest airstrips in the country and the first airport in Arizona, activated in 1947. It is privately owned but is also available for transient and emergency use.

On land, the airport is accessed via Red Baron Drive. The driving road around the runway does not complete a connection on the SW side; therefore, Dave Wingfield Road is the main service road for the south end of the airport. High Mesa is the main service road for the north end of the airport.

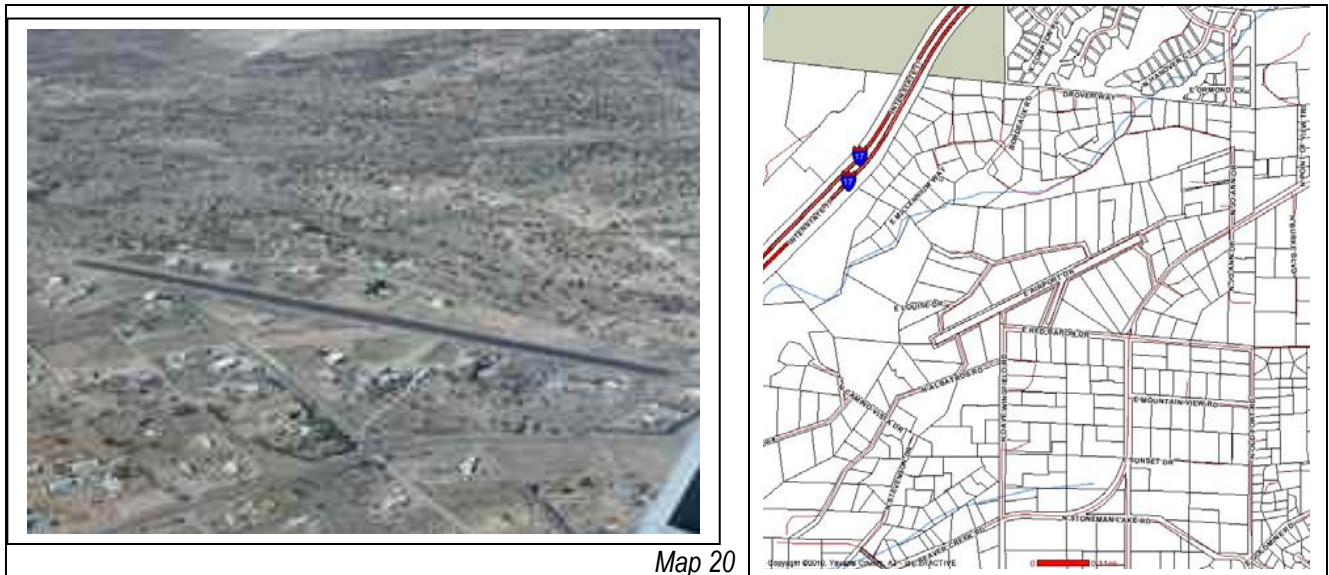
Permission is required prior to landing on its asphalt surface, and lighting is available upon request. Tie down parking is available. There is an attendant during daylight hours only.

There is one physical runway. Takeoffs are downhill via RWY 23; landings are uphill via RWY 05. Heavy twins are prohibited. The runway surface is asphalt with low intensity runway edge lights spaced at 150 ft intervals and THLD LGTD (lighted threshold) with two sets of blue lights and no runway end identifier lights.

The number of aircraft based on the field is 25, of which 19 are single engine and 9 are ultra-lights. Aircraft operations average 50/month and 12/week. 83% are local general aviation and 17% are transient. Airport location statistics include:

Lat/Long: 34-39-03.0800N / 111-47-17.5430W  
34-39.051333N / 111-47.292383W  
34.6508556 / -111.7882064  
(estimated)  
Elevation: 3575 ft. / 1089.7 m (surveyed)  
Variation: 13E (1985)  
From city: 3 miles W of RIMROCK, AZ  
Time zone: UTC -7 (year round; does not observe DST<sup>11</sup>)  
Zip code: 86335

Airport Communications - WX AWOS-2 at SEZ (12 nm N): 118.525 (928-282-1993)  
Further information about its history and zoning are in the Land Use Section.



Map 20

**13. Trails.** Trails for hiking, biking, horseback riding, ATV and high clearance vehicle driving are high on the list of recreational pursuits in the community. Informal trails on public lands are well used but a problem to the Forest Service. Planning Area community groups have established the Montezuma

<sup>11</sup> Coordinated Universal Time (UTC) Daylight Savings Time (DST)

Rimrock McGuireville Trails Coalition, (MRM Trails Coalition), to identify routes and work together with Yavapai County Public Works, Verde Valley Regional Trails Concept Plan, Coconino National Forest and the National Park Service. This group will also support and coordinate with neighboring communities' and towns' trail groups to develop a safe network of non-motorized trail opportunities, with emphasis on preserving and marking of trails.

Motorized vehicle (e.g. dirt bikes, ATVs and jeeps) enthusiasts are also interested in trail opportunities. Illegal operation of unlicensed vehicles (primarily ATVs and dirt bikes) on public roads, private lands, and Coconino National Forest continues to be a problem. Designated and well defined trail systems for these vehicles need to be addressed that will protect and preserve forest lands and private property. The MRM Trails Coalition is concerned that the need of these users for trails also be recognized and appropriate trails be designated and/or constructed.

A network of local and connector trails plus pathways between and encircling residential areas throughout the Beaver Creek community are needed. These pathways should provide passage to schools, businesses, social centers, parks, churches, governmental agencies, points of interest, national parks as well as trail access to the Coconino National Forest. Trails and pathways may be primarily scenic and serve for connectivity between subdivisions, commercial locations, general access, historic routes, recreational use or a combination of these purposes. The intent is to improve safety, relieve choke points, provide recreation, and encourage alternative modes of transportation. In some instances access points will help protect soil, water, plants, and wildlife. Access points can increase recreational usage in a responsible manner.

The plan area has several historic trails. Identification and preservation of these historic trails serve an important role in helping us understand the diverse cultures, issues, and historical events that shaped the plan area. There are a number of different types of historic trails that can be identified, including Native American trails, emigrant trails, military routes, ranching and local wagon trails, and mining and general commerce routes. Some of the oldest trails have deteriorated to an extent that only trace evidence remains.

**a. Existing Forest System Trails in the Plan Area.** This plan area has approximately 3.5 miles of recognized forest system trails. These include all or portions of Long Canyon East, Walker Basin, Bell, Bruce Brockett, and a small piece of the Beaverhead Flat Trail. In addition there are several marked trails at Montezuma Well and Montezuma Castle which are National Park Service properties. These are a small amount of public trails in comparison to several of the Verde Valley Cities and towns.

**b. Intra Community Trails – MRM Trails Coalition.** Current plans for the MRM Trails Coalition is for the creation of a network of local and connector trails and pathways. At this time there are a number of proposed corridors, many of which are listed in the goals section of the transportation element. Others may be named in the future. These are not exact locations. Specific locations will be designated as projects are designed and approved. These are subject to site specific surveys, public notification, design and clearances. Part of the process includes deciding the type of use for the path or trail and the difficulty level. In the design phase, the width, the type of surface, and the amount of improvement are designated. Some trails maybe designated wheelchair accessible and improved to that standard.

**c. Historic Trails.** The following descriptions indicate recreational and historic routes that could be developed and protected:

**1. Beaver Creek Trail.** This trail starts west of the westernmost Wet Beaver Creek Bridge and follows an old wagon road to Lawrence Crossing. It was first identified as a trail possibility in 1984 by the Forest Service. It appears on 1932 USGS maps and on the 1885 Lt. Bingham map. This trail is approximately 1.5 miles in length and would make a very attractive recreation trail.

**2. Cháves Trail.** Established in 1864 by Colonel J. Francisco Chaves, the Cháves Trail was an early route connecting Winslow to Fort Whipple in Prescott by way of the Verde Valley. The trail begins by following an old Hopi Indian path, known as the "Palatkwapi Trail," going westward through Cháves

Pass, past Stoneman Lake, and down the Mogollon Rim to the Verde Valley. From here it continued by way of Montezuma Well to Camp Verde. It then ascended the Black Hills up Grief Hill through the pass to Ash Creek and on to Prescott.

**3. Cháves Trail Extensions.** It was not uncommon for the specific location of travel routes through the Western frontier country to have a number of variations as early users would have discovered more advantageous routes to traverse the rugged landscape. The location of the historic Cháves Trail through the Verde Valley had evolved over time following several different routes. The following four trail descriptions indicate several of the routes that were used, which could be developed today as recreation trails.

**4. Cháves Trail.** Hwy. 179 to Beaverhead. The Chaves Trail historic route goes from the Cháves Trailhead near Mile Marker 302 on State Route 179 along the east side of the highway to the Dry Beaver Creek bridge where it crosses the highway. It then parallels State Route 179 on the west side to the original Cháves grade near mile marker 302 to the Beaverhead Stage Stop.

**5. Cháves Trail.** Forest Road 647 to Rattlesnake Tanks and east to Stoneman Lake. This section of the original Cháves Trail connects the existing Forest System Trail which currently ends on the west side of I-17 on FS 647. There it needs to be established as a Forest System Trail paralleling FS 647 to the Rattlesnake Canyon underpass of I-17 following historic routes and then to the existing relatively pristine sections of the trail located between Rattlesnake Canyon and the Stoneman Lake Road. This segment is approximately 10 miles in length traveling from just south of Rattlesnake Tanks going east to the junction with FS 80 and crossing the Stoneman Lake Road just west of Stoneman Lake. It then goes south of FS 213. This section of the Cháves Trail exists on the ground and is shown on historic maps and in Jim Byrkit's booklet, "Lt. Col. J. Francisco Cháves and the Cháves Trail."

**6. Cháves Trail.** Beaverhead Stage Stop to Rimrock, McGuireville and Camp Verde. From the Beaverhead Stage Stop the trail heads east following Forest Service 9204F on the north side, crosses to the south side where it follows an existing section of the Stage and Mail Road, crosses Bias Canyon and goes to its junction with I-17 one half mile north of the McGuireville rest area. Trailhead access could be from the McGuireville rest area where a connector trail could be built. Where the trail meets Forest Service 9235N, a spur could be connected to a trail leading to the I-17 stock underpass, located just south of the I-17 and State Route 179 intersection. From there it would continue east to connect with a possible trail going west of FS 119 to the Rimrock area. The trail from that point is on private land. More field research needs to be done but the historic route appears to follow close to Brockett Road and Culpepper Road, crossing Beaver Creek near the Old Maxwell Ditch and then again at the Mariposa Bed and Breakfast. From there it follows Stagecoach Lane to the Montezuma Castle Road and into Camp Verde along the Camp Verde to Page Springs Highway past the Yavapai Apache Cliff Castle Casino. This historical trail was part of the Star Mail Route and Santa Fe to Prescott Stage Coach Road referred to by Albert Thompson in his Book "Those Early Days" pg. 226-228. This route accessed the Wales Arnold Ranch near Montezuma Well National Monument, which was a division point on the mail route until it was moved to Beaverhead in 1876. This mail route was discontinued in 1882 with the development of the Atlantic and Pacific Railroad and mail delivery from Williams via a new stage coach route.

**d. Established Plan Area Trails.** The following Coconino National Forest trails are located outside the core area however falls within the Beaver Creek Plan Area.

**1. Bell Trail.** Rancher Charles Bell built this trail in the 1930s to move his cattle through Wet Beaver Creek Canyon and then up to the higher elevations. Today, this popular trail provides the main developed route into Wet Beaver Creek Wilderness Area. The trail generally follows along a bench located above the clear cool streambed flowing through the scenic desert canyon.

**2. Apache Maid Trail.** The Apache Maid Trail skirts the rim of Wet Beaver Creek Canyon, one of the scenic red rock gorges that cut the southern rim of the Colorado Plateau. The trail starts at the mouth of the canyon and continues up meeting with the Bell Trail. Once atop the basalt flows that form a

caprock in this area, the Apache Maid Trail winds along primitive jeep tracks across the grassy, juniper flats. From the trail, the canyon appears off to your right as an eroded rift in the ancient lava flow

**3. Walker Basin Trail.** Once used mainly to move livestock between seasonal pastures, the Walker Basin Trail now provides forest visitors with an access route into this land of big skies and expansive views. A short distance from the upper trailhead, the panorama unfolds like a gigantic mural painted on the sky. Prominent on the horizon are the San Francisco Peaks, with the northern Arizona rim country stretching out at their feet. Wet Beaver Creek and Woods Canyons are obvious as jagged rifts in this otherwise flat plateau. Off to the west, the sculptured buttes and pinnacles of Sedona Red Rock Country are plainly visible.

The route leads from one forest road to another as it drops off the southern edge of the Colorado Plateau.

**4. Long Canyon Trail #63.** This trail starts upstream of the Beaver Creek Campground and switchbacks up to the top of the mesa providing glimpses of the Verde Valley and the red rock country of Sedona on the way. Once on the mesa, the trail levels out and affords a panoramic view of the surrounding country, including the San Francisco Peaks to the north. The trail trends in a southeasterly direction and climbs again to the top of the Mogollon rim. Once on the rim, the trail may be indistinct and thus hard to follow. Look for the rock cairns that mark the route. The trail passes by Long Canyon Tank, which provides the only source of water on the trail. Vegetation removal on the rim has left forested "fingers" that provide important cover for wildlife. Watch for elk, antelope, and deer in these areas of mixed forest and grassland. The trail crossed the road that runs to the east of Long Canyon Tank and enters the forested area along the edge of Long Canyon.

**5. Weir Trail #85.** The Wier Trail provides easy access to Wet Beaver Creek as it contours from near the information board on the Bell Trail before dropping to creek level at the gaging station. The gaging station is used by the USGS to record stream-flow information. Please stay away from the gaging station and do not tamper with the equipment.

