Response to Public Comments on the Draft Cave Creek General Plan 2021

This document summarizes major themes of public comments submitted to the Town of Cave Creek during the July 14, 2020 to September 11, 2020 public comment period on the draft Cave Creek General Plan 2021. It also provides responses to the public from the Town on these major themes of input.

Introduction
During the 60-day comment period, the Town received 64 public comments (including letters, individual electronic comments and letters submitted by public agencies). In addition, the Town’s consultant, Michael Baker International, conducted a series of pop-up drive-in workshops around the Town during August 2020, in which approximately 50 residents visited and shared verbal comments. All of these comments were reviewed and considered. The Town and their consultant have synthesized these comments into major themes below. Responses to these comment themes include clarifications and explanations of instances where the plan was modified in response to the comments.

Overarching comments about the Draft General Plan 2021

Residential Density

Several comments were received regarding concerns about increased residential density within the Town, especially as it relates to property within the Desert Rural land use category. Many comments more specifically noted the desire to discourage “upzoning” within the Town and strongly opposed the proposed maximum density change within the Multiple Residential land use category from 8 dwelling units to the acre (du/ac) to 14 du/ac. Some comments also stated overall concern for the growth and placement of multi-family development in general. In support of these concerns, select comments further made reference to noting preferred excerpts from the 2005 General Plan which states…

“Objective: Support desert rural development patterns as the predominant land use philosophy within the Town.
1) Policy: Encourage low-density development.
2) Policy: Continue to permit horses and other large animals on desert rural residential lots two acres and larger.
3) Policy: Encourage a significant percentage of undeveloped areas to be preserved as natural open space, while preserving individual property rights.”

Response to comments: The overall sentiment from resident comments is strongly understood regarding the desire to emphasize Cave Creek’s history of low-density residential development in order to protect the greater desert rural character of the Town. The General Plan 2021 equally seeks to emphasize this long-term vision for Cave Creek. For example, the draft General Plan 2021 strongly echoes the 2005 Goal and Policies that were referenced in resident comments noted above as detailed in the following text:

(draft General Plan 2021, pg. 28)
“Goal: Preserve the rural and low-density land use pattern of Cave Creek.
The character of development, varied lot sizes and the existing Desert Rural land uses of Cave Creek contribute to a small, western town look and feel.
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Policies
- Maintain the Desert Rural land use categories as the predominant development pattern within the Town.
- Promote project designs that are sensitive to the environment and that reflect the Town’s unique interpretation of the Desert Rural lifestyle.
- Continue to permit horses and other large animals on Desert Rural residential lots two acres and larger.
- Require a significant percentage of undeveloped areas to be preserved as natural open space, while preserving individual property rights.
- Further development patterns within the Historic Town Core that maintain the character defining elements of the surrounding built and natural environment.”

To further support the preservation of the low-density, rural development pattern within the Town, the General Plan 2021 also establishes a revised Land Use Plan that is consistent with the Town’s current residential zoning designations. Specifically, this creates more distinction, and thus protection, between the various lot sizes found within the overall Desert Rural land use classification as compared to what exists today within the current 2005 General Plan.

However, regardless of these prudent and beneficial aspects of the draft General Plan 2021, resident comments confirmed that more can and should be done to instill and carry-out the overarching vision of the Town into the future. As a result, the following revisions to the draft General Plan 2021 were made to strengthen the Town’s approach to managing residential density and development in the future.

- All comparable residential zoning district labels have been added to the General Plan residential land use classification tables found on page 25. This establishes no uncertainty as to what General Plan land use classifications relate to what zoning districts. Background context: While the specific term “upzoning” is more applicable to the Zoning Code (and its zoning districts) and not the broader focus of the General Plan (and its land use classifications) it is clear residents desire a more direct link between these two guiding documents. In response, while the General Plan Desert Rural land use categories need to maintain a unique nomenclature (i.e. DR-1,2,3,4) from the Zoning Code Desert Rural zoning districts (i.e. DR-190, -89, -70, -43) for reference purposes, the densities identified within the General Plan residential land use categories directly relate to the minimum lot size (and thus density) allowed within the associated residential zoning district classifications. Thus, to be definitive and clarify this direct association, all comparable residential zoning district classifications have been added to the General Plan residential land use tables found on page 25. This change also addresses concerns related to the “transfer of density” because land use classifications are now directly linked to the development standards of their comparable zoning district.

- The maximum density for the Multiple Residential land use classification in the draft General Plan 2021 (pg. 26) has been changed back to the original 2005 specified 8 du/ac from the proposed 14 du/ac. Background context: Proposition 207, the “Private Property Rights Protection Act” was passed in 2006. Proposition 207 requires local governments to compensate a private property owner if the value of a person’s property is reduced by the enactment of a land use law. The current development standards (i.e. setbacks, lot coverage, height, etc.) within the Town’s Zoning Code for the Multiple Residence (MR) zone establishes the potential for development to achieve up to 14 du/ac. Thus, to reduce Town exposure to possible litigation under Prop 207, the maximum allowed density for the comparable Multiple Residence land use classification in the draft General Plan 2021 was modified to align with this previously established maximum zoning...
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condition. However, following additional analysis and consultation, it was determined that the maximum density of 8 du/ac for the Multiple Residential land use classification within the voter ratified 2005 General Plan supersedes the 2006 Prop 207 law and therefore can be maintained as desired by residents and the Town overall.

Housing

Some statements inquired about the need for proposed multi-family projects to request an amendment to the General Plan Land Use Plan when there are plenty of undeveloped places within the Town that already allow for this type of development.

Response to comment: To address this, the following policy was added to page 29 of the draft General Plan 2021.

- (Policies, pg 29)
  “As multi-family development is proposed, prioritize such development within land use areas currently dedicated for this use (i.e. Multiple Residential, Commercial, Mixed Use) prior to changing the use of any alternative land use areas.”

General Plan Amendment Criteria

Multiple comments expressed the desire to further emphasize support for the draft land use plan, and associated land use classifications, as the preferred development pattern for the Town now and into the future. Consequently, comments voiced a desire to strengthen the distinction between the Major and Minor General Plan Amendment criteria, especially within the Desert Rural land use classification.

Response to comments: In recognition of the key importance of these comments, the following policy changes were made to two of the six Major General Plan Amendment Criteria specified on page 69.

- Any single application that would, in aggregate, request changes in land use classifications described on the General Plan Land Use Framework Plan of 5 acres or more. Background context: While 10 acres is significantly lower than the major amendment threshold other communities utilize across the Valley, it is recognized that within the context of the Town, a parcel as small as 5 acres could substantially alter the land use mixture and overall development pattern within the Town.

- Any change in land use classification from land designated Desert Rural (DR) to any other land use classification, except Open Space or any two step increase within the DR land use classifications. (A two-step increase shall mean increasing to any DR land use classification that is not immediately consecutive to the subject property’s existing DR land use classification. For example, increasing from DR-1 to DR-3 or DR-2 to DR-4.) Background context: It is recognized that minor adjustments between consecutive (i.e. most similar) DR land use classifications may be necessary from time to time on the land use plan. The minor nature of this type of land use change does not warrant the distinction of a major amendment. However, similar to the context above, a change from one of the lower density DR land use classification to one of the higher density DR land use classifications could substantially alter the land use mixture and overall development pattern within the Town in the opinion of residents and thus justifies the need for requiring a major amendment to accommodate such a request. Consequently, accounting for a two-step increase within the DR land use classification was viewed as an effective approach to address resident comments.
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Community Character & Design

Many comments received expressed the need for definitive processes and/or guidelines to oversee design of certain development types in order to protect the character of the community and make sure new buildings complement our surroundings. Comments frequently utilized words such as “strong” and “strength” to describe the type of language that is needed to ensure the Town maintains its character giving qualities for residents and visitors to enjoy. Galloway Ridge was frequently mentioned as an example of a development project that is not consistent with the overall look and feel of the Town. Additionally, some comments shared a desire to promote a “Western” character in Town, while others noted the Town’s “charming eclectic” feel. Comments also acknowledged that planning efforts need to be backed up by comprehensive reviews and enforcement.

Response to comments: The draft General Plan 2021 recognizes the importance of protecting Cave Creek’s authentic character and incorporates several Topics, Goals, Policies and Actions to not only support, but strengthen the Town’s current approach to preserving its western, eclectic and charming qualities in the future. As an example, the first Chapter of the General Plan “A Distinctive Town” was specifically created to emphasize this focus. The Topics of “Rich History, Eclectic Culture” and “Neighborhood Preservation” within this chapter were further created to offer specialized Goals, Policies and Actions to guide decision making and development efforts to be in line with the Plans overall Vision and Values More specifically, the following reflects design and character-based policies or actions (along with incorporated revisions) that are provided throughout the Plan:

- Foster the importance of protecting the Town’s historic built environment and landscape characteristics which add to the cultural and historic definition of Cave Creek’s character.
- Establish preservation standards that ensure new development and rehabilitation activities in the Town Core reflect surrounding building heights, scale, materials, landscaping and other character contributing features.
- Prepare a quality development handbook that can be used as a tool to dearly convey desired character defining elements to interested parties as it relates to new, reuse, and infill development in the Town Core.
  - Avoid defining rigid design regulations that discourage creativity and potentially create a Town Core that lacks authenticity because it is too structured and too sterile.
  - Encourage design styles that help reflect our western heritage.
- Use development standards to ensure smooth transitions between existing and proposed land uses and development, especially residential and commercial, so that existing neighborhoods maintain their unique qualities and new development promote compatibility.
- Require a higher standard of cohesive neighborhood-based design features for infill development or redevelopment projects.
- Encourage and support projects of exceptional design and architectural quality or societal benefit (historic or environmental sustainability).
- Discourage large residential developments that lack place-based design elements and that are uniform in design.
- Establish a design review process that helps to promote exceptional design practices in the Town Core, Carefree Highway Corridor and proposed residential subdivisions. Consider the incorporation of guidelines and incentives that promote higher design which are tied to measurable community design benefits and consistent with overall base zoning allowances.
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**Water Resources**

The water resources advisory committee provided robust and valuable input to the Water Resources section of the draft General Plan 2021. Through multiple meetings the committee, discussed and authored further detail within this vital element of the General Plan, particularly as it relates to “water uncertainties”. The water advisory committees’ comments were comprehensively incorporated as provided.

**Dark Skies**

A significant portion of comments received made specific reference to wanting to preserve the night dark sky in Cave Creek. Residents added that dark skies are in keeping with the Town’s character and add to tourism, while maintain an overall relationship with the natural environment.