The vegetation found near the junction of the Bell and Wier Trails is typical Upper Sonoran species: prickly pear, agave, catclaw and juniper. Once the trail reaches the creek the vegetation changes dramatically. The Upper Sonoran species are replaced by riparian vegetation consisting of Arizona black walnut, willow, ash, sycamore, cottonwood, canyon grape, blackberries, and poison ivy (learn to identify and avoid this three-leaved plant).

The numerous deep pools in the creek contain introduced trout and bass, and the native round-tail chub. The trail continues upstream and enters the Wet Beaver Wilderness. The Wilderness is closed to the use of motorized equipment and mechanized transport, including bicycles. The trail follows the north side of the creek and ends at a large cobbled area where the creek comes in from the northeast.

**6. White Mesa Trail #86.** The White Mesa Trail starts on the west side of Casner Canyon with Casner Butte Visible on the east side of the drainage. The Casners were a family who homesteaded on the south side of Wet Beaver Creek in the 1870s and have several landforms in the Verde Valley named after them. The trail enters the Wet Beaver Wilderness (closed to the use of motorized equipment and mechanized transport, including bicycles) and passes through typical upper Sonoran vegetation, consisting of prickly pear, agave, and juniper.

The trail gently ascends the west side of the canyon and ends near the gate. A short hike from the gate to the top of White Mesa provides a panoramic view of the surrounding area. Apache Maid Mountain can be seen to the east; the San Francisco Peaks are visible to the north; to the west is the Red Rock country of Sedona; and to the southwest are the Black Hills.

For more detailed information on area trails visit our County trails website:

<http://arizona.hometownlocator.com/features/cultural,class,trail,scfips,04025.cfm>

## B. Issues

- ◆ Road Improvement
- ◆ Trails
- ◆ Community Access
- ◆ Public transportation
- ◆ Growth
- ◆ Traffic

## C. Goals and Objectives

As stated in the **Yavapai County General Plan, April 2003**, a balance of safe, convenient, economical roadways and public transit is essential to the well-being of County residents and businesses. This is the overall goal for the Beaver Creek community.

### **Goal 1: Design roadways to complement Yavapai County and Beaver Creek Community vision.**

- a) Encourage the completion of reconstruction of the I-17 McGuireville in a timely manner.
  1. Maintain communication between community liaison and ADOT personnel
  2. Assist ADOT in advising project status and road closings to the community.
- b) Promote improvements to FR119 from Montezuma Well to FR 618 and SR-179.
  1. Advocate road widening to a 2-lane all weather surface with shoulders sufficient for trail use;
  2. Advocate installation of sized culverts and drainage ditches as needed to minimize flooding.
  3. Advocate proper safe-sight distances and road signage.
  4. Advocate speed limits consistent with Level of Service between 40-50 mph.
  5. Advocate for the re-vegetation of cut banks with native seed.
  6. Identify, protect, or mitigate any cultural resources and protect or mitigate any sites affected by construction activities.
  7. Identify, protect, or mitigate federally protected, threatened, endangered and sensitive plants and animals (TES species).
- c) Stress collector loops around congested areas; and for safe secondary access.
  1. Promote a secondary access road from the Indian Lakes portion of Lake Montezuma to Beaver Creek Rd via Brockett Ranch Road.
  2. Advocate improved access to Dry Beaver/Bice Road community.
    - i. Support the surveying of approximately 1.1 miles through approximately 30 properties
    - ii. Support the purchase of necessary public easement required for road maintenance
    - iii. Support the development of easement agreements with ADOT.
    - iv. Promote the installation of lighting within the Bice Road tunnel.
- d) Investigate secondary access to the Camp Verde area other than I-17.

### **Goal 2: Work with Yavapai County to improve Beaver Creek area roads, addressing capacity, environmental, and multi-modal issues.**

- a) Encourage the widening (add left or right turn lanes) of Beaver Creek Road and Cornville Road in areas of high traffic concentrations for improved safe usage.
- b) Provide input for Yavapai County 5-Year Road Improvement and Maintenance Plans.
  1. Advocate paving the remaining roads on the pre-1974 list.
  2. Widen shoulders, improve curves; consider medians, add turn lanes.
- c) Develop safe pedestrian access across Beaver Creek

1. Promote the addition of shoulders for pedestrians use, bicycle riders, motor vehicle drivers, and other users on Montezuma Avenue Bridge and on Montezuma Lake Road north of the bridge.
2. Promote pedestrian access across Beaver Creek, south near the confluence of Wet and Dry Beaver Creeks.
3. Encourage neighborhood residents to assist Yavapai County in economical right-of-way acquisition.
4. Support the purchase of necessary public easements and parcels required for crossing placement and parking.

**Goal 3: Work with the County to maintain and improve all roads for safety.**

- a) Establish and enforce existing speed limits & traffic laws.
  1. Work with Yavapai County Public Works to establish consistent speed limits on local roads.
  2. Work with Yavapai County Sheriff Office to enforce speed limits on Beaver Creek Road and Montezuma Ave.
- b) Provide input for Yavapai County 5-Year Road Improvement and Maintenance Plans.
  1. Promote and encourage the improvement of unmaintained, higher use residential, feeder, and collector roads i.e., Montezuma Estates roads, Bice Road, Millennium Way, Brockett Ranch Road, Orlandi Trail, Coronado Trail, Padre Kino Trail, Reay Road, Dragonhead Road, and Culpepper Road.
  2. Consider application of safe dust abatement product to unpaved roads.
  3. Encourage Beaver Creek community residents to assist Yavapai County in economical right-of-way acquisition.
  4. Improve level of maintenance and/or improvements on unpaved neighborhood collector roads.
- c) Encourage use and processes for improvement districts, commercial user agreements and/or road maintenance agreements for private unimproved road communities within the plan area.
  1. Recommend that prospective buyers of unregulated (metes and bounds) lot splits be informed of emergency access, routine maintenance, and improvements and responsibility for the roads within these areas and carefully review their deed of sale or realtor/seller disclosure.
  2. Promote creation of neighborhood road improvement associations and districts (where warranted), and educate residents on conversions strategies of private roads to County standards for dedication to Yavapai County for future maintenance. (e.g., paving, road width, emergency access capability)
  3. Provide incentives for large landowners/developers to build roads to County standards when initially developing metes and bounds lot splits.
    - a. Encourage assessed pro rata construction costs to all subsequent property owners. Assess costs to surrounding developers as well when they attempt to “piggyback” their developments onto these paved roads. This would eliminate the original developer from inequitably bearing the total expense of the road construction.
      - i. Source: YCGP: “Implementation Strategy: Consider adopting rural roadway improvement criteria--AASHTO Low Volume Roadway Standards—for small subdivisions in outlying locations and amending Resolution 1036. (TP-5).”(p.38)
  4. Advocate for technical expertise and assistance from County resources to communities.

**Goal 4: Support public transportation systems.**

- a) Promote alternative modes of transportation and increase public transit opportunities to reduce dependence on automobiles and to decrease traffic and air pollution.
- b) Encourage public transit opportunities, especially for youth, disabled and elderly.

**Goal 5: Explore possibilities and benefits of seeking designation of scenic & historic roads for corridor preservation, access control and safety.**

- a) Scenic: Beaver Creek Road from I-17 to Montezuma Well at FS119– approx 4 miles; and FS119 from Montezuma Well to FS168 – approx 3 miles.
- b) Historic: Star Mail Trail - Brockett Ranch Road crossing Wet Beaver Creek near the Old Maxwell Ditch and Culpepper Road crossing Beaver Creek at the southern most end of Reay Road. From there it follows Stagecoach Lane to the Montezuma Castle Road and into Camp Verde.

**Goal 6: Develop a non-motorized community trail system for pedestrians, equestrians and bicyclists and quiet, low speed small electric or alternative technology vehicles.**

- a) Promote a walk-able and bicycle-friendly community and the use of quiet, low speed electric or alternative technology vehicles.
- b) Advocate the needs of cyclists, equestrians, and pedestrians as part of future road improvement projects.
- c) Recommend and participate in the design and development of an intra community trail system connecting:
  - 1. Montezuma Haven to Montezuma Estates;
  - 2. Montezuma Estates to Wickiup Mesa;
  - 3. Wickiup Mesa to Montezuma Ave.
  - 4. Bice Road to Coconino Forest;
  - 5. Bice Road to Beaver Creek Road (alternative to the tunnel);
  - 6. Lake Montezuma Agricultural Acres to Brocket Ranch Road;
  - 7. Rollins Park to Sycamore Park;
  - 8. Beaver Creek Golf Course Paths
  - 9. Montezuma Avenue to Beaver Creek Rd (this includes a pedestrian bridge);
  - 10. McGuireville to FR119 via Beaver Creek Rd (or nearby);
- d) Advocate connecting local trails with adjoining community systems.
  - 1. Promote the establishment of Creek crossings connecting subdivisions.
  - 2. Promote the establishment of Coconino National Forest trailheads and access points.
  - 3. Coordinate planning and signage for inter-community trail sections with Camp Verde and Cornville.
- e) Promote the establishment of hub trailheads within the planning area accessing trails and public lands with the inclusion of parking areas, directional signage, interpretive and resource protection information.
  - 1. Designate trail systems with signage;
  - 2. Identify paths of main historic trails, Chaves Wagon Trail, Russell Wash Trail and the Old Stage Coach roads.
  - 3. Encourage easement agreements for multiuse non-motorized trails to connect residential subdivisions and potential corridor areas to Coconino Forest trail access.
  - 4. Create educational materials and guides for community trails.
  - 5. Urge developers to provide for existing trails and/or access to trails.
- f) Identify volunteers, private and public grants, donations and other sources for trail development.
  - 1. Actively recruit volunteers to serve on trail committees and work groups.
  - 2. Identify and solicit private land sources for trail development.
  - 3. Participate and coordinate with Yavapai County Trails Committee, Dead Horse Ranch Trail Coalition, and other groups.
  - 4. Encourage users, volunteers and local organizations to assist in trail maintenance.

**Goal 7: Identify motorized trail areas and encourage responsible use of OHV vehicles.**

- a) Identify trails suitable for motorized use, working with Forest Service, State Land Department and local OHV enthusiasts.
- b) Inform the public about available trails, rules and courtesy.
- c) Promote trails for quiet, slow motorized vehicles such as electric golf carts and bicycles.

## **D. Implementation Policies, Strategies and Solutions**

Leadership and policies for implementing these goals and objectives can come from the Beaver Creek Regional Council in cooperation with Yavapai County, neighboring communities and plan area organizations. The Beaver Creek Regional Council has active Trails and Transportation committees, which work cooperatively with the Forest Service, Yavapai County and neighboring organizations to coordinate planning and development of trails and transportation corridors. The role of the Council and committees in regional transportation planning and maintenance activities should include:

1. Active participation in Verde Valley, Yavapai County, Northern Arizona Council of Governments (NACOG), State, and rural transportation organizations. Attend informational conferences and meetings scheduled to include transportation topics.
2. Representation and participation in Verde Valley and Yavapai County transportation, land use and economic development planning meetings and committees.
3. Encourage the selection of at least one Beaver Creek resident as a member of the Yavapai County Planning and Zoning Commission since recommendations of this group affect transportation in the Beaver Creek area.
4. Work in conjunction with Development Services to bring recommended solutions to the Board of Supervisors to stop the problems stemming from lot splits that do not provide road planning and public easements. This may lead to requests for changes to the state of Arizona statutes and County ordinances for further adoption of AASHTO Low Volume Roadway Standards for low-volume roads having a design year ADT of less than or equal to 400.
5. Develop proposals for grants to help achieve transportation improvements in conjunction with Yavapai County and other public and private organizations.
6. Distribute elements of the community plan to future and existing developers, businesses and associations for their early consideration in their planning process and incorporation into their designs.
7. Encouragement of transportation and road development planning by State and County officials to include Beaver Creek's land use and community character visions for small scale, strategically-located commercial and industrial construction.
8. Continue monitoring of transportation related issues affecting the plan area and disseminate information to its residents and stake holders.