**Response to comments:** In addition to making reference to the importance of dark skies within the Town Values listed on page 4, Chapter 4 - Vital Environments discusses specific Goals, Policies and Actions relative to the night sky. However, based on received comments and draft language, it was found that providing further detail within the “Planning Considerations” on page 38 and “Actions” on page 40 would be beneficial to more closely reflect community feedback. The following text was added as noted:

- (Planning Considerations, pg 38)
  
  “The night sky is a crucial natural resource for Cave Creek. Light pollution is a major factor in the ability to see stars and enjoy our night sky. Therefore, serious efforts should be made to preserve the starry appearance of the night sky.”

- (Actions, pg 40)
  
  “Increase awareness of the value of maintaining optimal night dark sky conditions through focused educational outreach, newspaper articles, brochures, etc.

  Officially institute an ongoing education program, with the assistance of local community groups, to inform current residents and businesses of the Town’s lighting ordinance and proper application of correct lighting, including light shielding, light temperature and usage to meet safety, security, and utility needs as well as reduce environmental impacts.

  Explore the potential of becoming an International Dark Sky Association certified community.”

**Carefree Highway Area Plan**

A few comments spoke to the Carefree Highway Corridor and more specifically the Specific Area Plan (SAP). Some residents felt it is necessary to provide more guidance for development in this growing area, others desired more sensitive protection for adjacent neighborhoods, while a smaller number felt there should be no changes to the SAP at all. Generally, most applicable comments did recognize this area is experiencing greater growth pressure than other portions of Town and that while it may take on a different design character than the Town Core, quality of development should not be sacrificed.
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Response to comments: Over the course of public outreach for this General Plan, many residents shared similar feedback as expressed in the comments above regarding an approach to managing growth and development within the Carefree Highway Corridor. In fact, it was in response to these original comments that specific Policies and Actions for this planning area were drafted into the Plan. However, based on community feedback it was recognized that the following Policy and Action specific to the Carefree Highway Corridor should be rewritten to better reflect that the intent of any future

- (Policy, pg 28)
  Foster uses along the Cave Creek Road / Carefree Highway commercial corridor that complement and support the entertainment and tourist activities found in the Historic Town Core.

- (Action, pg 15)
  Work with community members in the Carefree Highway corridor area to update the Carefree Highway Specific Area Plan. Collaborate with community members to identify distinct features, visions, goals, uses, buffers and design elements specific to the Carefree Highway corridor to preserve the unique identities of surrounding neighborhoods and establish strategies that mitigate impacts from economic development.

Trails

Several comments expressed their support for the "existing" trail system and desire to promote future trail alignments along natural wash corridors.

Response to comments: The draft General Plan 2021 recognizes the need to support the existing trail system and look to the future to plan accordingly for possible future trail alignments. However, it is all important to note this must be done in balance with private property rights and the O&M capacity of the Town to manage these facilities.

Fire Protection

A select number of comments referenced a foundational concern about fire protection within the Town. Various references were made to the subscription base model, fire relief/access roads, infrastructure and response times just to name a few.

Response to Comments: The Town seeks to provide outstanding service to the community and work collaboratively with residents and businesses to address issues and resolve problems. In support of this focus the Town also regularly reviews existing service agreements with surrounding agencies and private service providers to ensure they meet the needs of residents and thus align with the goals and policies of the General Plan.

Wildland Fire Safety

One comment noted the impacts of the most recent wildland fires within Cave Creek and shared concern about the lack of a regional plan to coordinate fuel management for large areas in and around the Town such as State Trust land, BLM land and adjacent Phoenix Preserve land.
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Response to Comments: While State Statute does not require the General Plan to address Hazard Mitigation and more specifically Wildland Fires, the draft General Plan 2021 has incorporated an entire section on this topic starting on page 55. The Plan further includes several Goals, Policies, and Actions listed on pg. 56-57 to support hazard mitigation efforts within the Town.

School District

One comment enquired about why a portion of Cave Creek is located within the Deer Valley School District.

Response to Comments: School District Boundaries are determined by the State, consequently the Town has no jurisdiction to amend this condition.

Noise

One comment made the observation that the plan lacked reference to noise control.

Response to Comments: While State Statute does not require the General Plan to address Noise for a community the size of Cave Creek. Noise within Cave Creek is a recognized issue and should be noted with the General Plan. As such the following policy and action were added to the plan.

- (Policy, pg 38)
  Support projects, programs and regulations to control and abate noise generated by stationary and mobile sources.

- (Action, pg. 40)
  Ensure noise compatibility is considered as part of the land use planning and development process, recognizing the community impact, local attitudes, and characteristics of the surrounding environment.

Traffic

One comment asked several questions relative to: How will speed zones or speed control be addressed by the plan in the traffic area? Traffic congestion, speed or noise matters. How will current or future traffic studies impact the plan? Or should the plan be more specific as to what type of change triggers a traffic study? (Separate topic-Where can we find copies of traffic studies for some of the main roadways like Carefree Hwy?) If a development has unintended consequences or effects on traffic-how to remedy a problem area?

Response to Comments: These are prudent and valuable questions to address. However, the General Plan is a long-range policy document. Within this capacity the “Efficient Mobility” section (pg.61) of the General Plan focuses on defining the Transportation Framework. From this general foundation other guiding documents within the Town Such as Transportation Master Plans or Engineering Design Standards are more appropriate and effective to address these conditions. As such much of this information can be found within the Town of Cave Creek Technical Design Guideline #2 – Transportation.
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**IGA Situations**

One comment specifically asked how will the plan address IGA situations i.e.-town residents that are impacted by other municipalities (like Phoenix or Scottsdale or Carefree or Maricopa County) governing a service or utility or roadway or school, etc.

**Response to Comment:** The draft General Plan 2021 does provide a Goal that supports regional coordination in an effort to mitigate impacts from proposals that may impact the quality of life within the Town. However, based on the received comments the following specific policy was revised to more comprehensively account for impacts to the Town and residents.

- (Policy, pg. 29) Participate in the regional enhanced notification process to review and provide comments on land use, infrastructure or utility proposals that have the potential to impact Cave Creek or its residents, especially in association with areas along the edges of the Town’s municipal limits.

**Tourism Bureau**

A number of specific suggestions were made to reference and recognize the value and work of the Cave Creek Tourism Bureau.

**Response to Comments:** A select number of these suggested edits were incorporated into the draft General Plan.

**Wildlife Corridors**

The Arizona Game and Fish Department provide comments that noted the importance of preserving wildlife corridors, especially within wash systems to protect habitat and secure the health of native animal species.

**Response to Comments:** The Arizona Game and Fish Departments desire to preserve riparian areas and dry/ephemeral washes to protect wildlife corridors and native animal species is in harmony with the Towns long standing Vision and Values. Consequently, the following additions were added to the existing wildlife corridor policy in the General Plan to strengthen this condition within the community.

- (Policy, pg. 39) Consider wildlife connectivity when reviewing development proposals and give special care to avoid fragmentation of drainages, including riparian areas and dry/ephemeral washes.

  Wildlife-friendly fencing and crossings should be utilized where appropriate and feasible.
APPENDIX A: PUBLIC COMMENTS
**Response to Public Comments on the Draft Cave Creek General Plan 2021**

**Cave Creek Draft General plan 2021**

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<thead>
<tr>
<th>Comment Date/Time</th>
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| 7/17/2020 9:29    | I believe the language proposed for requiring a Major General Plan Amendment is too relaxed in this proposed plan. The current general plan provides for a Major General Plan Amendment when:  
  - Requests for any change in the areas with Desert Rural land use designation in the Town’s adopted General Plan Land Use Map to any other land use designation with greater densities or intensities.*  
  - Rezoning requests for development densities, intensities and land uses not in conformance with the adopted General Plan Land Use Map.*  
  
  This proposed General Plan provides for a Major General Plan Amendment when:  
  - Any single application that would, in aggregate, request changes in land use classifications described on the General Plan Land Use Framework Plan of 10 acres or more.  
  - Any change in land use classification from land designated Desert Rural (DR) to any other land use classification, except Open Space  
  
  The issue is density. Since preserving the rural land use pattern and Desert Rural zoning is of key importance to the residents of Cave Creek, I believe the language protecting it should be clear and a major amendment should be required if there is an application to increase the density, to any degree, of any desert rural zoned land. To effectuate this, perhaps the proposed language should be changed to replace the word “classification” above to the word “density.”  
  
  In addition, aside from Major General Plan Amendment triggers, I think language should be included to protect Desert Rural zoning related to developments that might seek to utilize transfer density. I propose that language be included to prevent the use of transfer density when it involves the use of unbuildable land, whether because such land is in the FEMA Floodway or otherwise. In such instances, I propose that when land that is otherwise unbuildable and is essentially required to be maintained as open space, such land should be excluded from the gross density of the land proposed to be developed. This will hopefully inhibit developers from seeking to purchase unbuildable land (typically at a discount) only to use that land to increase the density of their buildable land thereby circumventing the low-density zoning designated for Desert Rural land.  
  
  Lastly, I could not locate the land use map to be incorporated into this proposed General Plan. Where can that be located? | |
| 7/17/2020 10:15   | The town water district should not automatically charge for sewer, with the water bill. Sewer charges should be for CONNECTED properties.  
  It is unfair to charge $45 monthly to residents that do NOT have sewer connections in effect. |
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<tr>
<th>Date</th>
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<tr>
<td>7/17/2020 20:33</td>
<td>What is going on with the tagged property west of Ootam rd just 500 yards southwest of town hall? They tagged plants &amp; cactus but know one knows why or how come? Please keep us informed. Concerned neighbors!</td>
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| 7/19/2020 12:22 | Overall, I wish to complement the Commission on a well-presented document, made more interesting and relevant with the photos of the area inserted throughout. Here are some things that came to mind for your further consideration:  
  
  - I didn’t see anything pertaining to noise control. I know that noise is hard to control and harder to enforce, but, with the number of comments in the Town survey about Bike Week, I question whether a statement be included asking for residents’ patience during bike week because of the economic importance of the event to the Town. And then saying that we have certain “norms” in Town, where complaints can be logged with the Sheriff’s office when excessive and prolonged noise disturbs the peace.  
  
  - I know the Town has no “teeth” to be able to ask certain things of its residents that might benefit the entire Town. For example, the Town cannot demand that residents cut back their globe chamomile from the road and/or their house, or they can’t ask a specific resident to clean up junk that may be lying in view of the street. I ask the Council to consider whether empowering the Town (to some degree) might benefit the entire Town. One less intrusive idea to promote participation may be to provide dumpsters for places around Town on a rotating basis (at Town expense) for the neighbors to fill with weeds or junk.  
  
  - Similarly, the Town has no power to enforce litter control, which is a huge problem. Be it from fast food restaurants in Town, careless drivers, or trash blowing out of the back of people’s pick-ups, it is everywhere. A start may be empowering the Town to ask specific businesses to regularly clean up their and their adjacent properties. Beyond that, perhaps Town sponsored clean-up days, where volunteers can clean up roadside sections of Town using Town-provided trash bags, “pickers”, and maybe even high-glow tee-shirts, may help as well. I think people will want to help, but need the strong leadership of the Town to get started.  
  