# VII. WATER RESOURCES

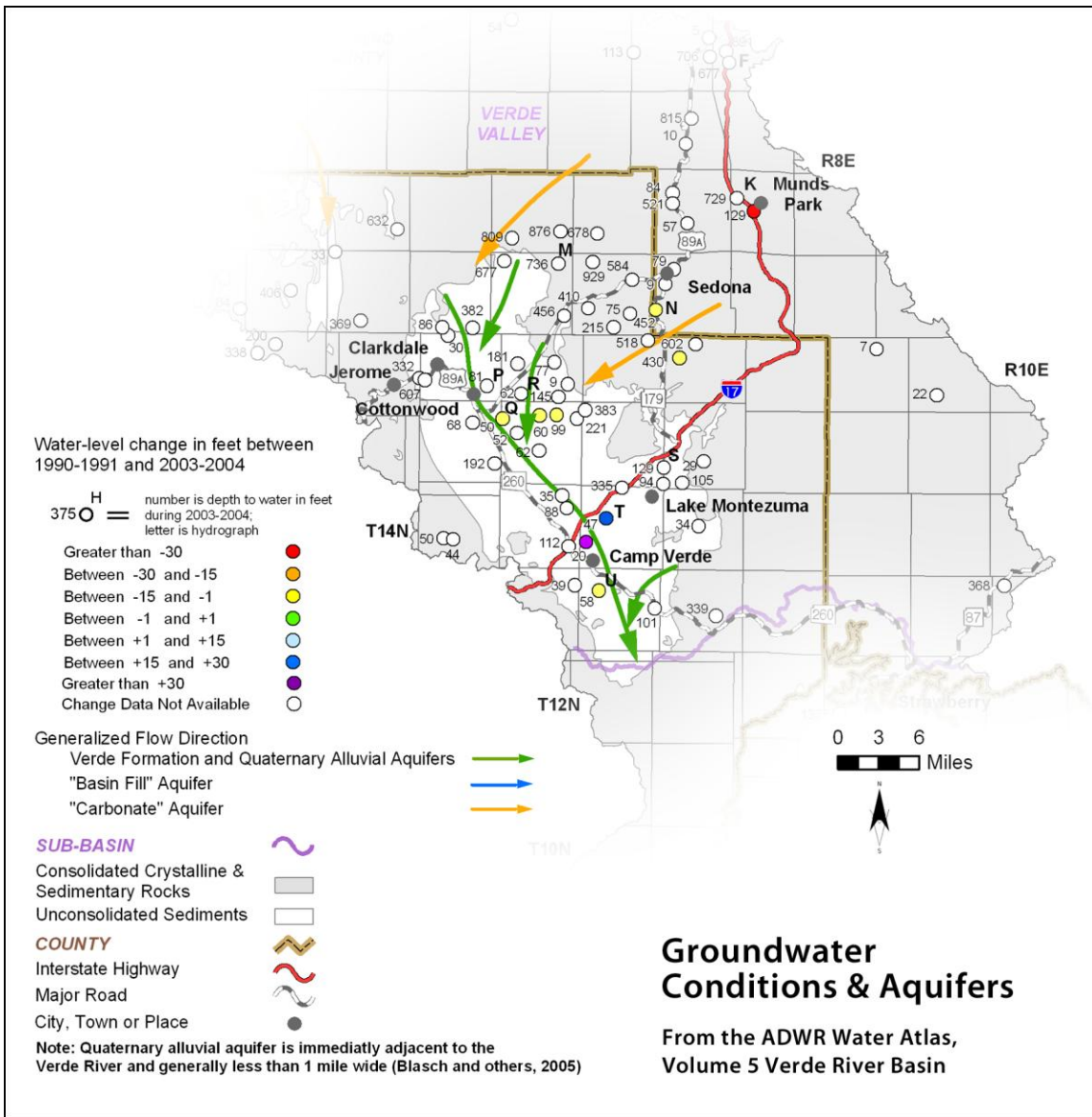
## A. Existing Conditions

Residents of the Beaver Creek Community Planning Area (the Area) are served by private wells or private water companies and septic systems or private wastewater treatment facilities. Water use is controlled on a State level by Arizona Department of Water Resources (ADWR) for quantities. However, the Beaver Creek area is not an Active Management Area (AMA). Therefore, quantities are not controlled. At the County level the Yavapai County Water Advisory Committee reviews water issues for the Yavapai County Board of Supervisors (BOS). Septic system permits are also controlled and issued by the County. Rules may be proposed for the Area in the future that tie water availability and assurance of adequate supply to future development. There are private ditches in the Area that are used for irrigation – primarily on ranches and the golf course.

**1. Watersheds.** Arizona lies in the Lower Colorado River Basin Regional Watershed. The watershed is further divided into tributary watersheds, such as those associated with Wet Beaver Creek, Dry Beaver Creek, and Beaver Creek which are part of the Verde River Watershed. The Area is located in the upper portion of the lower half of the Verde River Watershed.

**2. Aquifers.** Groundwater in the Area is located in subsurface basins composed of alluvial material or broken sedimentary material. Groundwater in the Verde Valley in general is strongly relied upon to supply potable water for domestic or commercial use because of existing surface water agreements with the Salt River Project and because of the ease of obtaining groundwater water as opposed to surface water.

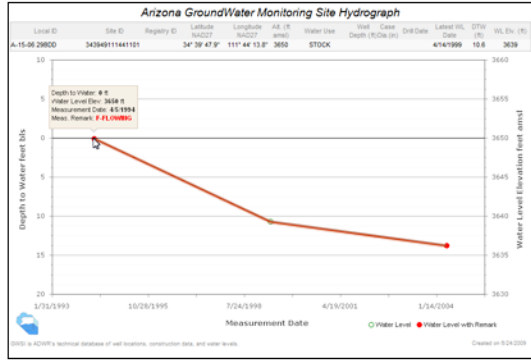
The subsurface basins (aquifers) are recharged by surface irrigation, rain, wastewater effluent disposal or by underground flows into the Area. Figure 1 shows the groundwater conditions in the Area and the two generalized flows into and through the aquifers. These flows are the Verde Formation and Quaternary Alluvial Aquifers (VFQA), which flow generally to the southeast and the “Carbonate” Aquifer, which flows from the mountains to the east generally in a southwesterly direction. The main aquifer for the Area is the VFQA.



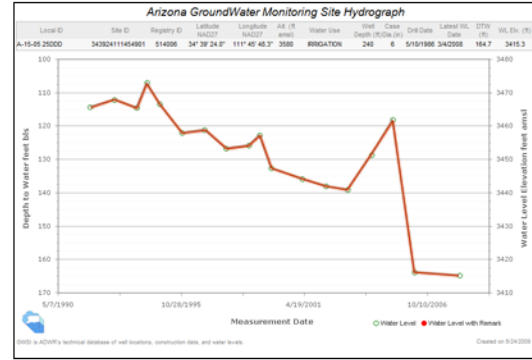
Map 21

Map 22, from the ADWR Water Atlas Volume 5.5 shows that groundwater supplies in the Area are adequate, although randomly selected hydrographs of wells in the Area from the Arizona Groundwater Monitoring reports show a fairly steady decline in water levels over the past 30 years. Figure 3 shows groundwater level changes for the past 20 years in the Area and surrounding Area.

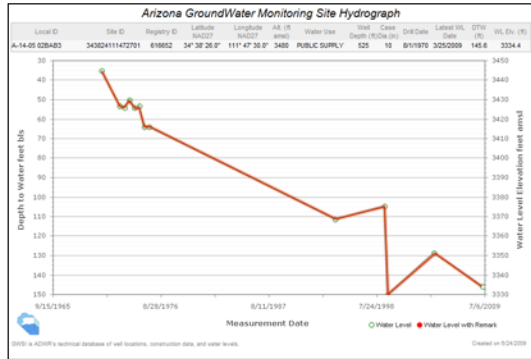
### Stock Well



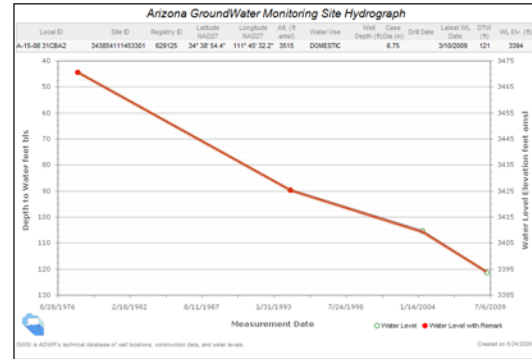
### Irrigation Well



### Public Supply Well

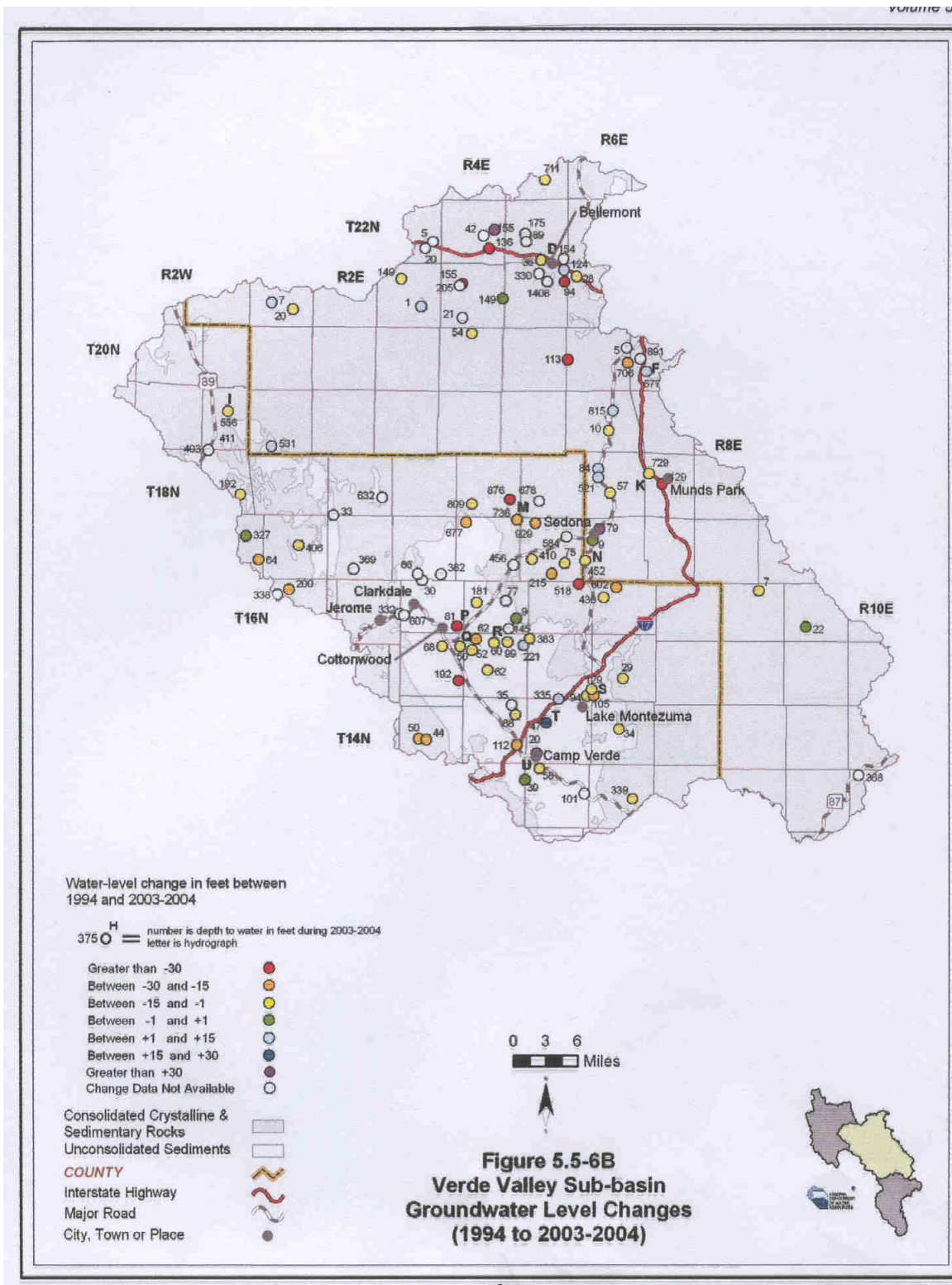


### Domestic Well



## Sample Hydrographs

From the ADWR Ground Water Database



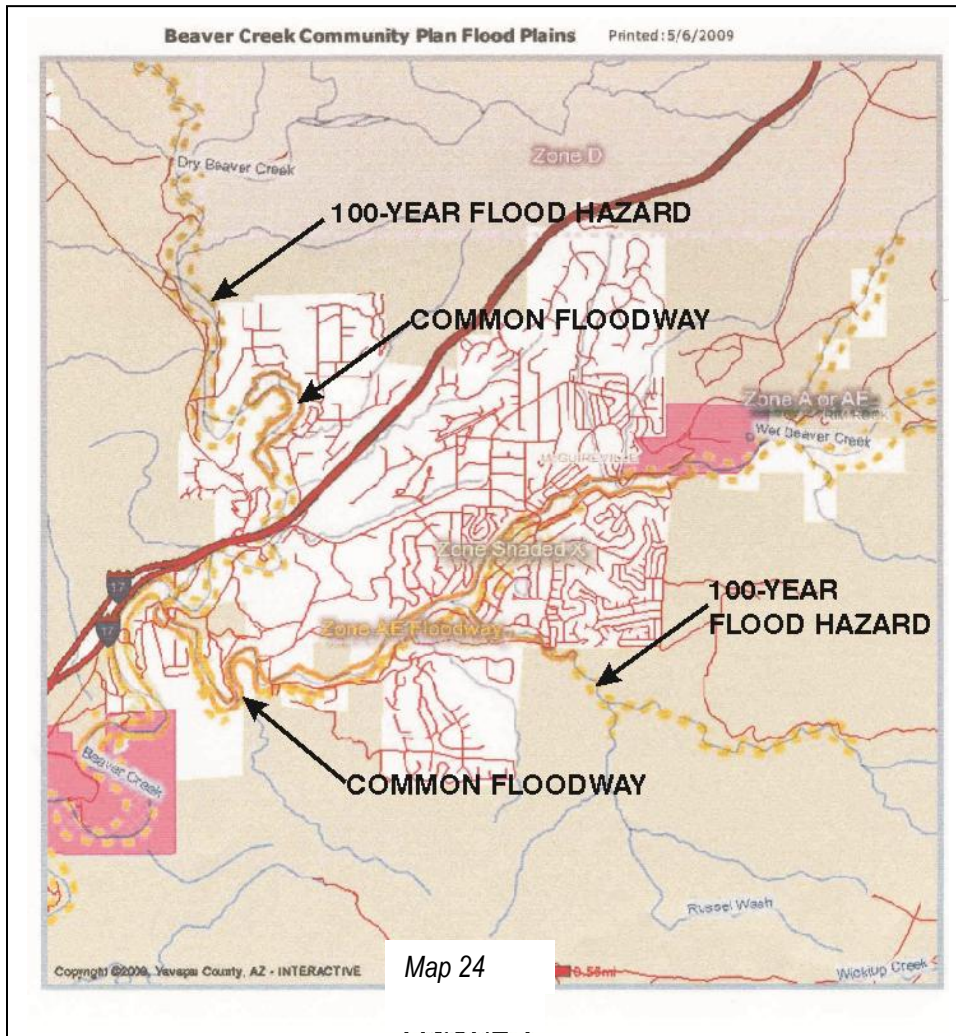
Map 23

**3. Riparian Values.** Riparian areas can be stream banks, marshes, or areas where there is seasonal water flow. These areas may appear dry at times, but the presence of cottonwood and sycamore trees will indicate a shallow water table in that area. Flooding is important to the survival of the riparian areas because of its role in movement of floras, fauna, and nutrients through the riparian system. The Area has one perennial stream (Wet Beaver Creek – later becoming Beaver Creek) and one seasonal stream (Dry Beaver Creek – which also joins Beaver Creek). These riparian areas have cottonwoods and sycamores as well as aquatic and marsh plants.