  - I liked that you propose a mechanism to review and approve the aesthetic properties of new developments. This is critical to preserving the look and culture of the Town and prevent it from getting “junked up”.  
  
  - I found the section on zoning classifications confusing. We currently have codes in the county and Town like “DR-89”, which seem to be getting replaced by “DR-1, DR-2”, etc. Are you planning to re-zone the entire town to these new classifications? If so, I worry about potential disruption to a neighborhood if, for example, a DR-89 zone becomes DR-4—could that property then be subdivided? How can we protect or grandfather the current zoning under these new classifications? I’d like to better understand how the new codes relate to the old.  
  
  - On the same subject of zoning, I question the willingness to add more “MR-1 or MR-2” zones to the Town. One of the most repeated comments in the survey was to limit the density of development—a desire of the people in direct conflict with the medium and multi-residential zoning. To be honest, with Phoenix right across the street, it’s hard to understand why the Town feels it needs to add this type of high-density residences.  
  
  - Regarding building on slopes greater than 15 degrees as being discouraged, I ask what is to prevent building up the slopes of our surrounding hills and mountains? Perhaps, the wording should be more specific in banning construction on the slopes of our surrounding hills/mountains (eg exclusion zones). After all, residents want a view of the mountains, not of their neighbors. |
homes like already exists on the Carefree side of Black Mountain. The policy should be to protect the views.

- Some commentary was made regarding emergencies and emergency evacuations. I suggest that the Town look at its network of dead-end roads and areas served by only one feeder road, and start identifying how a “relief” access or even “fire roads” can be integrated into the community. I think both residents and emergency vehicles need a back up egress to those hard to get to locations. This would be a long term plan, but, after the two fires in Town, it couldn’t be started soon enough.

- The goal of managed commercial growth while maintaining the quality of life was mentioned in several areas. The Town really needs to be sensitive to neighbors in close proximity to development, because nobody wants commercial business in their back yard. Specifically referring to the Carefree Highway commercial corridor covered by the “SAP”, the possible disruption to the goal of quality of life should demand that further amendments to any one of the blocks covered by the SAP should be prohibited, and this should be noted in the General Plan. (in fact, even the 18% “footprint” of development as provided for should be adjusted to the properties remaining in the “Gateway Corridor” after the proposed widening of Carefree Highway to 6 lanes through this area).

- On a related topic, the General Plan addresses the SAP in Appendix A, where it merely says to regard the Town’s website for the details. Any time such references are made, please don’t make it a “hide and seek” endeavor to find the reference. Write into the document each topic and provide specific links to the item referenced.

- In the past, much of the Town’s development has been haphazard, at the whims of the developers. Can a committee, maybe within the Planning Commission, be assigned to promote and direct specific businesses for development areas in Town? For example, can the Town work to unite Valley Restaurant owners with the stakeholders in Stage Coach Village to make this a dining destination? Let’s seek out good fits that can complement the Town’s culture while better meeting the needs of the residents.

- A Policy was noted to “foster development along the Care Creek/Carefree Highway commercial corridor that complement the Historic Town Core” (page-28). This may need some rewording because I don’t think you mean to bring the likes of the Buffalo Chip or the biker bars to this area. I think you’d rather leave the Town Core as it is, while developing a more upscale approach to those corridors. Developments like The Summit in Scottsdale should be the ideal for the Town’s newer developments. It provides generous landscape buffers, incorporates beautiful, non-cluttered designs, and contains a nice mix of business. Two areas are well suited for this—the southeast corner of Cave Creek Road and Carefree Highway, and the land near 32nd Street and Carefree Highway. These should be the commercial focus of the Town, while promoting businesses complimentary to the new hospital to the properties covered in the North Carefree Highway Gateway area.

- There is language in the General Plan about “major” and “minor” amendments to the Plan. Because of the recent case where a developer sought to make 10 changes to the SAP, calling it a “minor amendment”, it may be helpful to define “minor” as maybe one or two “word changes” that don’t change anything materially versus the original intended use. An example of a “minor” change might be asking for a 24 foot parapet where the height limit was 22 feet, or relocating an entrance from 100 feet to 80 feet from a corner. “Major” changes, for example, would be like moving the structures closer to adjacent properties (i.e. violating set-backs), exceeding the minimum percent footprint, expanding hours of operation, or changing the use to one that was previously prohibited.

- Further, on amendments to the General Plan, it states that a rejected amendment can be resubmitted in one year. That is flat out wrong. Once rejected, it should remain that way or the
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<th>Comment</th>
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<tr>
<td>8/3/2020</td>
<td>13:23</td>
<td>The 2021 proposal doesn’t sit well with the rural nature of Cave Creek. The feel of the proposal seems to be toward urbanization. As a person on larger acreage and owning horses you can see how I would not be in favor of leaning toward a more urban feel to our town. Cave Creek has always been an inclusive town. Artists, hippies, road and mountain bikers, hikers, motorcycles, a few crazies and horses. Open space and our spectacular views is what makes our town special. There are no towns like Cave Creek in the valley metro area. The word unique sincerely captures our town. We have one of the few riparian habitats in this part of AZ. Change is inevitable and I realize CC cannot stay the way it was years ago. I have a question: Why would a tiny rural town choose a big city consultant to plan our future? I can’t understand how someone who doesn’t live here should be allowed input to how we should do things. I personally much prefer the intention of the 2005 GP with updating. As the 2021 proposal sits I would not vote for it.</td>
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<tr>
<td>8/3/2020</td>
<td>15:25</td>
<td>A General Plan is both aspirational and a guide for policy. The plan should identify critical issues regarding the Town’s future and clearly define priorities and strategy for achieving those priorities. A foundational concern for all Cities and Towns is health, safety and general welfare of the citizenry. Key to this foundational concern is equal access to adequate public safety infrastructure. Equal and adequate service for all parts of the community is central to achieving optimum health, safety and general welfare and making sure the Town is a resilient and desirable place to live. The Cave Creek General Plan lacks needed health, safety and general welfare goals, objectives and a defined strategy. Specifically, the fire safety element(s) do not address critical issues important to the Town providing it’s foundational infrastructure. The Town needs access to services for all residents and property owners within well accepted time-periods, defines the location for new stations To make sure response times are met, delivers resilient adequate water flows and pressures, is properly engineered including a service loop for redundancy. All of these ensures ability to react to emergencies within a comprehensive system that can respond when needed. The General Plan as written address none of these and leaves fire safety and emergency services as loosely defined need with a lack of specificity and no real implementation plan.</td>
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<td>8/3/2020</td>
<td>16:00</td>
<td>The General Plan looks great, keep up the good work!</td>
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<td>8/6/2020</td>
<td>14:27</td>
<td>No more of these hideous multifamily dwellings built like sardines in a can. That is not what our little country town is about. Noone wants that much activity out here. We cant possibly need the tax revenue that badly to destroy the essence of old west here. I for one am sick of the recent modern designs. Love what the design aesthetic is on the NE corner of Cave Creek Rd and Schoolhouse. Let’s stick to the 2 1/2 acres per residential lot and dont increase at all the amount of housing on an acre to multifamily lots. GREED will be the undoing of this town!</td>
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<tr>
<td>8/7/2020</td>
<td>15:23</td>
<td>Please correct the Desert Rural 1,2,3 to correctly reflect the zoning density for the areas. THE LISTED DENSITY IS A NON STARTER!!!!</td>
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<td>8/7/2020</td>
<td>16:53</td>
<td>I’m a Cave Creek resident of over 20 years and manager (volunteer position) and volunteer coordinator of the Cave Creek Tourism Bureau. I, like the rest of my Cave Creek neighbors, love this town and want it to maintain its desert rural uniqueness going forward. Our western desert beauty and charm is what brings visitors to Cave Creek and visitors are a financial huge resource to our community. We are NOT Phoenix, Scottsdale, Glendale, etc. What we provide for visitors is a small taste of what this part of our country was like before it became a sprawling metropolis like many others. We are a still a taste of the ‘Ol West and desperately want to keep it that way. I appreciate the time and effort you’ve put into this draft and will be spending this week closely reviewing it, because the future of this town is of great concern to me. I realize drafts of past years have not attained final approval and hope the comments I and fellow residents will be sending will be examined carefully and seriously considered in your redrafting of this document. I very much hope the comments will assist you in reaching a final draft that expresses the desires and needs of Cave Creek residents, hence enabling your final version of the General Plan to reach a successful outcome with voters in the May election. We are all counting on your work to cement a beautiful desert rural, low density future for our community. I’ve read your &quot;Visions &amp; Values&quot; page and am impressed by its wording. It beautifully expresses what I (and I’m sure fellow Creekers) see as our town today and its future going forward. My hope, as I comb through the entire draft, is that all that’s included in it supports these visions and values, and is clear and concise for all who will depend on this document for guidance in the coming years.</td>
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<tr>
<td>8/9/2020</td>
<td>15:50</td>
<td>No upzoning!! No zoning that allows for higher density of condos —I’m opposed to raise zoning from 8 units to 14. Celebrate open hiking, more trails/horses, allowing crazy bikers, and more live music.</td>
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<td>8/11/2020</td>
<td>16:24</td>
<td>I would encourage you to join Cave Creek General Plan update on facebook. I would also enjoy your interaction with the group. We all want what is best for our town. Intelligent growth and development are essential to the long range plan. Please consider joining.</td>
</tr>
<tr>
<td>8/14/2020</td>
<td>10:44</td>
<td>Let's keep cave creek small and rural. Preserve our desert space and wildlife. Don't need more homes on school house. Don't need more traffic. Don't need more business's on carefree, but sure we can't do anything about that. This is a horse community. Love it the way it is that is why I am here</td>
</tr>
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</table>
8/14/2020 19:12

Thank you for this support unity to comment.

Great work With the state of AZ partnership on preservation of our open spaces in the spur cross area as well as the other parks and also the large area to our northeast of spur cross.

....

There are several items in the plan that are very good and preserve our way of life, and are the reason that almost 20 years ago we relocated to cave creek to become part of the family.

Town friendliness was one of the big draws for us. Kindness and respect, smiles weather you were at the stores to the circle k gas station. The Town leadership of cave creek MUST be the ones that foster the attitude of kindness, a smile and a good word are contagious and further the "good will" between people just like Jesus Showed, and tells us to be like

When I was working for the Phoenix FD we had written on our fire trucks "our family helping your family". And we meant it. On our helmets was written "be nice". And we are. Spreading kindness works....

.....