The riparian areas support many varieties of birds, mammals, reptiles and amphibians common to the Area. They also are used for recreation by the community's residents.

**4. Floodplains.** The Area contains three floodways: Dry Beaver Creek, Wet Beaver Creek, and, in the south portion of the planning Area, Beaver Creek. Figure 4, from the Yavapai County interactive GIS map, shows the floodways and the 100-year flood hazards associated with each of the streams. Major flooding has occurred along these streams in recent years.

The Yavapai County Flood Control District administers regulations governing land use and construction within and adjacent to floodplains in unincorporated Areas. The booklet “Floodplains Yavapai County – Information Package” outlines floodplain management, definitions, hazard determination, map availability, and other Flood Control services. The District also allows resident to participate in the National Flood Insurance Program and to maintain eligibility for disaster relief.



**5. Water Supply.** The Area has three sources of water: surface water (minimal use), groundwater, and reclaimed water from wastewater treatment (future supply).

**a. Surface Water**

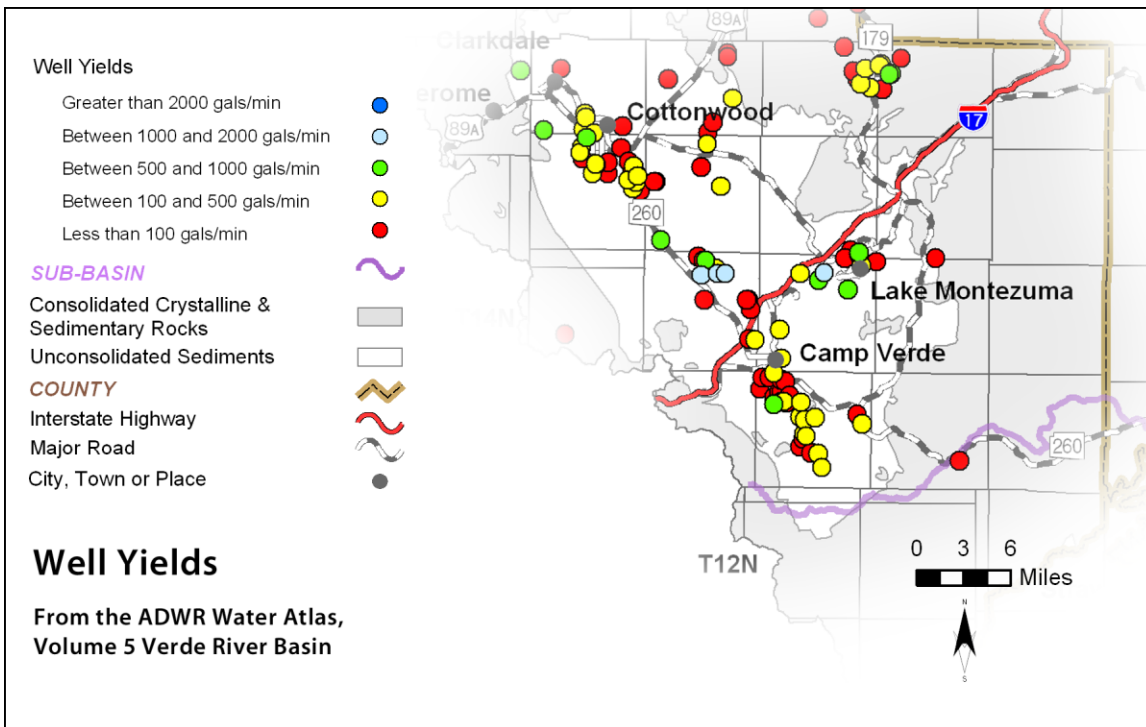
(1) Quantity - As mentioned before, surface water is of limited use in the Area with the exception of flood irrigation and livestock use because of water rights agreements and because of the difficulty and expense of using surface water to provide potable water for residents in the community.

(2) Quality  
The ADWR Water Atlas Volume 5.5 shows streams in the Area to be of impaired quality, mainly because of turbidity.

**b. Groundwater**

(1) Quantity

Although there has been a steady drop in groundwater levels in the Area for the past 30-40 years, ADWR (Fig 2) has determined the groundwater supplies in this Area are adequate for the current population and future growth. Figure 6, from the Water Atlas, shows well yields in the Area and surrounding Area.



Map 25

The two local water companies, Arizona Water Company and Montezuma Rimrock Water Company, according to their latest available ADWR reports supplied approximately 129 MG of water to 1450 customers (1290 single family, 129 multifamily, 27 commercial, and 4 unidentified). Estimating 2.5 people per single family household the total estimated gallons per capita per day (gpcd) is about 120. This is not an exceedingly high figure compared to other Areas, so there appears to be some consciousness of water conservation. The remainder of the residents in the Area are supplied by private individual wells – approximately 1440 as of 2008.

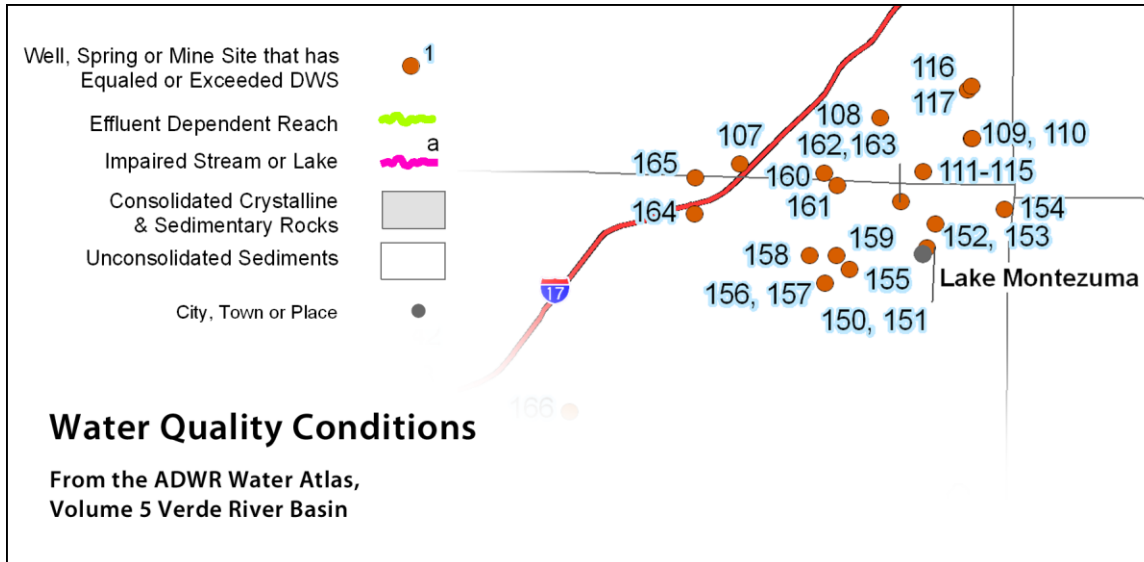
<b>Water Company Information</b>			
AF = Acre Feet (43,560 cubic feet)			
<b>Montezuma Rimrock Water Company</b>			
Well	AF withdrawn	Gallons	Connections
55-621605	0	0.00	
55-621604	40	13,034,055.40	
55-213141	0	0.00	
55-202458	6	1,955,108.31	
Total	46	14,989,163.71	206
<b>Arizona Water Company</b>			
Well	AF withdrawn	Gallons	Connections
55-803288	18	5,865,324.93	
55-616655	6	1,955,108.31	
55-616554	56	18,247,677.56	
55-616653	156	50,832,816.06	
55-616652	27	8,797,987.40	
55-591459	63	20,528,637.26	
Total	326	106,227,551.51	1244

Table 13

Breakdown			
Single family	251	81,788,697.64	1084
Multifamily	17	5,539,473.55	129
Commercial	16	5,213,622.16	24
Other	4	1,303,405.54	7

(2) Quality

Although Map 26 shows several wells that equal or exceed water quality standards, the annual reports from the two private water companies do not indicate any contamination of wells in the Area. The Water Atlas indicates selected wells within the planning Area contain water quality that exceeds standards for arsenic and, in rare cases, lead. The reason for the number of wells indicating high arsenic levels does not indicate an increasing level of arsenic. Rather, it reflects the EPA’s lowering of arsenic standards from 50 ppb (parts per billion) to 10 ppb.



Map 26 – Groundwater Quality

**c. Reclaimed Water (Effluent Reuse)**

Reclaimed water is wastewater that has been treated to a standard that will allow its use in irrigation, water features, and golf course lakes. The Area has two wastewater treatment facilities one built to service the Beaver Creek Preserve development, and the other at the I-17 rest stop before the Sedona exit. However, to date, no homes have been constructed in the Beaver Creek Preserve development. Another future development, Indian Lakes I has a permit to build a waste water treatment facility. The reclaimed water from this future facility will be used for landscape and golf course irrigation.

On an individual basis, there is a possibility of using “gray water.” This is wastewater collected from showers, washing machines, and bathroom sinks. There are State guidelines on the use of gray water. Follow this link for more information:

[http://www.harvestingrainwater.com/wp-content/uploads/Arizona\\_Greywater\\_Guidelines\\_in\\_English.pdf](http://www.harvestingrainwater.com/wp-content/uploads/Arizona_Greywater_Guidelines_in_English.pdf)

**Effluent Production**

Septic systems comprise the greatest amount of wastewater disposal systems in the Area. A rule of thumb, at least in the Phoenix Area, is roughly 90 gallons of wastewater per day per person (gpcd). With the more moderate weather in this Area, the gpcd may be slightly lower. The difference between the average water production (120 gpcd) and the estimated wastewater discharge (roughly 85 gpcd in the Area) is accounted for by evaporation and lawn and garden irrigation.

The concentration of septic systems in this Area makes the location of new well crucial to avoid contamination. A new well must be located at least 100 feet from the nearest septic system.

## **6. Ditches**

There are privately owned ditches within the Area that serve, generally, ranches and the Montezuma Golf Course.

## **7. Wells**

Information on wells was provided in an earlier section on groundwater. Figures 5 & 6 describe the well capacities and quality issues. Table 1, shown earlier, includes the number of wells owned by the local water companies, the service connections, and the annual amount of water pumped

## **8. Water Systems**

Aside from private water companies, most water in the Area is provided through private wells.

## **9. Water Rights**

In general, the State of Arizona owns the water resources within its boundaries and issues right to appropriate and use that water to individuals and organizations. In the Area ADWR administers groundwater and surface rights under two different forms.

**Groundwater rights** are administered under the 1980 Groundwater Code, which, for Areas outside of active management Areas (AMAs) which means wells need only to conform to specific construction standards and be registered with the state. No right to the groundwater is implied by well registration documents.

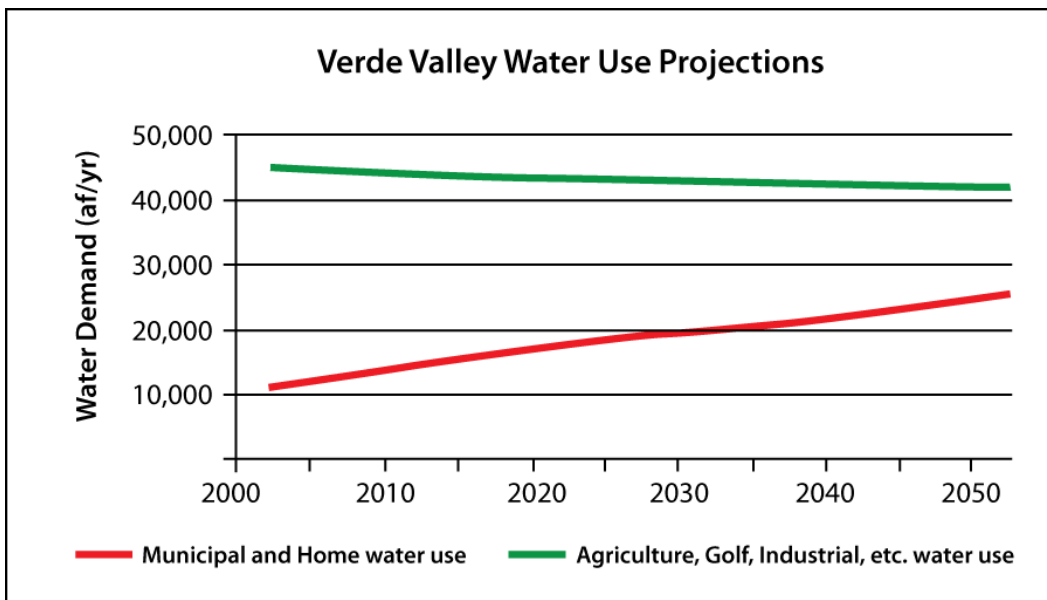
**Surface water rights** are administered under the 1919 State Water Code on the basis of prior appropriation, meaning the most senior appropriators enjoy the best water right in times of shortage. There are ongoing adjudications to determine the extent of water rights throughout the state and, currently, in the Verde Valley. In recent litigation the ownership of the sub flow feeding the Verde River and its tributaries is being questioned. If the complainants are successful, some well owners may be required to obtain surface water rights to continue pumping. Follow this link for more information:

<http://www.superiorcourt.maricopa.gov/SuperiorCourt/Adjudications/>.

**Reclaimed wastewater** is administered by ADEQ as far a quality and type of use is involved, but rights to the reclaimed water are not administered by ADWR and the reclaimed water is privately owned.