Lots of good stuff that with the plan being 87 pages long I can’t write here, However there are some areas that many people I talk to have concerns with. I have listed a few here:

......

I’m sure for some in our administration in cave creek there is a perceived pressure from Scottsdale to "keep up" and a desire to compete. Please avoid this temptation. Don’t Scottsdale or Phoenix our cave creek. I believe this is a possible negative issue for our community.

It is vitally important to keep the character of our town, housing density must be strictly controlled and bringing a significant number of apartments as is planned, while good for increasing revenue... can be a terrible overcrowding issue to our town and must be held to a minimum.

....

Commercial corridor as planned must be built in keeping with the character of our town, and currently the buildings under construction there really miss the mark. While they appear to be well built, the design could easily fit in areas of Phoenix or Glendale and are not unique to cave creek. This area also may adversely effect the beauty of the cave creek "Dark sky’s” nights that we all currently enjoy.

....

In the plan, several times it is stated that one of the overriding goals is to preserve the quality of life and our "open space western feel". That’s what makes our homes here in cave creek a special place to live.

Please don’t sell out the things that make us unique for more tax revenue.

YOU, as planners for our town are the only ones who can keep us from goin down The path of Scottsdale, loosing its heritage of the “west’s most western town” to a high density down town and surrounding area that has lost its small character, for multi-story buildings and large apartment complexes that have made the area crammed, bustling and dense. Some folks like that, and that’s great for them, but I believe the majority of us Creekers don’t.

...thank you for the opportunity, thanks for reading all this,

<>
**Response to Public Comments on the Draft Cave Creek General Plan 2021**

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<th>Date/Time</th>
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<tr>
<td>8/15/2020 14:52</td>
<td>I would like to see that Cave Creek maintain the Desert Rural areas as they are in this General Plan. Thank you.</td>
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</table>
| 8/15/2020 15:39 | Hello, thank you for sharing this GP and asking for our input. Most of my thoughts for improvement are listed in the GP under "Planning considerations" but I would like to emphasize the following based on my location to the town, which is Whispering Hills estates (WHE) located at 36th Street and Carefree Highway (CFHwy)
1. WHE is cut off from the core of the town and because CFHwy is mostly Phoenix traffic, seems that we should be developing a plan to create a more direct path into the CC town core. This would also eliminate the issue of having only one access in and out of WHE.
Along those lines, the roadways in WHE are in need of both maintenance, repair and also widening. The city came in a few years ago and haphazardly made some of the street tops worse, trying to improve the surfaces. No one has been back to improve the situation. In addition, some of our streets are one lane and it's known to the city that this can be a hazard for oncoming traffic. Mayor Franzia experienced this first hand. WHE is kind of a unique development to Cave Creek, but nonetheless, we are still Cave Creek!
2. Good to see that the GP has future trails slated near WHE, but doesn't seem that these future trails actually intersect with WHE. Wouldn't it be nice if we could take advantage of the Cave Creek park more readily. Ditto for the Phoenix preserve. Yes, there are trails that we can go to, but I'm thinking just walking out the back yard and viola!, there is my trail!
3. Fire safety. WHE came very close to the wild fires this season and as homeowners led by our HOA, we cleared out our brush and weeds and fire fuel to mitigate that danger. Now, we still have State land, BLM land and Phx land all around us that has not been cleared. Shouldn't the GP have a plan to cover that kind of situation, not just in WHE, but all of Cave Creek?
Also, why isn't the GP talking about future fire protection? At WHE, there are actually some folks that DO NOT subscribe to rural metro coverage. I believe they know that they should, but choose not to. I believe it's time to make fire coverage city mandated, covered by taxes or otherwise.
4. School Districting. Why is WHE part of the Deer Valley School District? Yes, the districts share their schools, but aren't we losing some tax revenues because of this.
Thank you for listening. |
| 8/17/2020 14:32 | Hello;
Can we please keep Multiple residential zoning the way it is, I believe 8 per acre. To go to 14 would be too crowded and really affect the landscape of our beautiful, rural town. Honestly, even 8 per acre is too much.
We really have to preserve what we have here before it is all gone behind big, gray walls. Tourists and people from surrounding areas come here for ambiance and to escape hectic city life. If we allow for too much development we will lose all that revenue and we will become a thing of the past |
The proposed General Plan states:

“Establish preservation standards that ensure new development and rehabilitation activities in the Town Core reflect surrounding building heights, scale, materials, landscaping and other character contributing features.”

To me, I view that language as calling for action in the future (kicking the can) rather than addressing it now. It’s hard to get things done, and I imagine it would be difficult (and take considerable time) in the future to agree and adopt preservation standards. As such, my thinking is to directly address it now if we can. That would require changing the language proposed to include standards in the GP itself rather than separately at some point in the future. The 2005 GP had a lot of statements regarding design, perhaps some language can be taken from there on this issue.

Page 20 - “Housing values in Cave Creek are higher than other parts of the region, and many people who work in Cave Creek cannot afford to live here. A more diverse range of housing, with a particular focus on the service workforce and senior housing can help to address this issue.”

My thoughts:

I question whether there truly is a need for this type of housing in Cave Creek. Land values are high in Cave Creek and I believe the majority of the work force in Cave Creek is made up of lower paying service industry jobs (retail/restaurant). The wages paid in the service industry typically make affordable housing difficult no matter where the location, and especially in Cave Creek where land values are high. As a result, I feel that this paragraph should be deleted altogether. If we cannot delete it, then we should consider that there are available appropriately zoned undeveloped parcels in Cave Creek that could be and should be utilized for this type of housing if it is needed. It may be that the cost of land coupled with the amount of demand for such housing is why developers are not rushing to acquire and develop land for such uses. If that is the case, if possible, perhaps the town needs to consider somehow subsidizing this to make it a worthwhile endeavor for developers.

In any event, if we must keep a paragraph on this issue, then to address this issue and ensure that appropriate land is used, perhaps the below language would be more appropriate:

Housing values in Cave Creek are higher than other parts of the region, and many people who work in Cave Creek cannot afford to live here. A more diverse range of housing that can accommodate the service workforce and senior housing may help to address this issue. There currently exists undeveloped land that is zoned to allow for development of a more diverse range of housing, including housing for the service workforce and seniors. Requests to upzone land to allow for such a diverse range of housing should be discouraged until after existing undeveloped land zoned for such intensive use is developed.
**Response to Public Comments on the Draft Cave Creek General Plan 2021**

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<th>Date</th>
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| 8/23/2020 12:16 | We were fortunate to purchase a home and looked all over - Desert Mountain, Rio Verde, Scottsdale, etc.  
we ultimately chose Cave Creek because we love Desert Rural, the charm of a small “cowboy” town, and space. Allowing up zoning would ruin the character of Cave Creek. A design and review board needs to be resurrected in order to make sure new buildings compliment our surroundings. Many in town are upset and distressed that Galloway Ridge the new “luxury villas” being built are such an eyesore! The ugly gray walls, the lack of southwest charm; these villas look out of place in Cave Creek. We go out of our way down Spur Cross just to avoid passing the development. Vague language won’t work- there needs to be put in place in the general plan that a design and review board be formed.  
If Cave Creek has any more new development fiascos like Hidden Rock or Galloway Ridge it will lose its charm. The reason so many people seek out Cave Creek instead of going to Scottsdale or New River, or even Care Free is because they want to experience something different! |
| 8/23/2020 12:38 | As an 18 yr. Resident and Home owner of Cave Creek I would not like to see any change at all to our Desert Rural. Someone had the foresite to set this up a long time ago and it’s the reason we live here. Open space, views places to ride horses, hike and just enjoy the beauty of the Sonoran Desert. Not one inch of it should be compromised for so called “progress”. |
| 8/23/2020 12:50 | The plan is very comprehensive, and I am broadly in agreement with the goals and approach.  
I’d like to suggest the following:  
1) Prohibit up zoning to achieve greater density. Property owners have the right to build on their land, but not beyond what is allowed by current zoning.  
2) Dark Skies--As a resident, I enjoy our dark nights, and they are in keeping with the town’s character and add to tourism. We should continue to strive for continuing progress, and enforcement of current regulations.  
3) Open space is critical to the nature of Cave Creek. I would support additional taxation to maintain it.  
4) Local employee housing--to the degree we allow additional density to provide affordable housing, we need to be pursuaded that it would actually be affordable to locals. I'm suspicious that this is merely a cover story to build more condos. I confess I don't have an answer, but the problem is obvious. And I am most certainly NOT suggesting rent control. |
| 8/23/2020 13:50 | Please keep the plan towards rural lifestyle. I like the ideas of preserving our older, original buildings, but let's stay away from the ugly building across from the library. How that architecturally was approved as keeping with Cave Creek aesthetics, I have no idea.  
And continued opposition to any request to rezone rural to commercial. |
| 8/23/2020 13:50 | Please keep the plan towards rural lifestyle. I like the ideas of preserving our older, original buildings, but let's stay away from the ugly building across from the library. How that architecturally was approved as keeping with Cave Creek aesthetics, I have no idea.  
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<td>8/23/2020</td>
<td>14:28</td>
<td>Hello Matt, It was great to speak with you Saturday morning on the 22nd. As we discussed, I like the goals, mission, vision statement and values for the GP. They are well thought out and should give leaders something to align to when making decisions going forward. My number one concern is we keep this town as low density - one house to 5 acres if possible. I know the plan has 1 acre, 2 1/2 and 5 which I agree with how it is laid out. I support the &quot;existing&quot; trail system (but love that there is possibilities to have more) Mainly in washes where they should be in backyards and for horses, not bikers or hikers. What happened with the development across from the library cannot happen again, it is a prison camp and horrible. The neighborhood must unite to insure that disaster doesn’t happen again. We cannot even remotely think there will be a &quot;traffic light&quot; on school house - that would mean too much traffic and to keep our town to the values and goals - there should not be that many people driving around to need a traffic light. Hope this feedback helps! thank you!</td>
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<td>8/23/2020</td>
<td>14:43</td>
<td>It’s simple - We relocated to Cave Creek 15 yrs ago because it was a quiet, rural, western type town. That's the way we want to keep it.</td>
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<td>8/23/2020</td>
<td>15:16</td>
<td>No change to the SAP is desired by residents. Only staff and developers want to change the SAP. Pg 15. Pg 26 There should be no change from the limit of 8 living units per acre. Again, this is desirable only to developers. Pg 33 Loans should discuss the Water Infrastructure Funding Authority (WIFA) which is the standard loan agency for municipalities to fund large water projects.</td>
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<tr>
<td>8/23/2020</td>
<td>15:25</td>
<td>Cave Creek is a unique gem of a town in a valley of endless urban sprawl. That’s part of why people love Cave Creek so much! If we allow it, Cave Creek will become a sea of housing developments and commercial development like everywhere else. The developers, seeking to profit off our desirable location, do not care about ruining the very things that make our town special and beautiful: Mountain views, abundant wildlife, starry skies and natural open space and vegetation. I have seen these valuable qualities begin to be decimated in the town core already with the Galloway Ridge development. The unnecessary high brick walls ruin the view of the mountains from the town core and restrict wildlife from passing through the area. I do not see how developments like this adhere to our town vision or help our town maintain its unique character. I hope that from now on new housing developments like that one are not allowed to ruin our town’s beauty and uniqueness. I think our town needs to focus on adding more public park areas, safe walking paths and bike trails in the town core to allow for safe and enjoyable usage of our town. If people had better options for getting around town without cars maybe we wouldn’t have so many parking issues. We should also try to set aside some land areas for public parks instead if focusing so much on commercial and housing development of all the town core area. There are almost no locations to</td>
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have any festivals and community events. Right now the only park we have downtown is the Desert Awareness Park that is small, hidden away and doesn’t have adequate parking for any big events.

I think the dark skies initiative for Cave Creek is a wonderful idea and should be taken seriously in our town planning. If we look at other towns that have earned the dark sky designation, they have all done a great thing and only made themselves a more desirable community to live and do business in, all while maintaining a more harmonious relationship with the natural environment.

There is so much to love about Cave Creek so please protect what makes it special and only allow changes and improvements that keep it the unique town we all know and love.

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<td>8/23/2020</td>
<td>17:28</td>
<td>So far all I have is typos. Page 26. To Multiple Residential Intent..... remove the word To</td>
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<td>Page 42. Desert Awareness Parks - remove the s after Park</td>
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<td>Page 43. preservation of, not pf</td>
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<td>I am not done reviewing.</td>
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<td>8/24/2020</td>
<td>11:05</td>
<td>I am pleased to see that policies and actions to preserve the starry night sky of Cave Creek feature prominently in this plan.</td>
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<td>The starry night sky is a fast-vanishing and valuable natural resource, one that is comparatively easy to protect in a location like Cave Creek. Given that retaining the natural character of the planning area is rated as a high priority by the public, proactive education efforts regarding the methods to provide necessary, minimally obtrusive illumination would seem to have a high likelihood of success. Although low-cost and simple, actions to inform residents and developers about the most effective lighting sources and their optimal deployment could return big dividends in the future. Future development would clearly be the prime target, but much could be gained by disseminating information to help the general public and business owners voluntarily retrofit to dark sky-protective fixtures as appropriate.</td>
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<td>Excessive and fugitive light emissions are being recognized as producing consequential impacts on both human and wildlife health. Taking simple steps to preserve the night will aid in achieving the goals of retaining the type of environment Cave Creek residents value. In addition, a population where the mean age is increasing to those where vision problems often unfortunately become more prevalent could experience a direct improvement in health, well being and physical safety by simply implementing efforts to encourage the broad use of lighting methods in public spaces which combat glare and optimize the capacity of persons to navigate at night.</td>
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<td>Thank you for your efforts.</td>
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**Response to Public Comments** on the Draft Cave Creek General Plan 2021

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<td>trees, cacti, underground water availability and open spaces that we</td>
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<td>campaign has already begun. With the spirit of community participation,</td>
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<td>maintain optimal night dark sky conditions.</td>
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<td>8/26/2020 12:42</td>
<td></td>
<td>Please keep the skies of Cave Creek dark please keep us a small town.</td>
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<td>So tired of all the building and tearing up this beautiful area and</td>
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<td>Desert.</td>
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<td>8/26/2020</td>
<td>13:20</td>
<td>As a long time resident of Cave Creek for over 40+ years. I would like to share my support for Dark Skies. I feel it’s One of the important Features that prompted me to Move here in the first place. I would Love to be able to Continue seeing the Stars &amp; Constellations in our Skies. I realize we cannot do anything about the Glow coming from the Phoenix Valley. But we can be the NON-Glowing Example like Fountain Hills to keep the surrounding areas as Dark as Possible. With Guidelines and Voluntarily helping local Businesses &amp; Residents with signage for easy viewing &amp; landscape lighting suitable to fit everyone’s needs.</td>
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<tr>
<td>8/26/2020</td>
<td>14:43</td>
<td>I have had (and still do have) friends and relatives who live in this unique town with its sparkling stars that one can actually see at night and the very special character of the town. I hope that it does not go the way of south Scottsdale and become just like so many other places. Please keep the beauty of Cave Creek so that many will be able to enjoy its beauty with their families in the years to come.</td>
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| 8/27/2020  | 12:55  | The rural desert environment and dark skies are the major reasons that we moved to Cave Creek in 2012, and they are also a major draw for visitors to our Town. We agree with the following statement, and urge you to include it in the Town General Plan!  
CAVE CREEK NIGHT SKY PROTECTION:  
The night sky is a crucial natural resource for Cave Creek, as are the trees, cacti, underground water availability and open spaces that we all enjoy. Therefore, serious efforts must be made to preserve the starry appearance of the night dark sky.  
Light pollution is a major factor in the ability to see stars at night. Lighting education and knowledge to manage light pollution has become a major topic with a growing number of residents, council members and town staff.  
Cave Creek is becoming increasingly aware that getting a handle on proper night dark sky lighting now is important if we are to enjoy a future capability to view the Milky Way and a sky full of stars.  
The preservation of our night dark sky will only be possible by officially instituting an ongoing education program leading to the application of correct lighting, including light shielding, proper light temperature and proper usage all resulting in self-compliance of the town lighting ordinance which all but guarantees our future night dark sky in Cave Creek.  
An open and transparent night dark sky awareness and lighting campaign has already begun. With the spirit of community participation, Cave Creek residents formed a dark sky group to explore the benefits of becoming an International Dark Sky Association certified community. Discussion and research about going in this direction will help Cave Creek make the best possible decisions about how to maintain optimal night dark sky conditions. |
| 8/28/2020  | 0:55   | Preservation of the night sky should be a focus point for current city planning. The awareness of light pollution effects on vegetation, wildlife, human nature and night sky heritage is a hot topic throughout many Arizona communities. Taking part in dark sky ordinance’s guidelines as recommended by organizations such as International Dark Sky Association have a profound benefit to the environment and the community. Taking part as a dark sky community embraces environmental preservation and brings financial benefits in form of energy savings and tourism opportunities to local businesses. Several communities in Arizona have lead the way to discovering |
### Response to Public Comments on the Draft Cave Creek General Plan 2021

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Comment</th>
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<tbody>
<tr>
<td>8/28/2020</td>
<td>17:04</td>
<td>I support the Dark Sky Initiative. Please consider this initiative for Cave Creek Night Sky Protection. Thank You,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>I have watched the Valley grow since 1963 when I could see the distant mountains while walking to school. There have been a lot of advantages to that growth such as access to medical care, more employment opportunities, and increased cultural and social venues. After spending several years away from Arizona for professional reasons, we chose to return to my &quot;home state&quot; full time about 25 years ago. We already owned a Prescott cabin but required better access to Sky Harbor Airport. I noted all the above to make a simple point... we could live anywhere but chose to build in the Cave Creek area because of what it is - a real small town community. We appreciate the dark skies, open spaces, wildlife, and, especially, the people who live here. Much of the open space around us has already been filled with houses and the wildlife population has been migrating away. When planning the future of Cave Creek please keep in mind the futures of those who live in this special part of Arizona. I hope that years from now we can say we live here because of the way Cave Creek IS and not because of the way Cave Creek WAS.</td>
</tr>
<tr>
<td>9/2/2020</td>
<td>23:04</td>
<td>1. How will speed zones or speed control be addressed by the plan in the traffic area? Traffic congestion, speed or noise matters. How will current or future traffic studies impact the plan? Or should the plan be more specific as to what type of change triggers a traffic study? (Separate topic- Where can we find copies of traffic studies for some of the main roadways like Carefree Hwy?) If a development has unintended consequences or effects on traffic-how to remedy a problem area? 2. How will the plan address IGA situations i.e.-town residents that are impacted by other municipalities (like Phx or Scottsdale or Carefree or Maricopa County) governing a service or utility or roadway or school, etc.? 3. The Planning Commission tends to default to 'highest and best use of the land' and while I agree that may be popular, it's not necessarily in alignment with some residents requests for 'quiet enjoyment' or a slower pace of life. How can the plan address not exceeding an 'acceptable' level of commercial development in certain areas or pockets? What level of built up commercial zone is going to be allowed outside of the town core? I'd really like it to address the problem area over behind Sprouts or directly across. Can the plan derive some sort of development quota or formula not to exceed in an area based upon impacts to traffic, light or noise pollution? I realize Zoning should handle this, but if we just keep re-zoning without any checks or balances, then we end up with issues. Perhaps the plan can address this from some sort of density metric.</td>
</tr>
</tbody>
</table>
"Establish a design review process that helps to promote exceptional design practices in the Town Core and Carefree Highway Corridor. Consider the incorporation of guidelines and incentives that promote higher design and which are tied to measurable community design benefits, limited, and consistent with overall base allowances."

The above excerpt is a good start.

This plan needs strong definitive language to oversee developments so that we never again have a Galloway Ridge. At the very least, that development should have been made to conform to at least the minimal of design to fit in, which to this date, it has not.

Why would this development ever been allowed to put a plain grey block wall up? How difficult is it to stucco and round the edges for example like the wall on Carefree Highway at Stagecoach Pass?


Excepts from this design guide below:

Perimeter fences and walls should be constructed of materials that will complement the surrounding scenic resources and, where feasible, be combined with landscaping. Landscaping in the form of native shrubs and trees should be placed in front of any wall facing Carefree Highway. Straight, uninterrupted walls should not exceed 100 feet in length. Walls greater than 100 feet in length should be staggered or undulated.

Perimeter fences and walls (except parking screening) should be no higher than 6 feet in height. Native stone work is the preferred material for walls, but decorative concrete block walls finished with rounded edges and colored or painted adobe is also acceptable. Colors should be neutral earth tones and should blend with the natural desert setting.

Our guide needs to have direct strong language in this plan backed up by reviews, guidance and enforcement.

We need strength to keep our town quaint so that it stays the charming eclectic town for residents and visitors alike. Design guidance was once successful here as proved by such beloved places like the Grotto, Red Truck, Brian’s BBQ, the gas station at CC Rd and Carefree Highway etc...

One more note. When the commercial part of Hidden Rock is developed, it is essential and absolutely feasible to make a trendy, quaint western/spanish area there to cover up the ultra modern condo complex. As high quality as it might be, it does not fit in with the Town Core look at all.

Thanks for listening!

Add a left hand turn when heading south on cave creek rd at long rifle road. This is the only street with a major housing development that doesn't have it.
This is the final copy of the Water Advisory Committee’s review and recommendation of the Water Resources element of the Draft General Plan.