## **10. Current and Future Demands**

The graph below from Yavapai County shows the actual water demands for the last 9 years and estimated water demand for the next 41 years. The graphs show about a 150% increase in domestic water demand and a slight decrease in industrial, agricultural and turf irrigation use.



Map 27



## **11. Water Conservation**

Currently there are no specific programs for water conservation within the Area. Arizona Water Company does include flyers with water conservation tips in their billing. Montezuma Rimrock Water Company also provides monthly conservation information in their monthly billings, and has local information available to users as well. They also have tips for water conservation on their web site. Beyond this, there are ways to conserve water on both an engineering and behavioral level.

### **a. Engineering practices**

This would include modification to plumbing fixtures and/or water supply operating procedures. Low-flush toilets, toilet displacement devices, low flow shower head, and faucet aerators. Also included could be reducing pressure on private wells thus extending pipe and appliance life.

Modifying house drains to take advantage of the gray water irrigation potential also reduces water use and increases septic system life.

Proper vegetation watering practices, such as evening/night time watering, soaker hoses, and drip systems save water. Also, planting of low water use plants, changing to xeriscape (low water use) type landscaping and rainwater harvesting for landscape use saves water.

### **b. Behavioral practices**

Changing of water use habits will conserve water. Things such as not running the dishwasher until it is full, turning off the water while brushing teeth and taking shorter showers are helpful. Sweeping sidewalks rather than hosing them down is a good water saving practice.

### **c. Public education**

Beaver Creek Regional Council and other local community groups can provide information at community meetings and, with the help of County officials, can provide current information on drought, groundwater levels, water rights issues, well testing, and contaminant control issues.

## B. Issues

Obtain data regarding water availability and use.  
Develop a water budget and plan for growth.  
Identify sources of potential water contamination.  
Protect groundwater from septic systems and other leaching sources.  
Protect surface water quality in Wet Beaver Creek, Dry Beaver Creek and Beaver Creek.  
Use of reclaimed water, both wastewater effluent and gray water.  
Meet current Federal groundwater standards, especially arsenic, lead, and selenium.  
Protect riparian areas.  
Manage growth in floodplains.  
Water conservation  
Awareness of surface water rights requirements.

## C. Goals and Objectives

### **Goal 1: Steward the water supply carefully.**

- a) Establish the extent of available groundwater and coordinate growth in accord with defined water resources.
- b) Engage in long-range planning for water right acquisition and storage; encourage active aquifer recharge and water recycling programs; designate drainage and floodwater retention for recharge potential.
- c) Undertake proactive water conservation programs; offer incentives for reducing water consumption by home, farms, and industries.
- d) Consider water availability in land use discussions

### **Goal 2: Maintain high water quality standards**

- a) Report a baseline for water quality from ADEQ and monitor and publish results for Beaver Creek area residents and stakeholders.
- b) Assist local water treatment and storage expansion systems; encourage wastewater treatment facilities.
- c) Consider wetlands alternatives for wastewater treatment; favor biological purifications systems (e.g. aerobic techniques).

### **Goal 3: Secure and protect natural water resources**

- a) Assure all developments (not only subdivisions) are engineered to protect natural watersheds.
- b) Monitor upland runoff, riparian, and base flows for all county waterways.
- c) Seek easements along drainage ways to prevent incursions, protect the beneficial function of floodplains, and provide recreational opportunities
- d) Maintain water flow and ecosystems, wildlife corridors and other waterways.

### **Goal 4: Work with Yavapai County to prepare an accurate water budget and manage water.**

- a) Support efforts to tie development to water availability.
- b) Participate in regional water planning.
- c) Study effects of growth on water supply
- d) Centralize wells and waste treatment systems
- e) Determine other sources of water resources information (e.g. ADWR Water Atlas) beyond USGS.

### **Goal 5: Encourage residents who are in affected groundwater/surface water rights Areas to secure their water rights.**

### **Goal 6: Provide information and assistance for residents about:**

- a) Water availability (study results, use, quality, and rights)
- b) Water conservation measures
- c) Use of gray water systems to conserve groundwater
- d) Use of rainwater harvesting systems
- e) Proper care of wastewater disposal systems (septic systems)

**Goal 7: Protect Area natural resources**

- a) Manage growth in floodplains, specifically limiting development and encouraging use as open space for parks and recreational purposes; discourage construction in 100-year floodplains.
- b) Encourage private property owners in these endeavors
- c) Teach riparian values

**Goal 8: Awareness and control of natural washes and flooding**

- a) Protect natural washes and natural waterways through proper planning and zoning.
- b) Study past flooding and determine potential relocation to avoid further personal loss.

**D. Implementation Policies and Strategies**

Leadership and policies for implementing these goals and objectives can come from the Beaver Creek Regional Council and other community organizations, working in cooperation with Yavapai County, public agencies, water groups and private land owners, to provide current information and assistance to achieve these goals and objectives.

The BCRC should:

1. Participate in the Northern Arizona Water Consortium and Water Advisory Committee
2. Work cooperatively with the Verde Valley Water Users Association to provide future workshops on water rights
3. Regularly provide educational presentations on water resources, including hydrology, studies, legal issues, and water quantity and quality concerns, management of wells and septic systems, and water conservation.

# VII. OPEN SPACE

## A. Existing Conditions

**1. Introduction:** ‘Open Space’ is land intentionally left free from future development. Open space can be described as “lands available for public use and enjoyment”, often administered by federal, state or local government. State guidelines further define open space as land which has not been developed and which is desirable for preservation in its natural state for ecological, historical, or recreational purposes, or in its cultivated state to preserve agricultural, or forest areas.

Beaver Creek open space include natural resource areas like Wet and Dry Beaver Creek, community parks, national park monuments, a golf course and a school sports complex that provide places to participate in recreational activities. Open space needs to be proactively planned and in some cases designed and protected. Open space planning includes consideration of geographic features, natural and cultural resources, ecological, historic and paleontological value, dark skies and recreational opportunities.

The Beaver Creek Community planning area is characterized by 25,688 acres of Coconino National Forest lands, containing 846 acres of Montezuma Castle and Montezuma Well National Monument, the Sacred Mountain Ruins and the V-Bar-V Heritage site. These lands surround private lands within the planning area, and they are instinctively regarded as open spaces without regard to other possibilities. The public open spaces are the primary areas where community recreational activities occur.

Trails for hiking, biking, and horseback riding are high on the list of recreational pursuits in the community. Informal trails on public lands are well used. Member organizations of the Beaver Creek Regional Council have established trail committees to identify routes and work together with Yavapai County, the Forest Service and neighboring trail groups to develop a safe network of non-motorized trail opportunities in the planning area, developing protective measures to preserve and mark them. Motorized vehicle (e.g. dirt bikes, ATVs and jeeps) enthusiasts are also interested in trail opportunities. A designated and well defined trail system for these vehicles needs to be address that will protect and preserve forest lands and private property. Trails are discussed in more detail under the transportation element of this plan.

Public access to Wet Beaver Creek is available mainly in the Wet Beaver Creek Wilderness Ranger Station area along FS 618 and at Sycamore Park in Lake Montezuma. Limited creek access is located via a Forest Service parcel in Lower McGuireville originally proposed for exchange in the 1992 Beaver Creek Community Plan. This parcel is surrounded by privately owned lands only accessible via a combination of private unimproved and county primitive roadways. All other access points to the creek are held by private land owners. Fishing, swimming, rafting, tubing, water play, hiking and irrigation are primary creek uses.

**2. National Forest:** Within the Beaver Creek community planning area, all 25,688 acres of national forest are part of the Coconino National Forest., administered by the Red Rock Ranger District, headquartered south of the Village of Oak Creek. Forest Service activities in the planning area include livestock grazing; protection of riparian zones, wildlife habitats, preservation and management of cultural resources; fire control; management of recreational uses and abuses, and resolving urban interface issues. Three national forest parcels within the planning area are identified for possible exchange. These include an 80 acre and 40 acre site in Lower McGuireville and an 8 acre Soda Springs Ranch Adjustment parcel. Additionally, the national forest service would acquire 157 acres of Soda Springs Ranch adjacent to the Montezuma Well National Monument. The community favors national forest land as open space, with allowance for exchanges or permitted uses that would benefit the community, such as for parks, protection of national monuments, preservation of historical sites or other public purposes.

Management of the forest is guided by the “Coconino National Forest Land and Resource Management Plan”, completed in 1987 and amended continuously through 2008. Forest officials involve the public to identify issues, propose management alternatives and analyze environmental impacts before final planning decisions and amendments are made. The community plan can be a helpful reference for Forest Service planning. Residents will be encouraged to become involved through public comment opportunities.

### **3. Community Parks and Recreation:**

**a. Sycamore Park** is a three acre park in the Beaver Creek community managed by Yavapai County. Amenities include a Ramada, playground equipment, picnic tables and benches, walking trails along Beaver Creek, rest rooms, drinking fountain, basketball court, and barbeque grills.

**b. Rollins Park** is a small park composing the center area of a small shopping district across from the golf course restaurant, the Ranch House. It is owned by the Lake Montezuma Property Association. It has shade trees, an open grass area (approximately 4,000 sq. ft.) and water. It is used for community events and is open to the public.

**c. Beaver Creek School ball fields.** The school has a full sized baseball/softball field. It has a small practice ball field where the outfield can also be used as a soccer/football field. The school also has a large playground area for children. The fields are open to the public, except for organized sporting events, which need school approval.

**d. The Beaver Creek Golf Course** is an example of a privately developed open space. The golf course is an 18-hole par 71 course. Its length plays 6,386 yards, and it is located along the banks of the Wet Beaver Creek at an elevation of 3,250 feet. It was completed in 1962 and has its own restaurant called the Ranch House Restaurant. The golf course and restaurant has had several owners in recent years.

**4. National Parks and Sites:** The planning area is home to some of the best preserved archeological sites in the Verde Valley. The Sinagua Circle links significant archeological sites in the plan area. Sinagua Circle is an informal name given to a circular area bordered by three Verde Valley waterways—Verde River to the southwest, West Clear Creek to the east and Wet Beaver Creek to the north and west. This loop, brimming with archeological artifacts, is believed to have been important to the Sinagua Indians who lived in the Verde Valley from around 800 to 1425 A.D. Native American artifacts, ruins, petroglyphs, dwellings (built with astonishing regularity—1.8 miles apart) and agricultural sites with dry farming and irrigation are mostly located along Beaver Creek running northeast to southwest through the plan area.

Open Space national parks and sites located in the planning area include:

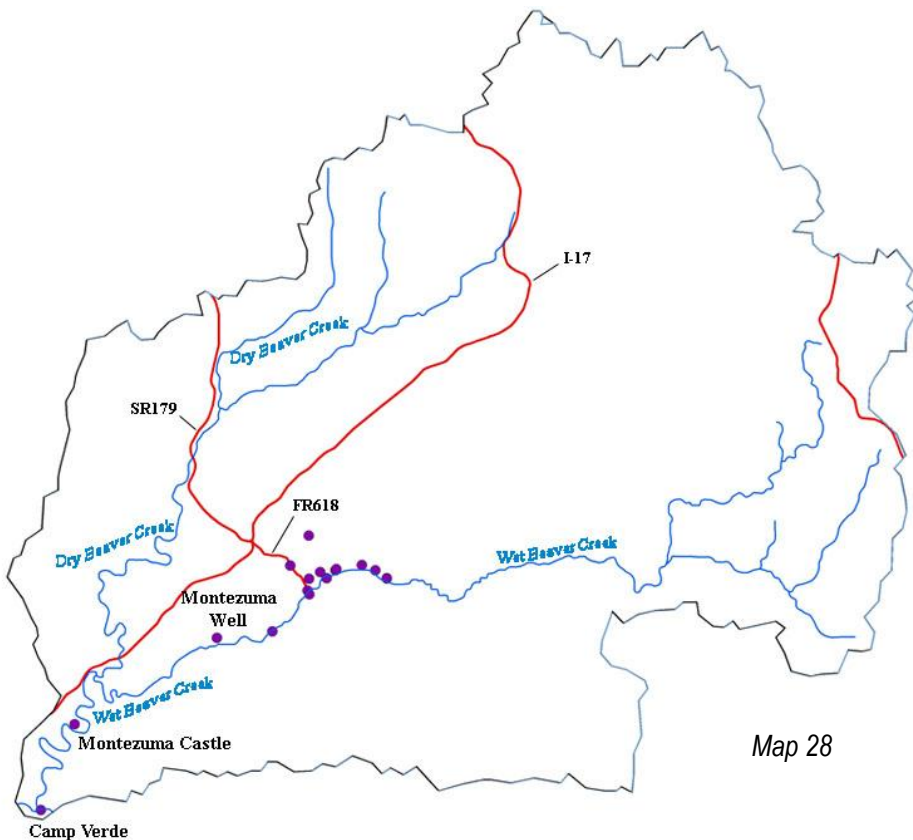
**a. Montezuma Castle National Monument** is one of the best-preserved cliff dwellings in North America and sits high above the flood plain of Wet Beaver Creek at the southern end of the planning area. The Castle monument is a five-story, 20-room cliff dwelling that served as a “high-rise apartment building” for the Southern Sinaqua from about A.D. 1000 to 1400. Early settlers to the area incorrectly assumed that the imposing structure was associated with the Aztec emperor Montezuma. The site was established as a national monument in 1906. The Castle receives nearly 700,000 visitors per year and is a major tourist destination driver for the area.

**b. Montezuma Well** is a separate unit of Montezuma Castle National Monument, added to the register of national monuments in 1947. The Well is an active spring emanating from a collapsed sinkhole formed 11,000 years ago. It has a constant flow of 1.5 million gallons per day and as such was an important resource for the early Native American inhabitants. These people settled here and took advantage of the plentiful water for growing crops. Visitors can still see evidence of their cliff dwellings and irrigation ditches. There is no admission for the Well, so it is used heavily by the planning area community. Local people enjoy the trail system around the Well, and a grassy, shaded picnic area is used regularly for gatherings and picnics. Even though it is a National Monument, it also functions as

another open space for the community and is an important spiritual center for our Native American population. Many tourists visiting Montezuma Castle also visits the Well.

**c. V-Bar-V Heritage Site** is the largest petroglyphs site in the Verde Valley and one of the best preserved. The site lies between two natural access points to Beaver Creek. Originally discovered soon after Euro-American ranchers settled the Beaver Creek area in the 1870s, the site was acquired by the Forest Service in 1994 as part of a land exchange. The V-Bar-V site was opened to the public in 1996.

**d. Sacred Mountain:** About ½ mile east of the V Bar V site is an isolated white limestone mesa known as Sacred Mountain. It contains the remains of a 60 room pueblo around a central plaza. It is thought to be the pre-eminent village of what is known as the Beaver Creek Community and may have been the largest area of agricultural production in the middle Verde Valley. The main field area for the community consists of an extensive agriculture system and land use pattern, bordered by Wet Beaver Creek, Walker Wash and rocky hills. Another feature of significance is the presence of a ball court at the base of Sacred Mountain, measuring 105 ft in length and 78 ft in width.



**5. Private Ranchlands:** Ranchlands, pastures, riparian areas, floodplains, and protected green spaces are among open space parcels held in private ownership within the planning area. Although not open for public use, they provide buffers between communities. Example of ranchlands in the planning area are the M-Diamond Ranch, Dyck Ranch, Soda Springs Ranch, Rancho Roco Rojo, Southwestern Academy, Apache Maid Ranch and ranch lands owned by the Yavapai Apache Nation.

**6. Waterways:** Beaver Creek is one of several perennial streams that make their way into the Verde River. Beaver Creek provided the water necessary for the prehistoric inhabitants of the area in an otherwise arid landscape devoid of springs or other sources of water. Beaver Creek is comprised of two watersheds, Wet Beaver and Dry Beaver. Wet Beaver Creek has as its source a series of springs at the base of Hog Hill, a part of the Mogollon Rim. These springs, and most of the length of the creek, are protected in the Wet Beaver Wilderness, a 6,700 acre wilderness area established by Congress in

1984. The upper reaches of the creek slice through the southern edge of the Colorado Plateau, creating a narrow canyon with few access points. The canyon opens up as the creek leaves the Wilderness and flows through rolling hills as it passes through Montezuma Well Detached Unit of the monument and the communities of Rimrock, Lake Montezuma and McGuireville. A few miles downstream of McGuireville, the creek joins Dry Beaver Creek. The drainage area of Dry Beaver Creek is much larger than the watershed of Wet Beaver Creek. Springs along Dry Beaver do not provide for a permanent flow. The annual median flows of 22,000 acre-feet for Wet Beaver Creek and 21,000 acre-feet for Dry Beaver Creek combine to create the flow of Beaver Creek as it passes by the Montezuma Castle National Monument at the southern most end of the plan area before its confluence with the Verde River. The creek provides habitat for native species of trout and sucker, and non-native species such as bass, catfish, and carp. Other non-aquatic wildlife frequent the riparian area.

**7. Dark Skies.** The residents of the planning area have identified dark night skies as a treasured value. Yavapai County has a progressive outdoor lighting ordinance that seeks to preserve the beauty of the nighttime skies while allowing for lighting that is adequate for commerce and safety. While these ordinances are enforced throughout the unincorporated areas of the County, the same is not true in the plan area neighboring cities and towns.

**8. Invasive Plants.** The rural nature of the Beaver Creek community planning area results in a high potential for the spread of invasive plants. Examples of invasive plants are yellow star thistle, musk thistle, tamarisk, Dalmatian toadflax, tree of heaven, and bull thistle. The Forest Service completed an environmental analysis in response to the threat of noxious weeds in Yavapai and other counties that recommends control, prevention and eradication of invasive species.

**9. Unauthorized Use.** Unauthorized camping, irresponsible off-road vehicle use, littering, and illegal dumping are examples of frequent abuses of public lands in the planning area. There is a lack of enforcement capability within the Forest Service to keep up with the problems. However, some management actions and cooperative cleanup efforts have been successful. The lack of a nearby solid waste facility, high dump fees, handy proximity of public lands, and a lack of care or understanding about public land restrictions are factors that contribute to the issue. Verde Valley volunteer organizations, Friends of the Forest and Stewards of Public Lands, were created to unite governmental agencies, community volunteers, businesses, and organizations, pooling resources to clean up public lands. These organizations are supported by law enforcement agencies and the Forest Service.

## **B. Issues**

Preserve open space through potential sales or land exchanges  
Improve creek access  
Prevent illegal littering and dumping  
Preserve area wildlife habitat  
Protect dark skies  
Expand and interconnect area trails  
Increase number of area parks  
Develop outdoor programs for youth

## **C. Goals and Objectives**

### **Goal 1: Enhance parks, recreational opportunities**

- a) Develop an open space master plan identifying geographic features, natural resources to be protected; recreational facilities; the support of open space acquisition and preservation;
- b) Develop and maintain an inventory of open space areas, recreational resources and access points to these areas;
- c) Promote analysis of future needs, policies for managing & protecting open space areas and resources AND implementation strategies to acquire additional open space and establish new recreational resources;
- d) Support policies and implementation strategies to promote a regional system of integrated open space & recreational resources - these strategies must consider existing regional open space plans;
- e) Strive to preserve desirable public lands for recreation, open space protection of wildlife habitats and buffering of residential areas;
- f) Work with the Forest Service, state agencies and Yavapai County to identify funding and development of public access, trails and parking infrastructure for forest service parcels;
- g) Encourage private land owner incentives for allowing non-motorized access to historical trails;
- h) Encourage parks at regional and local levels favoring natural recreational venues;
- l) Develop youth programs that utilize open spaces;

### **Goal 2: Participate in regional planning and strategies for interconnected greenways and trails**

- a) Sponsor public forums on open space planning and trail development;
- b) Promote the use of greenbelts to separate communities and preserve their identities;
- c) Identify existing trails for differentiated uses (e.g. non-motorized and off highway vehicles);
- d) Support the development of community access points to non-motorized trails;
- e) Support and promote the development of a Sinagua Circle providing for motorized and non-motorized public access and descriptive facilities.
- f) Promote connecting open spaces to form wildlife corridors; set aside prime wildlife viewing areas;
- g) Promote the protection of riparian areas, watercourses, and associated floodplains

### **Goal 3: Preserve open space character.**

- a) Monitor the protection of scenic views, mountain vistas by participating in development plan reviews and promoting sensitivity to natural areas, wildlife habitats and historical preservation;
  - b) Promote eco-friendly development during the planning phases of new projects with private property developers;
  - c) Encourage the retention of agricultural uses and agribusiness (e.g. ranches, farms);
  - d) Support the Yavapai County Open Space and Sustainable Development and Cluster and Open Space options for new subdivisions; Work with Verde Valley Land Preservation Institute to identify parcels and funding to acquire open space parcels.
- a) Encourage development of conservation easements;
  - b) Support programs to acquire open space in the planning area;
  - c) Identify potential open space parcels for Verde Valley Open Space planning updates;
  - d) Maintain clean air by mitigating sources of pollution;



- e) Protect dark skies by encouraging strict enforcement of Yavapai County dark sky regulations and provide information to residents on how to limit light pollution;
- f) Protect creeks and waterways by encouraging enforcement of Yavapai County land use regulations.

**Goal 4: Reduce illegal littering and dumping.**

- a) Support and sponsor public education programs;
- b) Continue to encourage community cleanup programs;
- c) Establish a local transfer station;
- d) Support and encourage enforcement of County, State and Federal regulations related to dumping and littering.

## **D. Implementation Policies, Strategies and Solutions.**

Leadership and policies for implementing these goals and objectives can come from the Beaver Creek Regional Council in cooperation with Yavapai County, National Park Service, Coconino National Forest, neighboring communities, and plan area organizations. The work outlined in this element would fall under the auspices of the BCRC committee on Open Space, working closely with other committees such as Planning and Zoning, Land Use, and Transportation. Under the direction of BCRC, the implementation strategies may include:

1. Establish linkages and cooperative agreements with area groups and key individuals focused on opens space issues.
2. Identify, participate and represent a Beaver Creek area membership in hiking, equestrian, ranching, OHV and other sportsman groups in the Verde Valley.
3. Distribute and present Vision 2020 Open Space and related elements to Forest Service, National Parks, State agencies, planners, developers and other property owner groups.
4. Participate in Verde Valley Open Space Recreation Planning activities and workshops.
5. Participate in wilderness and open space planning with Coconino Forest Service and National Parks Service.
6. Discourage Forest Service land trades within the plan area for private uses not conducive to the community vision.
7. Encourage maintaining the two forest service parcels within the core plan area for public open space and recreational uses as community parks.
8. Support opportunities to acquire large private land parcels outside of the core plan area as public open space for conservation and recreation uses.

# APPENDIX A

## Beaver Creek Vision 2020 Reference List

1992 Beaver Creek Community Plan  
Arizona Department of Water Resources – Arizona Water Atlas, Volume 5, Verde River Basin.  
2009 Lima & Associates Verde Valley Multimodal Transportation Study  
C.L. Williams Consulting 2006 Lake Montezuma Secondary Access Study  
Yavapai County General Plan, adopted April, 2003  
Yavapai County GIS Interactive  
Yavapai County Public Works Department  
Yavapai County Development Services Department  
Yavapai County Verde Valley Regional Trails Plan – 2010 Draft,  
Verde Regional Land Use Plan  
Coconino National Forest – Red Rock Ranger District  
National Park Service – Montezuma Castle National Monument & Well  
2008 NAIPTA 5-year Transit Plan for the Verde Valley Region  
NEPA Beaverhead Flat Road/Beaver Creek Road Environmental Assessment 2000  
U.S. Census 2000 Data Statistics zip codes 86335 & 86342  
U.S. Census 2007 Commercial data by NAICS - North America Industry Classification System /  
SIC -Standard Industry Classification zip codes 86335 & 86342  
Department of Economic Security Sub-county Population Projections  
Arizona Department of Transportation  
Yavapai County Sheriff's Office  
Yavapai County Special Districts Guidelines  
Publication - By the Banks of the Beaver Creek - Til Lightbourn and Mary Lyons.

# APPENDIX B

## Beaver Creek Vision 2020 Focus Group Questions & Responses

### Background:

In order to be sure our survey questions to the community were easy to understand and did not reflect any bias we invited a group of townspeople in to take a draft of our survey. This group represented a cross section of Beaver Creek – elderly, young, new residents, long time residents, affluent, non-affluent, Native American, Hispanic, etc. The answers were not kept nor reviewed; our goal was to get feedback from the group on how the survey could be improved. Following are the questions and answers we asked and received of the group.

### Answers by Focus Group to Questions

**1. Is the survey too long?**

4 people thought it was too long, but 8 people thought it was fine as is.

Some people felt there wasn't enough info to judge whether they would be for or against something. Two people said they were concerned about all these proposals for new services and public facilities. Who would pay for these things? So they weren't sure how to answer the questions as they didn't want their taxes to be any higher.

Could there be a question: Would you be willing to pay more taxes or support these things with donations?

**2. Were the directions easy to understand? Were they confusing?**

People liked it and especially liked the Undecided option. 2 people thought that Question 2 and 4 of the Community Character were kind of redundant.

**3. Were there any important community related issues that were left out?**

No.

**4. Were there any statements or questions that seemed to be biased or slanted?**

No.

**5. Was the survey easy to read?**

Yes, but should leave more space for the open ended answers that you wrote down.

**6. Were any questions that were confusing or badly worded?**

One person did not know what Site Built meant (Land Use, 4. e.) And also, there was a question as to what a Band Shell was. Later in our conversation people felt that the Land Use 6 questions needed some examples. For example Regional Grocery and Retail Stores might have the examples of Basha's, ALCO, etc.

**7. In the Transportation section, question 9, do you know what road is referred to?**

Not only did people not know FR119 (Montezuma Well Road), but Brockett Ranch and Bice was unfamiliar to some people. Obviously people who hadn't lived here very long did not know the roads outside their immediate neighborhoods. It was suggested that a map be included with these roads shown.

**8. Are the drop-off locations convenient to you? Where would you prefer to drop off the survey?**

No problem with the drop off locations.

9. Would you mail the survey if you had to use your own postage?  
A couple of people said yes, that would be a problem. Some people felt it was important enough that they would mail it.
10. **We are planning a community meeting to further discuss the issues raised in the survey. Would you be inclined to attend this community meeting?**  
7 would, 5 wouldn't. They wanted to know more what the meeting was about and thought that 10 days to 14 days ahead of time would be a good time frame to advertise the meeting.
11. **Would an incentive (free dinner, free merchandise) increase your chance of completing and returning the survey and participating in a community workshop?**  
Those few who answered negatively to the above question said it might make them more inclined to participate. Most said they didn't need the incentives. They thought it was important to complete the survey and attend the meeting.
12. **The demographics section was optional. How many of you did not fill out the demographic questions?**  
Everyone was okay with filling out the demographics. One person said they wouldn't fill out the income question. Most people felt it shouldn't be optional, as it was important for the County to know our demographics when making decisions.  
Some people were confused about the grade level completed if they had children that were too young to be in school yet.  
One woman works for the school doing many jobs and didn't know where her job would fit.  
There was a suggestion to check other demographic surveys on this question and see what they had.
13. **Does anyone have any other comments or question about the survey?**  
One person was concerned that people who lived in the community a long time might be overshadowed by new comers as their numbers (old-timers) would be fewer, and wanted to know that their opinions would be given proper weight.

There was a question as to whether we needed more info about what incorporation meant? It was decided that was too difficult to try to handle in the survey and it might be better to talk about these things at the community meeting.