**WATER RESOURCES**

Planning for the Town’s future requires proper management of current and future water supplies. The Town is committed to providing safe, reliable, and cost-effective water services. By assessing future water demands and identifying new water resource needs, the Town will be able to plan for and meet the requirements of future development, while ensuring the needs of our current customers. The Water Resource section of the General Plan outlines a set of desirable goals and policies to help ensure sustainable water supplies for the Town.

The Town of Cave Creek, with voter approval, acquired the assets of the Cave Creek Water Company. It also acquired the Desert Hills Water Company. The Town incorporated both water operations into the Town’s municipal services by the end of 2007. The Town purchased the water companies to control this vital resource and to ensure the future water needs of Cave Creek. The Town also provides wastewater service for a portion of the Town’s residents and businesses.

**CAVE CREEK TODAY & INTO THE FUTURE**

The Town of Cave Creek’s Utility Department provides water services within the Town’s municipal limits. The Town also provides water services to areas outside the municipal boundaries including the western portions of Carefree and unincorporated areas to the west of the Town limits. As of 2019, the Utilities Department served 2,775 accounts in the main Cave Creek water system, which includes 538 Carefree accounts. The Town also served 1,778 accounts in the Desert Hills water system. Additionally, the Town has a small number of residents that receive hauled water from two water standpipes, one located in Cave Creek and the other in Desert Hills. Within both the Cave Creek and Desert Hills service areas, there are many homes and businesses with private wells that are not connected to the Town’s water systems.

The Utilities Department also provides wastewater service to 729 accounts, of which 595 are residential homes. The treated reclaimed water is currently used to provide irrigation water for the Rancho Mañana golf course. In 2009, the Town entered into a long-term financial agreement with the golf course to provide at least 330 acre-feet (AF) of irrigation water annually. To-date the Town has used a combination of reclaimed water, backwash water from the water treatment plant, raw CAP water, and untreated well water to meet this irrigation obligation.

The primary water supply for the Cave Creek Water Service Area is renewable surface water from the Central Arizona Project (CAP). The town has a 16-inch raw water pipeline that extends over 12 miles from the CAP canal, located near Cave Creek and Deer Valley Road, to the Town’s water treatment plant. The approximately 600-foot rise in elevation from the CAP canal to the water treatment plant is addressed through four in-line booster stations.
The Cave Creek CAP water allocation of 2,606 AF/yr. is used to supply connections within the Town’s municipal limits and the lots in Carefree connected to the town’s distribution system. Some of this allocation is also used to supply Desert Hills accounts. In addition, the Town has an agreement with the Town of Carefree to treat and deliver a portion of Carefree’s CAP allocation.

Prior to the water treatment plant being constructed to treat CAP surface water, the Cave Creek water system relied on groundwater wells. The Town has eight well sites. None of these wells are currently operational. Until recently, one of these wells had been used to provide supplemental irrigation water to the Rancho Manana golf course. Due to the deterioration of the well casing, it is no longer operational. In the past, some of these wells had been found to have high levels of arsenic. As a result, the raw water from three wells had been piped to the water treatment plant site for treatment.

The Town has the right to pump groundwater from its wells. However, the Town’s withdrawal of groundwater could be detrimental to the aquifer supporting all the wells in the area and potentially create water availability problems for residents on private wells. This aquifer is designated as the Carefree Sub-Basin aquifer. In planning future water resources the Town needs to evaluate the prospects for future use of its groundwater wells. This analysis would help outline if wells could assist the Town meet its contractual requirements to provide irrigation water to the Rancho Manana golf course and help to reduce Desert Hills reliance on transfers from Cave Creek’s CAP allocation to meet the needs of accounts in this system.

The Desert Hills service area was originally supplied only with groundwater wells. Desert Hills currently has no CAP allocation. At present, there are three active wells in the Desert Hills system. When the Town took over operating this system it had to address elevated arsenic levels in one well. The Town completed improvements to allow treated CAP water from the Cave Creek water system to blend with the well water to ensure the system met water quality regulations. Another issue facing the Desert Hills system is that over the past decade, the pumping rate from the wells has been dropping to a current combined total of 330 gallons per minute or 533 AF/yr. As a result in addition to the CAP water sent to the Desert Hills system for blending with well water to reduce arsenic concentrations, Cave Creek has used an increasing amount of its CAP allocation to meet the growth in the Desert Hills system water demands. In 2006, for example, 127 AF of Cave Creek’s CAP water was used to service Desert Hills accounts. Thirteen years later in 2019 the amount of CAP water needed for Desert Hills increased to 453 AF.

Concerned about the growth in both water systems, in December 2017, Town Council adopted a Water Policy to ensure safe and reliable water supplies for new and existing customers. The Policy requires all new Subdivision developments to provide evidence of new external water resources before construction can begin. All individual residential and non-residential lots requesting 1-inch or smaller water meters had to be evaluated to determine if water is physically available or what improvements would be required to provide service. In cases where individual meters larger than
1-inch are requested, town utilities staff to evaluate on a case by case basis if new water resources would have to be dedicated to the Town before a new water meter could be issued.

As part of managing our Water Resources, the Town is concerned about the ongoing drought on the Colorado River system. The Colorado River system has been experiencing a drought for a number of years. If the water level in Lake Mead continue to drop, a shortage will be declared that will reduce the amount of water that Arizona can withdraw from the river. While Cave Creek is only a small portion of the CAP supply in the State, any shortage could impact the Town. The Town does have a Drought Management Plan to help provide guidance in case a shortage is declared.

The physical ability to treat the Town’s CAP supply is also an area of concern for the Town. Currently a single 16-inch raw water pipeline runs from the CAP Canal to the Town’s water treatment plant. This pipeline is a key “lifeline” for the Town. Its condition and maintenance are vital to a reliable water supply. In the past few years, an assessment was completed on the pipeline and booster stations. The assessment outlined needed improvements and the Town is moving forward with the recommendations. Once completed, these improvements will greatly increase the reliability of the Town’s CAP raw water delivery system. In addition, the Town has recently undertaken projects to improve the water treatment process and is focused on enhancing the maintenance of both the water and wastewater systems.

In 2019, Cave Creek entered into a water service agreement with the City of Phoenix. This agreement allows Phoenix to divert, treat and deliver a portion of the Town’s CAP allocation. The initial delivery rate is limited to 1.44 million gallons per day – but this represents almost half of the current maximum summer water demands for the Town. Once the connection to the Phoenix water system is complete, the ability to request access to the Phoenix system will greatly increase the ability of the Town’s water system to respond to emergency needs due to unplanned outages. The agreement calls for completion of the improvement by 2024.

The agreement with Phoenix also provides a mechanism to store up to 500 AF/yr. of the Town’s CAP water supply in underground areas. Currently, the Town is not using our entire 2,606 AF annual CAP allocation. By storing the excess allocation, the Town would start to generate long-term storage credits. The storage credit could be used by the Town as backup supply or sold at a later date to generate new revenue.

A standard in the utility business is that the scale of operation is critical. Infrastructure is expensive. This includes: water and wastewater treatment plants, transmission pipelines, storage tanks, and pump stations. It is reasonable to expect that the Cave Creek system will never have sufficient size to realize scale economies. The wastewater treatment plant will likely remain unprofitable for the foreseeable future. The Capital Improvement Plan will cost $20 million over the next five years. Hiring a firm to explore the feasibility of selling a portion or all of the town’s utility companies should be considered as part of the Town’s plan for the future.
Uncertainties

By 2040 the number of dwelling units estimated to be in Cave Creek will be 3,800 and the total number of lots in Carefree that could be directly connected to the Cave Creek water system could be 669. In 2019, the Town provided 453 AF of CAP water to the Desert Hills systems, which is also expected to increase over time. There are several issues to be considered in judging whether the town has sufficient water to service all these potential accounts. These issues are the source of some of the uncertainties that must be considered in how the town plans for the future. Four of the most important are:

The Town’s agreement with Carefree allows the town of Carefree to assume responsibility to provide water service for the households physically located within their municipal limits that are currently served by the Cave Creek water system. Carefree and Cave Creek have agreed to an arbitration process that would outline the requirements for how Carefree can assume responsibility for these accounts. Cave Creek would receive, per agreement, monetary compensation for assets, accounts, and other related associated costs. In addition, there would be a transfer of a portion of Cave Creek’s CAP water allocation that is estimated to be associated with servicing the current future account in Carefree. In addition to the loss of the associated CAP allocation of water, this change could affect the costs of serving Cave Creek accounts as the fixed costs of operating the treatment and distribution systems would be spread over fewer accounts. Until the arbitration process is complete, Cave Creek will not be able to fully plan for the outcome.

Development in the Desert Hills service area is not regulated by the Town of Cave Creek. The Town requires new subdivisions with 4 or more homes to provide new water resources. Currently there are very few restrictions on individual homes from obtaining new 1-inch or smaller water meters. If infrastructure is available to service new 1-inch or smaller meters, the Desert Hills system is allowing them to be serviced. This contributes to the increasing demand from the Desert Hills system. The wells servicing this system are marginal. An increasing amount of Cave Creek’s CAP allocation has been used each year to meet the needs of this system. If one or more of the wells currently servicing the system fails, the share of Cave Creek’s CAP water being used to service Desert Hills could increase dramatically. The town does not at this stage have a plan to respond to these possibilities. As a result, this issue represents another source of uncertainty.

Before Cave Creek introduced a policy requiring developers of new sub-divisions to provide the Town commitments for a 100 year water supply, the town had issued a number of indefinite commitments (ie Certificates of assured water supply) that are sometimes referred to as “will serve letters” for new sub-divisions. Previous Water Advisory Committees and town staff have developed estimates of the extent of these existing commitments. In principle, these will serve letters.
“guarantee” the town’s water system will provide a 100 year water supply to those parcels that have them. One does not know whether the will serve commitments will be used or the timing of when future requests. As a result this is another example of uncertainty.
In 2019, the AZ Department of Water Resources estimated Cave Creek’s experience in delivering water from the CAP canal and processing that water so it was potable for its customers led to fairly high losses, averaging 1276%. The state’s regulatory limit for lost and unaccounted for water is 10%. In 2017, the average lost and unaccounted for water among the large municipal water providers who met the limit was 5.5%. The 2017 report indicates Cave Creek also failed to meet the limit with an average of 13.76%.

When all four of these considerations are included and compared to the CAP allocation, one set of estimates implies that as of 2019 Cave Creek has a limited amount of uncommitted remaining.

Figure 1 compares the CAP allocation of 2606 AF to the amount used or subject to commitments from 2009 to 2019. This used and committed water includes an estimate of water losses assuming they persist at levels above the regulatory limit an estimate of the water needed for the current will serve commitments, an estimate of the net amount of water that would be transferred to Carefree(i.e. water in excess of the amount used to service the current Carefree accounts in the Cave Creek system), and the 2019 CAP amount transferred to meet the needs of the Desert Hills system.