# APPENDIX C

Note: See appendix D for references to 'see map'.

## BEAVER CREEK COMMUNITY PLAN UPDATE SURVEY 2008

The Beaver Creek Community Plan Committee is charged with developing an updated plan. We'd like to insure all members of the communities have an opportunity to contribute. Your responses are important and imply no financial commitment. Area map is Appendix on reverse side of demographics page.

### Community Character

**Please give us your thoughts on the following:**

1. What do you like about our Communities?

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2. What would you like to see changed?

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3. What attracted you to our area?

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4. What type of facilities and services do you think are needed in our area?

**Please check one column for each statement: 1/Strongly Disagree, 2/Disagree, 3/Agree, 4/Strongly Agree, 5/Undecided**

		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
5	Rural lifestyles should be preserved.	9	10	104	243	15
6	Horses and farm animals are a positive contribution to our community character.	24	39	130	174	22
7	Wildlife preservation is important to our community.	10	9	99	262	10
8	Cultural, archaeological, and historical assets should be protected.	9	5	82	285	8
9	Tourism is good for our area.	23	45	171	127	22
10	More commercial goods and services are needed in our communities.	42	66	113	132	30
11	Community-wide events unite our community.	6	14	172	166	28
12	The Beaver Creek communities should participate in Verde Valley regional planning.	19	20	123	151	65
13	The Beaver Creek Regional Council represents my interests.	19	27	102	49	171
14	The Beaver Creek communities should remain an unincorporated area.	27	28	78	152	95
15	Rather than busing district students to other district high schools, Beaver Creek Elementary School District should be expanded to include a high school (see map C15).	63	61	93	64	95
16	Continuing Education and Enrichment Classes for all ages should be offered in our community.	12	32	189	121	34
17	Preschool and after-school programs are needed for our area children.	14	29	134	144	65
18	A community Center is needed in our Beaver Creek Community.	21	39	152	109	64
19	A full-service library is important for the Beaver Creek area.	17	49	149	129	45

20. Please list any other comments you have regarding Community Character:

## Water Resources

Please check one column for each statement: 1/Strongly Disagree, 2/Disagree, 3/Agree, 4/Strongly Agree, 5/Undecided

		1	2	3	4	5
1	The area has an adequate water supply.	45	72	114	17	122
2	Water quality in local creeks is good.	35	85	113	19	116
3	Preservation of Wet and Dry Beaver Creeks is important to the environmental health of our communities.	7	5	94	253	22
4	Seasonal flooding and drainage in my area is a problem.	62	105	92	80	39
5	Montezuma Well's aquifer must be protected.	5	4	98	257	15
6	Reusing gray water and/or rain harvesting is a good idea for our community.	10	11	121	204	35
7	Reusing gray water and/or rain harvesting is a good idea for my household.	17	23	119	169	48
8	Individual household water conservation measures are important.	9	13	131	216	13
9	A wastewater treatment plant is needed in densely populated areas of the Beaver Creek communities.	37	47	79	77	133

10. Please list any comments you have regarding Water Resources:

## Transportation (see map)

Please check one column for each statement: 1/Strongly Disagree, 2/Disagree, 3/Agree, 4/Strongly Agree, 5/Undecided

		1	2	3	4	5
1	Montezuma Avenue should be widened (#1 on map).	72	115	68	47	77
2	A pedestrian/bike bridge is needed next to the Lake Montezuma Bridge #2 on map).	29	50	148	115	41
3	A second access route to/from Lake Montezuma via Brocket Ranch Road is needed (#3 on map).	28	24	114	153	61
4	The McGuireville Bridge should be widened (#4 on map).	68	122	64	48	80
5	Public easements should be maintained to a level of safety for emergency access.	14	16	157	157	30
6	Public transportation is needed between our communities and other Verde Valley communities.	27	46	125	129	54
7	Access to the Bice Road area should be improved (#7 on map).	28	59	112	89	91
8	An alternate route (other than Interstate 17) is needed to Camp Verde.	46	59	77	156	47
9	Improvements are needed on Forest Road 119 (#9 on map).	43	39	74	164	61

11. Please list any other comments you have regarding Transportation:

## Land Use

Please check one column for each statement: 1/Strongly Disagree, 2/Disagree, 3/Agree, 4/Strongly Agree, 5/Undecided

		1	2	3	4	5
1	Private property rights should be balanced with community needs.	43	44	162	93	35
2	Planned growth is acceptable.	20	28	223	90	16
3	Consider water availability in land-use decisions.	9	4	99	249	13
4	Types of housing compatible with my area:					
	a. Single-family	9	1	118	237	8
	b. Multi-family	126	69	85	30	17
	c. Clustered multi-family (apartments, condos)	164	70	63	16	16
	d. Manufactured	112	67	112	37	10
	e. Site-built	26	15	139	169	12
	f. Mobile home park	193	63	35	12	22
5	Affordable housing is needed in the Beaver Creek communities.	61	66	134	56	48
6	Types of commercial development compatible with Beaver Creek communities:					
	a. Small privately owned shops and professional services	14	8	175	176	7
	b. Corporately owned or franchised restaurants	111	79	98	68	23
	c. Large grocery and retail stores ; e.g. Bashas', Alco	91	54	115	100	20
	d. Strip malls and retail plazas	136	76	92	48	20
	e. Large wholesale and retail stores; e.g. Sam's Club, Costco	210	70	34	45	22
	f. Distribution and warehouse centers	203	92	34	27	21
	g. Light industrial and manufacturing businesses	126	56	143	29	23
	h. Heavy industrial and manufacturing businesses	233	89	23	13	20
	i. Mining and quarry operations	235	72	27	9	34
	j. Agricultural and ranching businesses	35	33	192	93	24
	k. Travel, tourism, and recreational attractions	39	40	184	89	27
	l. Home-based businesses	20	35	179	128	18
7	Future commercial developments should be required to follow specified thematic designs; e.g., Old West, Southwest, Pueblo, etc.	51	54	123	91	58
8	Preserving the historical and medical emergency aspects of the Rimrock Airport is important (#8 on map).	7	14	160	166	31
9	Rimrock Airport should be protected from any adjoining zoning conflicts.	9	20	152	147	56
10	Signage restrictions should be enforced.	12	11	166	146	47
11	Dark skies are important.	9	24	97	214	28
12	A refuse transfer station is needed in our community.	62	65	111	68	75
13	A landfill is needed in our community	162	103	43	18	58

14. Please list any other comments you have regarding Land Use:

## Open Space

Please check one column for each statement: 1/Strongly Disagree, 2/Disagree, 3/Agree, 4/Strongly Agree, 5/Undecided

		1	2	3	4	5
1	Forest Service land exchange should be considered for:					
	a. public uses such as parks, schools, and community center	59	23	155	126	20
	b. private uses such as housing and commercial development	220	73	35	20	24
2	The following park sites and types are needed in the community:					
	a. Hiking trails	30	24	178	123	18
	b. Picnic	32	24	177	104	27
	c. Band shell	71	77	89	42	86
	d. Playgrounds	31	27	188	102	21
	e. ATV areas	154	71	68	35	43
	f. Dog park	74	62	140	50	46
	g. Skateboard	82	42	131	48	46
	h. Horseback riding trails	38	28	182	92	36
	i. Swimming facilities	48	44	155	100	28
3	More open space should be planned in new subdivisions.	25	19	144	154	26
4	Improve public access to Wet and Dry Beaver Creeks.	37	48	152	104	42
5	Laws for littering/dumping should be enforced.	14	0	74	292	7
6	Access to Forest Service trails should be enhanced.	21	29	152	140	37
7	Camping, fishing, and hiking programs for youth are important.	14	10	164	172	22
8	Walking and hiking trails within our communities should be interconnected and improved.	21	19	159	148	34
9	Equestrian trails within our communities should be interconnected and improved.	30	33	146	107	64

10. Please list any other comments you have regarding Open Space:

## Community Meeting

We are going to have a Community Meeting to discuss the results of this survey, and *your voice is important*.

Please indicate if you will attend the Community Meeting, which will be held at **Beaver Creek School** at **9 a.m.** on **Saturday, November 15<sup>th</sup>, 2008**. This meeting will be approximately three hours in length. **Child care will be provided.**

I will attend [ 184 ]

I cannot attend [ 159 ]

Thank you for your time in completing this survey! Please mail it to **Community Plan Update, P O Box 939, Rimrock AZ 86335 within ten days of receipt**. Or, drop it off at any of the locations listed below **within ten days of receipt**:

Adult Center  
Barefoot's Market  
McGuireville Express Fuel  
Montezuma-Rimrock Fire Department

Rimrock Mercantile  
Beaver Creek School  
Apache Kid Smoke Shop  
Beaver Creek Baptist Church



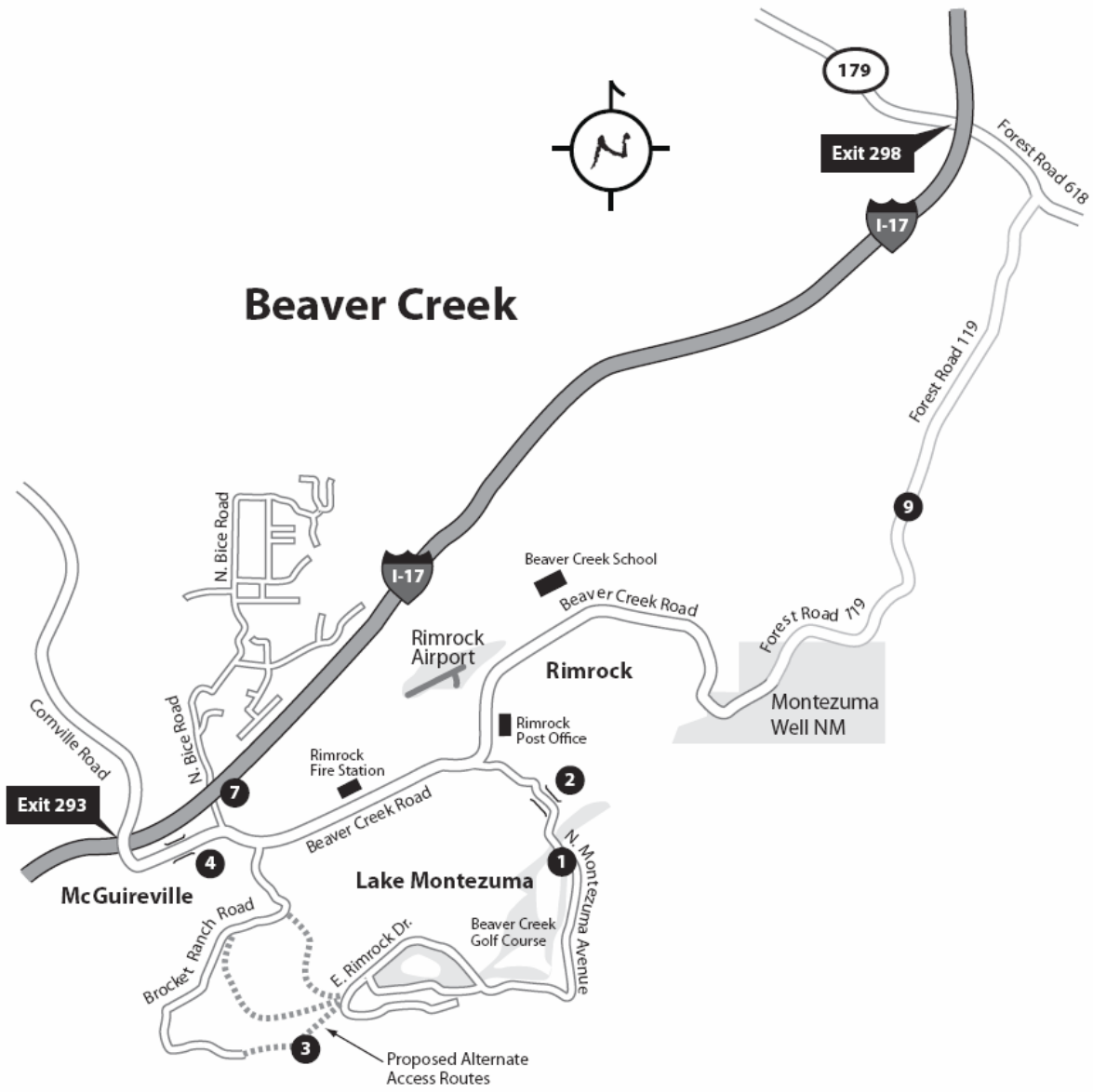
## Community Demographics

Answers to the following questions will help us to understand the demographics of our communities. Responses are confidential since no names are on the survey. Use an X or respond as indicated.

<u>Where do you reside?</u> McGuireville [ ] Rimrock [ ] Lake Montezuma [ ] Other (describe) [ ] <hr/> Out of area [ ]	<u>I am a(n):</u> Owner [ ] Resident [ ] Absentee [ ] Renter [ ] Caretaker [ ] Other (describe)[ ]	<u>Show number in each age group:</u> Less than 1 [ ]    1-5 [ ]    6-10 [ ] 11-15 [ ]    16-20 [ ]    21-30 [ ] 31-40 [ ]    41-50 [ ]    51-60 [ ] 61-70 [ ]    71-80 [ ]    80+ [ ] ] <u>Total number in your household:</u> [ ] ]
<u>If you are an absentee owner, in which area do you own property?</u> McGuireville [ ]    Rimrock [ ]    Lake Montezuma [ ]    Other [ ] Describe: _____		
<u>Years in the Beaver Creek area:</u> Less than 1 [ ]    1-5 [ ]    6-10 [ ]    11-15 [ ]    16-20 [ ]    21-25 [ ]    26-30 [ ]    Over 30 [ ]		
<u>Where do your children attend school?</u> Preschool [ ] District school [ ] Charter school [ ] Private school [ ] Home school [ ] Other [ ] Not applicable [ ]	<u>Highest grade complete for household members (show number in household for each grade level):</u> Elementary (through grade 8) [ ] High school/GED [ ] Junior/community college [ ] 4-year college [ ] Post-graduate [ ]	
<u>Do you have internet access in your home?</u> Yes [ ]                      No [ ]		
<u>Job (check all that apply for all household members):</u> Self-employed [ ]    At-home business [ ]    Homemaker [ ] Service area [ ]    Farming/ranching [ ]    Professional [ ] Technical [ ]    Manufacturing [ ]    Sales [ ] Trades [ ]    Health care [ ]    Government [ ] Education [ ]    Unemployed [ ]    Retired [ ] Other [ ] Describe _____		

# APPENDIX D

This map relates to the survey in appendix C



# APPENDIX E

## BC Survey Results Analysis

### Major majority (90%+):

Cultural, archaeological, and historical assets should be protected.  
Wildlife preservation is important to our community.  
Laws for littering/dumping should be enforced.

### Large majority (80-89%+):

Rural lifestyles should be preserved.  
Community-wide events unite our community.  
Montezuma Well's aquifer must be protected.  
Individual household water conservation is important.  
Preservation of Wet and Dry Beaver Creeks is important to the environmental health of our communities.  
Reusing gray water and/or rain harvesting is a good idea for our community.  
Consider water availability in land-use decisions.  
Improved access and alternative routes in and out of the plan area are important  
Preserving the historical and medical emergency aspects of the Rimrock Airport is important (#8 on map).  
Small privately owned shops and professional services are needed in community  
Single-family unit homes are compatible with our community  
Camping, fishing, and hiking programs for youth are important.

### Majority (70-79%)

Continuing Education and Enrichment Classes for all ages should be offered in our community.  
Horses and farm animals are a positive contribution to our community character.  
Tourism is good for our area.  
Improvements are needed on Forest Road 119  
Preschool and after-school programs are needed for our area children.  
A full-service library is important for the Beaver Creek area.  
Reusing gray water and/or rain harvesting is a good idea for my household.  
Public easements should be maintained to a level of safety for emergency access.  
Planned growth is acceptable.  
Signage restrictions should be enforced.  
Dark skies are important.  
Rimrock Airport should be protected from any adjoining zoning conflicts.  
Site-built homes are compatible with our community  
Agricultural and ranching businesses are compatible with our community  
Home-based businesses are compatible with our community  
More open space should be planned in new subdivisions.  
Forest Service land exchange should be considered for public uses such as parks, schools, and community center  
The following park sites and types are needed in the community:

Hiking trails – Playgrounds - Swimming facilities -Picnic Band shell

# APPENDIX F

## Community Meeting Outline

March 19, 2007

To: Bob Burke, Beaver Creek Community Organization  
From: Robyn Prud'homme-Bauer and Ellie Bauer

Here is an outline of activities for your community forum. Also attached to the email are the Growing Smarter Principles that you should use to help with the survey, etc.

All communities are asked to use these principles in looking at their general or community plans.

Please call or email if you have any questions – Thank you.

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### **Beaver Creek Vision Meeting – Creating Our Future** June 2008

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#### **Welcome and introductory comments (10 minutes)**

- Welcome and introductions
- Opening remarks from Beaver Creek Planning group
- Why we are creating a new community plan?
- What has been accomplished to date?
- What's happens to all of the information gathered?
- What are we going to do today?
- Objectives, agenda review and ground rules

---

#### **Small Group Visioning ( 1 hour)**

- Divide into groups of 10 to 12 (use #s or colored dots)
- Each group has a facilitator & recorder
- Share pictures and words of what they like about their area
- Small group work on questions determined from the survey using works, pictures, post-it notes, etc.

---

#### **Cross-Group Sharing with all the other groups (30 minutes)**

- Each group's spokesperson summarizes key topics
- Create synthesized list of topics as they go

---

#### **Prioritization (10 minutes)**

- Each person receives a set of dots (GREEN=high priority; RED=disagree) and places them next to the topics
- Brief debrief of the key themes that come from the groups

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#### **Next Steps (10 minutes)**

- Take survey results, themes and topics from today, create an overall vision for Beaver Creek
- Begin to develop goals, objectives, and strategies for a new community plan

## Roles

**Set-up:** Planning Group and Facilitators

**Clean-up:** All

**Food:** Planning Group

**Sign-In & Name Tags:** Facilitators

**Greeters:** Planning Group

**Overall facilitation:** Robyn & Ellie

**Small group facilitators:** (set up for 8 tables, add others if needed)

Facilitators: Robyn, Ellie, Carol Johnson, Judy Miller, Barbara Litrell, Core-Lei Marques

**Supplies:** Nametags (coded with numbers match tables)  
Markers (enough for all participants)  
Tape (several rolls)  
Newsprint pads  
Sticky notes and dots (2 colors)  
Easels  
Pens

**Materials:** Sign-up sheet  
Composite land use map  
County General Plan  
Current Community Plan  
Table Signs (directional, tables, etc.)

**A-V:** Microphone & Sound System

# APPENDIX G

## Community Meeting summary

### Background:

Our Community meeting was held November 15<sup>th</sup>, 2008 at Beaver Creek School. Our local Kiwanis Club provided a no cost pancake breakfast. Local merchants donated a number of door prizes which were awarded after the meeting to those holding the winning ticket in attendance. Over 125 residents attended the meeting. The county was represented, as was a representative of our local newspaper.

1. How will the draft plan be approved?

### Creating a Vision for the Beaver Creek Area

*Build on the Beaver Creek community survey and create a community vision for the Beaver Creek area including social, cultural, economic & environmental factors that will become the new Beaver Creek Community Plan.*

- ◆ **Welcome and Introductions**
- ◆ **Opening remarks from Beaver Creek Planning Groups**
  - Why we are creating a new community plan?
  - What has been accomplished to date?
  - What are we going to do today?
- ◆ **Review the agenda for the morning and the ground rules**
- ◆ **Briefly review the key areas from the results of the survey and the proposed outcome of today's discussions.**
- ◆ **Small Group Work – NEED A MAP OF THE AREA FOR EACH GROUP**

Step 1: **Review task** -- Facilitator will provide overview of the small group process

Step 2: **Select a spokesperson** – This person (who is not the Facilitator) will report afterwards on the main topic areas agreed upon by the group. This person should keep a list of topics as they are determined. When the small group is finished, the spokesperson will write these topics on a newsprint sheet to hang in the front of the room for the cross-group sharing.

Step 3: **Introductions** -- Briefly introduce yourselves: 1) name, 2) One word that best describes Beaver Creek.

Step 4: **Review the proposed community statement.**

Step 5: **Sticky note writing or find pictures** -- Take a few minutes to write some words on the sticky note pad or find some pictures that come to mind from the proposed statement. (remembering that these can include ecological, social, and economic factors). Please write one idea per note using large, clearly written letters. No limit on how many notes you write. Please be sure to include the reason why (e.g., More trail access...for horseback riding) or choose pictures.

Step 6: **Read and post similar comments**--Facilitator will ask for a volunteer to read one of their notes or talk about one of their pictures and place it on the newsprint. Participants with similar comments (in same topic area) can then, one-by-one, read and post theirs.

- Please write new comments as you think of them

- This is not a voting process so please try to add new ideas versus duplicating those that have already been mentioned

### **Questions to ask – discussions to be added to the picture being created.**

1. Access in and out of the area and/or alternate routes was determined very important. Let's talk about why access is important and what are the possible access routes? Then let's determine which ones are most feasible or fit the reasons why important. List them or choose pictures and note them on the picture your group is creating.
2. There was agreement that public transportation was needed. Describe public transportation. List them or choose pictures and note them on the picture your group is creating.
3. Overall the following services were listed as desirable – grocery store, bank, retail shops, drug store, medical services, restaurants. Discuss how you view where they could exist – clustered together, spread around in different locations, large store with small shops around it, located on major roadways, etc. List them or choose pictures and note them on the picture your group is creating.
4. What about light industrial? Desirable or not desirable. If desirable – list possible light industrial businesses. Located where? List them or choose pictures and note them on the picture your group is creating.
5. Affordability was a key word that described Beaver Creek. Further describe what is meant by affordability – housing and land. In the area of affordable housing, talk about what that means – site built homes on small lots, manufactured homes on large or small lots, clustered with open space around them, multifamily (town homes, apartments, etc.). List them or choose pictures and note them on the picture your group is creating.
6. Open space was listed as very important. In the area of parks, describe the types of parks – small neighborhood parks, large park for recreational activities – soccer, softball, skate park, dog park; area for ATVs or dirt bikes, walking and riding paths, etc. List them or choose pictures and note them on the picture your group is creating.
7. Water supply, quality and waste water treatment are important topics but the survey showed that many number respondents didn't have enough information to answer the question. For the community to have a clearer picture of water resources, what information needs to be gathered to better understand these resources?
8. The issue of drainage, and seasonal flooding did not have conclusive answers. Some felt it was important – others did not. Discuss briefly some of the reasons why and are there areas of agreement .
9. Survey respondents agree that Beaver Creek should remain unincorporated. Yavapai County has encouraged the creation of community councils such as the Beaver Creek Regional Council. Discuss the role of the Beaver Creek Regional Council in your community and at the county level.

### **Step 7: Preparation for Cross-Group Sharing -**

Review the picture being created as a result of the discussion – Does this describe your community? What would you add or remove? This will be presented to the whole group.

- ◆ **Cross Group Sharing:** Small group spokespersons will very briefly: review the picture of the community that was produced by their group. A facilitator will lead this whole group section.
- ◆ **Prioritization:** Then each participant will receive a set of sticky dots to place next to picture(s) that best describes their community and the one(s) that don't. (GREEN = high priority; RED = disagree)
- ◆ **Next Steps:**
  2. How is the information going to be used along with the results of the survey.
  3. When will a draft plan be ready?
  4. How comments on the draft plan will be solicited

# APPENDIX H

## Brief History of Vision 2020

The last Beaver Creek Community Plan was accepted by Yavapai County in 1992. Our first Community Plan Update Committee met on December 4<sup>th</sup>, 2007 at the Ranch House restaurant. Our survey was sent out October 15<sup>th</sup>, 2008 which was followed by our Community meeting November 15<sup>th</sup>, 2008.

Our survey was sent to 4136 property owners. Of this, 1502 were sent to PO Box holders; 862 were delivered to rural deliveries, and 1772 were sent to out-of-area property owners, from as close as Cottonwood and Sedona to Alaska and Maine.

Our survey returns were as follows: 14.4% from the Beaver Creek Community and 3.8% from out-of-area property owners. The overall return was 9.8%.



# APPENDIX I

## Acknowledgements

### Beaver Creek Regional Council

ORGANIZATION	REPRESENTATIVE	ALTERNATE
Lake Montezuma P.O.A.	Sharon Brooks	Janet Aniol
Thunder Ridge P.O.A.	Dixi Trimmins	Cora Whiting
Lower McGuireville P.O.A.	Kala Pearson	Ellen Dal Cerro
Montezuma Estates P.O.A.	Rosemary Barnes	Don Barnes
Rimrock Airport Association	Steve Sprinz	Susan Fish
Beaver Creek Kiwanis	Maggie Holt	Bob Bruno
Beaver Creek Women's Civic Club	Jo Burke	Irene Klein
Beaver Creek Adult Center	Jim Bowser	Karen Krippene
Friends of the Well	Kayo Parsons-Korn	Bob Burke
Concerned Citizens Group	Patti Sexton	Billy Dabbs

### Vision 2020 Planning Committee

*Chairperson:*

Bob Burke

*Members:*

Paul Bishop

Sharon Brooks

Bob Bruno

Maggie Holt

Kayo Parsons-Korn

Kala Pearson

Karen Ward

Jim Womack

Lance Morris

### Transportation Committee

*Chairperson:*

Janet Aniol

*Members:*

Bill Stafford

Maggie Holt

Jeannette Estes

Bella Donna

Pam Segelke

### Planning & Zoning Committee

*Chairperson*

Sharon Brooks

*Members:*

Steve Sprinz

Kala Pearson

Ray Michalowski

Bob Bruno

Bob McClarin

### Youth: Family & Education

*Chairperson:*

Karin Ward

*Past VISTA Volunteer*

Anika Head

*Members*

Bob McDonald

Yolanda Sprinz

Carol Keeton

Don Rotta

Eileen Carr

Ken Miller

Lisa & Lorin Adams

Scott Warden

Wyonna Jaffe

Janet Aniol

Jeannette Estes

*VISTA Volunteer*

Margo Price

### Water Resources Committee

*Chairperson:*

Kayo Parsons-Korn

*Members:*

Paul Bishop

Patricia Olsen

Karen Krippine

## **Open Space & Recreation**

### **Chairperson:**

Kala Pearson

Members: (RHC)

Janet Aniol

RuthAnn Krouse

Walter Miller

Bob Bruno

Jeannette Estes

Rick Rosenzweig

Lorin Adams

Maggie Holt

Lee Weller

Bret Krippene

## **Yavapai County**

Chip Davis, County Supervisor

Steve Mauk, Development Director

Tammy DeWitt, Development

Kevin Blake, GIS Coordinator

Phil Bourdon, Public Works Director

Dwight D'Evelyn, Media-Relations Coordinator Yavapai

County Sheriff's Office

## **Brandon Vaughn**

Survey data compilation and analysis

## **League of Women Voters Sedona-Verde Valley, Yavapai College, and Town of Clarkdale.**

Sherry Bailey

Ellie Bauer

Paula Blankenship

Linda Buchanan

Liz Danbury

Carol Johnson

Ruth Kiessel

Judy Miller

Robyn Prud'homme-Bauer

Helper: Mary Gassaway

## **Beaver Creek**

Mike Van Dyke, Chief, Montezuma Rimrock Fire Department

Cover art, Kayo Parsons-Korn