WATER RESOURCES GOALS & POLICIES

GOAL
Increase the use of existing sewer and Wastewater Treatment systems to generate water resources, utilize existing capacity, and protect groundwater quality

Policies
• Maintain and upgrade wastewater collection facilities to ensure that wastewater generated in Cave Creek can be effectively managed.
• Promote the expansion and reuse of treated wastewater
• Discourage the use of private septic systems and promote new connections to the wastewater collection system.
• Investigate recharging excess treated effluent to generate water credits and help generate a new water resource for the Town.
• Maintain the Town’s CIP and wastewater system to conform to current best practice standards.
WATER RESOURCES GOALS & POLICIES

GOAL
Provide safe, reliable, and cost-effective water services for our customers.
Potable water supply is a crucial element to the ongoing sustainability of the Town.

Policies
- Uphold the Town Water Policy as approved by Council on December 4, 2017 and update the
document to as required to address new issues brought on by development or changing water
regulations.
- Evaluate options to assure a reliable water supply through, among others, groundwater, CAP
supplies, conservation, recharge facilities, and interconnects with other providers.
- Assure potable water is provided that complies with federal, state, and local water quality
standards.
- Manage the water enterprises efficiently.
- Continue to require that any new subdivision developments within the Cave Creek Water
Company’s Service Areas must provide new legal and physically available water resources before
construction can occur.
- Explore opportunities to provide water services to parcels with the Towns’ service areas that
rely on private wells but are experiencing decreased production.

- Participate in Regional, State, and Federal study groups discussing the future of drought on the
available water supplies in the Southwestern United States and the potential negative impacts it
may have upon the Town of Cave Creek’s water supply.
- Promote the use of water conservation techniques in the design and construction of all new
public and private development projects.
- Maximize the beneficial use of any unused portion of the Town’s Central Arizona Project water
entitlements.
- Maintain short- and long-term plans for addressing water emergencies due to entitlement
reductions or catastrophic water access/ distribution failures caused by equipment or other water
infrastructure failure.
- Promote Low Impact Development (LID) and green infrastructure practices to increase
groundwater stores.

- Extend the Town’s overall water supply by working to reduce the lost and unaccounted for water
in the system. The current State requirement is for these losses to be below 10%.
- Consider hiring a firm to explore selling a portion or all of the Utility companies.

Actions
- Develop a water rate structure to promote water conservation by users and work towards making
the water and wastewater enterprise funds financially self-sufficient.
- Develop plans to acquire, use and/or store new CAP water resources.
- Complete the interconnection to the Phoenix water distribution to improve the overall reliability
of the Cave Creek water system. Explore future opportunities for increasing the amount of water that can be treated and delivered by Phoenix to further enhance the Town’s water system.

• Work with Phoenix and other agencies to allow for banking of water credits in association with the Town’s CAP entitlement, and.

• Maintain the Town’s Capital Improvement Program for each water system and the wastewater system to monitor, upgrade or replace infrastructure as needed.

• Regularly update the Town’s Water and Wastewater Master Plans. Ensure the plans address at a minimum:
  – Interim and build-out evaluation of the balance between future water availability and future water needs, including the status of the water commitments by each water system.
  
  – An assessment of the long-term viability of the groundwater supplies from each water system’s wells

  – Recommendations of other entities that have CAP water entitlements or other relevant water resources

  – Assessment and preparation of procedures for actions to be taken in the event of a water emergency.
**Response to Public Comments on the Draft Cave Creek General Plan 2021**

<table>
<thead>
<tr>
<th>9/9/2020 19:16</th>
<th>Hi Matt,</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Here are some items I would like to share with you after having reviewed the new Cave Creek General Plan draft. My apologies for taking so long to get this to you, but it took time to read through. (thin plot - slow read – predictable ending….just joking).</td>
</tr>
<tr>
<td></td>
<td>Matt, I would like to stress that the main (and only) industry of this town is tourism. For this reason, I hope your rewrite will emphasize the need to promote tourism and merchants throughout town. Our Cave Creek Tourism Bureau (of which I am coordinator) is one way the Town is trying to do this. There is also currently a committee looking to promote historical buildings in the town with informative recognition plaques. The history of our town is part of the lure of visitors to Cave Creek. Also, I know the Town would like to encourage a trolley system to help visitors move from one end of town to the other, thus promoting business in all sections. And finally, the Dark Sky Initiative and our beautiful star spilled skies is et another reason for visitors to come to our town. In all these examples, when visitors come to town, they spend money and enhance our economy. Visitors = Economic Growth! In my opinion, it’s important to weave this important concept into the General Plan, as well.</td>
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<tr>
<td></td>
<td>Thank you for your consideration of the above and of the following. Do feel free to contact me with any questions you might have concerning the tourism bureau.</td>
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<tr>
<td></td>
<td>P. 4: VALUES</td>
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<td></td>
<td>I would like to see the second paragraph about dark skies include encouraging local merchants, as well. Dark skies can’t become a 100% reality if local merchants don’t participate by toning down their bright lights. Expecting them to become part of the participating process must be part of the goal.</td>
</tr>
<tr>
<td></td>
<td>P. 12: GOAL &gt; Preserve, promote and enhance…. &gt; Policies</td>
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<tr>
<td></td>
<td>Please add one that reads something like this:</td>
</tr>
<tr>
<td></td>
<td>Provide a tourism bureau that familiarizes visitors and residents with Cave Creek’s Western heritage, culture and its desert environment while promoting local merchants. (see my notes below)</td>
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<td>P.13 ACTIONS</td>
</tr>
<tr>
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<td>Please add in * Encourage commercial western style design that helps reflect our western heritage.</td>
</tr>
<tr>
<td></td>
<td>P. 14: SENSE OF COMMUNITY &gt; Actions</td>
</tr>
<tr>
<td></td>
<td>Please add in * Encourage and recognize community volunteerism.</td>
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<td></td>
<td>P. 26: LAND USE CATEGORIES &gt; MULTIPLE RESIDENTIAL</td>
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<td>***Please change 14 DU/AC back to 8 per acre as was in the 2005 General Plan. It seems only logical. If one of our goals is to maintain a rural, western lifestyle then we would want to maintain a low density.</td>
</tr>
<tr>
<td></td>
<td>P.28: GOAL&gt;Preserve the rural and low density…&gt;Policies</td>
</tr>
<tr>
<td></td>
<td>Under the bullet for “Promote project design….” please add the word “Western” to Desert Rural</td>
</tr>
</tbody>
</table>
Lifestyle. (Desert Rural Western Lifestyle).

P.34: GOAL > Preserve the existing quality…”
Please add on “Explore and seek out grants appropriate to the Town’s needs.”

P. 35: ACTIONS> Continue to support the Carefree/Cave Creek Chamber…”
It’s extremely important to add in supporting the Cave Creek Tourism Bureau in this section! Tourism is Cave Creek’s primary business and our tourism bureau is paid for and supported by the Town and its volunteers.

P. 54: GOAL > Minimize the risk…
Please add in “Provide and maintain in working order fire hydrants in rural communities.

P.67: ACTIONS
Add onto the end of this statement: Maintain a Trails Map that is separate…. This map should only depict existing, approved trails that can be used by the public and available at the Cave Creek Tourism Bureau and Town Hall.

P. 77: Add “Tourism Bureau” and what can be expected and available at this building.

~End~

9/9/2020
20:22

For the 1st time, Cave Creek’s vision of the future has a section about ways to increase taxes on business owners and residents and borrow funds for a town government already overburdened with water and wastewater debt. What are the motives of those who want this section there? Instead, how about a section on transparency and fiscal responsibility for developing, approving and reporting budgets and expenditures?

This plan as written opens the doors for commercialization of Carefree Highway. "Plans exist to increase the cross section to a 4-lane, divided road from Scottsdale Road to Cave Creek Road and a 6-lane divided road from Cave Creek Road to the western edge of Town.” Is the future of Carefree Highway a 6-lane thoroughfare with strip malls, commercial buildings, hotels, apartments and condominiums on both the north and south sides? Phoenix already has a good start on strip malling and lighting their side. When you unleash the momentum of commercialization, you get the unthinkable, such as Phoenix with its lighting code approving an Auto Nation New & Used Car Sales Complex just west of the bridge on Carefree Highway. The proposed General Plan states, "Consider multi-level above-ground parking, only when appropriate.” Imagine this; 2 multi-level lighted parking garages, 1 on the east end of the Cave Creek Rd. corridor and 1 at the west end, used to support bigger and more frequent downtown events. Our current plan is "Discourage multi-level, above-ground parking facilities and encourage below-ground parking. Our future
<table>
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<th>Date</th>
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<th>Comment</th>
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<tr>
<td>9/10/2020</td>
<td>16:32</td>
<td>The following paragraph is from page 15 of the 2005 General Plan. This sums up what the Town is to me. Objective: support desert rural development patterns as the predominant land use philosophy within the Town. 1. Policy: Encourage low-density development. 2. Policy: Continue to permit horses and other large animals on desert rural residential lots two acres and larger. 3. Policy: Encourage a significant percentage of undeveloped areas to be preserved as natural open space, while preserving individual property rights. I see no need to change this. There should be no rezoning of Desert Rural designated land nor should transfer density, which is akin to a sleight of hand trick, be allowed under any circumstances.</td>
</tr>
<tr>
<td>9/10/2020</td>
<td>16:33</td>
<td>the current general plan allows 8 multi-family units per acre. The PGP allows for 14 multi-family units per acre. That is almost double the density. There should be no density increases allowed ANYWHERE.</td>
</tr>
</tbody>
</table>
| 9/10/2020    | 16:38| WE are opposed to the proposed Multiple Residential 14 DU/AC One (1) principal residential dwelling unit or multiple residential dwelling units per lot of record, found on page 26 of the General Plan update. and in favor of keeping the Multiple Residential High Density Residential Density Range: A maximum of 8 dwelling units per acre. Purpose and Intent: This land use designation provides opportunities for multiple family residential uses within the Town. as found in the 2005 Ratified General Plan. We are against any changes to land designated as desert rural.  
We also believe that developers should have to adhere to guidelines already stated in the 2005 general plan, which clearly have not been adhered to by developers, vis a vis the housing by the post office. There should be a design approval committee made up of town residents who should approve or disapprove any housing development plans to ensure that developers follow guidelines. |
Response to Public Comments on the Draft Cave Creek General Plan 2021

<table>
<thead>
<tr>
<th>9/10/2020 17:22</th>
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First: Thank you all of you for being on council, I know we all give grief, mine is not directed at any of you. It is more on the changing of times and people taking an interest in developing CC into more mass urban.

The general plan and the zoning ordinance do not seem to be in line with each other. There are loop holes and work arounds that allow a developer to build high density housing.

Page 20-22 of the 2005 General Plan Goals. 1. A. 1, 2 & 3- Policy-Encourage low-density, preserve natural open space & encourage undeveloped areas.

These are just a few of the plans for this town. I know it has been 15 years however the people of this town have made it clear that this is still their vision. To be able to receive over 300 signatures in a week to not develop on School House/Baron again. People are outraged on how un-rural the new development on School House is.

The vision for the 2021 GP is again maintaining our western heritage that is defined by our passion for open space and low-density

We can not allow DR-190 and DR-89 to be split to 1-2 acre lots. It completely defeats the General Plan. It has been done before and to many times.

Developers look at Cave Creek as the last of the open beautiful space with the gorgeous back drop of the Tonto Mountains.

I believe it is a one time chance to get this under control and get the GP and the Zoning ordinance in line with each other to have it enforceable. There is no reason to do a GP if it doesn’t mean anything. Developers will take over if we don’t have a solid GP and enforceable Zoning. There were work arounds and loop holes that allowed the Morgan Taylor development off Cave Creek Rd. You needed to buy two of them but yet the new buyer could go to the city and split them. Hhhhmmm.

Galloway Ridge proposal was all about looking rural, there was also supposed to be an emergency exit on Baron and I don’t see that.

We have so much land in the commercial area that is either vacant or for sale yet we see these developers want to push out in rural land and change zoning. It should be an absolute last resort for a town to change any zoning. If it is a DR89 or DR190 then it should stay that way.

Over the past several weeks I realized that there are people who live in town but are still doing their full time job who deal with contract writing and who would love to help, I believe it would be amazing to have them review and help edit these documents after they are put together. It is only because they are outside eyes and they are looking for things from a different angle.

Again, thank you for your service to our town. I know so many of you have the same or similar views of keeping the town western rural.
APPENDIX B: AGENCY COMMENTS
September 10, 2020

Electronically submitted to:

Mr. Luke Kautzman, MPA
Planning Director/Zoning Administrator
Town of Cave Creek
480.488.6633
lkautzman@cavecreekaz.gov

RE: Cave Creek General Plan Update

Dear Mr. Kautzman:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the Cave Creek General Plan Public Review Draft. Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities for the management of state fish and wildlife resources. In addition, the Department manages threatened and endangered species though Section 6 authorities and the Department’s 10(a)1(A) permit. It is the mission of the Department to conserve Arizona’s diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency’s statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The Department understands that Arizona’s increasing human population has necessitated more urban development across the state. The associated infrastructure can create barriers and prevent the movement of terrestrial animals. These barriers isolate wildlife and their habitat, increase the likelihood of species mortality, and restrict the ability of animals to move between important undeveloped regions of the state. Loss of this movement and permeability results in the fragmentation of populations, prevents wildlife from accessing resources, finding mates, reduces gene flow, and prevents wildlife from re-colonizing areas where local extirpations may have occurred. According to Beier, et al. (2006), urban developments, unlike roads and highways, can create barriers to movement which are difficult to remove, restore, or provide mitigation for. The Town of Cave Creek is one of several communities in Maricopa County that is experiencing growth. Urbanization has been identified as a significant impact in Cave Creek and surrounding areas. The Department has prepared a report titled “The Maricopa County Wildlife Connectivity Assessment”, which is an excellent resource for identifying, preventing and addressing impacts to habitat connectivity. The report can be found here. We request that the Town give consideration to wildlife habitat and connectivity when reviewing development proposals that
impact previously undeveloped land. In particular, special care should be taken to avoid fragmentation of drainages, including riparian areas and dry/ephemeral washes. Wildlife-friendly fencing and crossings should be utilized where appropriate and feasible. The Department’s wildlife friendly guidelines can be found here. In addition, the Department invites the Town to request planning-level and project-specific recommendations for wildlife and habitat.

The most significant component needed to maintain wildlife connectivity are drainage corridors and other wash systems within planned development communities throughout the region. Preservation of riparian areas is also important for maintaining water quality and improving degraded water by removing, transforming and retaining nutrients, sediments and other natural and human-made pollutants. The Department, therefore recognizes riparian habitats as areas of critical environmental importance to wildlife and fisheries, and actively encourages management practices that will result in maintenance of riparian habitat. Arizona State Governor Executive Order No. 91-6 also recognizes the critical nature of riparian areas, and directs State agencies to actively encourage and develop management practices that will result in maintenance of existing riparian areas and to actively encourage the protection of in-stream flows.

Thank you for the opportunity to provide input on the Cave Creek General Plan Public Review Draft. For further coordination, please contact Matt Pollock at (480) 324 3547 or mpollock@azgfd.gov.

Sincerely,

Jay Cook
Regional Supervisor, Mesa

Cc: Ginger Ritter, Project Evaluation Program Manager
    Kelly Wolff, Habitat, Evaluation and Lands Program Manager, Mesa

AGFD # M20-08173514

References

Maricopa County Wildlife Connectivity Assessment:

Wildlife Friendly Guidelines:
https://www.azgfd.com/wildlife/planning/wildlifeguidelines/
September 9, 2020

Luke Kautzman, MPA, Planning Director
Town of Cave Creek
37622 North Cave Creek Road
Cave Creek, Arizona 85331

RE: 60-DAY REVIEW PERIOD - DRAFT TOWN OF CAVE CREEK 2021 GENERAL PLAN

Dear Mr. Kautzman:

Thank you for the opportunity to comment on the Draft Town of Cave Creek 2021. Staff has reviewed the material and has the following comments:

- The Cave Creek 2021 Land Use Plan is generally consistent with the City of Phoenix General Plan Land Use Map. However, there is one commercial area designated along Carefree Highway east of 24th Street that is adjacent to City of Phoenix properties with a land use map designation of Commercial that need to be carefully reviewed when development of this area moves forward.
  - As outlined in your plan under “Planning Considerations” the plan outlines the following goals within the Carefree Highway corridor:
    - Commercial Goal - “Commercial development along Cave Creek Road/Carefree Highway commercial corridor should be complimentary to and supportive of the entertainment and tourist activities in the Historic Town Core.”
    - Traffic Concerns - “The northward expansion of the Phoenix metro area south of the Town of Cave Creek is a concern to the Town in terms of the impacts to traffic levels and patterns, particularly on Cave Creek Road south of the Carefree Highway and along Carefree Highway westerly.”

We would request that you include sensitivity and compatibility of surrounding land uses to the southern properties within the City of Phoenix along Carefree Highway east of 24th Street as they are designated as open space and low-density residential land uses in future entitlement analysis in this area.

Should you have any additional questions, please contact Kristi Trisko at 602-262-6949.

Sincerely,

Alan Stephenson
Planning & Development Director

cc: Town of Cave Creek file
    Joshua Bednarek, Deputy Director
    Samantha Keating, Principal Planner
August 11, 2020

Luke Kautzman, Planning Director
lkautzman@cavecreekaz.gov
Cave Creek Town Hall
37622 N Cave Creek Rd,
Cave Creek, AZ 85331.

Dear Mr Kautzman, Mayor Bunch, Town Council Members, Manager Dyrek and citizens;

Thank you for the invitation to comment on the Town of Cave Creek’s 2021 General Plan.

The Town’s proximity to the natural desert is a large part of the appeal for residents and visitors, however, it also poses the greatest threat; wildland fires. Given the Town’s interface at the urban/rural edge and proximity to wide open spaces with dense vegetation and low fuel moisture, Cave Creek has a high potential for wildfires.

Cave Creek is home to one of the largest forest fires in the state’s history; the Cave Creek Complex Wildfire in 2005. Most recently, on May 17th, 2020 the East Desert Fire broke out within the western boundary of Cave Creek quickly becoming a threat to the central core of the Town and forcing widespread evacuations and property damage. The fire consumed 1,492 acres over the span of 6 days. Only a few days
after containment of the East Desert Fire, the Ocotillo Fire broke out on May 30th, 2020. The fire consumed 980 acres, destroyed eight homes and twelve structures, and required the evacuation of approximately 860 people as well as numerous livestock before it was contained.

These events highlight the extensive command and control that is needed between numerous agencies within the Regional Metropolitan Phoenix Fire Service Automatic Aid System including the Daisy Mountain Fire and Medical Department, the City of Phoenix Fire Department, the City of Scottsdale Fire Department, and firefighters from numerous other departments around the region.

We share borders, great citizens, and the beautiful Sonoran Desert. I believe strongly that the Town should address important public safety considerations in making decisions about the community’s public safety future over the next decade, and beyond, in order to promote the Town’s overall Vision. Implementation of this Plan and giving priority to those public safety goals, policies and actions that address them is important for the long-term safety of the residents and patrons of the Town of Cave Creek.

When an emergency occurs in the Regional Metropolitan Phoenix Fire Service Automatic Aid System, firefighters that are the closest to the emergency respond regardless of jurisdictional boundaries. In the Town of Cave Creek, your jurisdictional lines prevent firefighters from another city or fire district who are closer to an emergency from immediately responding to an emergency in your town.

The delivery of fire protection, emergency medical services and special operations in the Valley is a model for intergovernmental cooperation, efficiency, and customer service. Automatic aid, the system that provides the customer with the fastest response to their emergency, has been
working daily in the Valley for over 35 years. Automatic aid is considered the “Gold Standard” of emergency service delivery systems.

**Automatic Aid Benefits**

- Automatic aid reduces the number of fire stations that are needed to serve a community. Through coordinated planning, fire stations are located and built in a way that serves the entire community, not just the citizens of one city or fire district.
- Coordinated training and procedures help firefighters perform their jobs more effectively and efficiently. All Valley Automatic Aid firefighters receive the same basic training and use the same daily operating procedures to respond to emergencies. Command Officers from all Valley Automatic Aid fire departments receive the same command and control training according to the same procedures to keep firefighters safe.
- Firefighters work together every day on routine emergencies so that they work better together during larger emergencies. Firefighters are also accustomed to working together with firefighters from other communities. This familiarity helps when larger emergencies occur.
- Automatic aid ensures that all participating fire department units have similar capabilities. In order to be a member of the Automatic Aid System, fire departments are required to equip and staff their fire trucks in a standard way. This assures that all firefighters have similar equipment and a similar number of firefighters on all fire trucks. The number of firefighters on a fire truck translates to the number and types of work that can be performed.
- Computer Aided Dispatch systems and mobile digital computers assist firefighters in quickly locating and routing emergency response units. The computer systems integrate with other records management systems to provide the highest level of emergency response and medical documentation systems.
- Support functions such as dispatch and communications are coordinated. The Automatic Aid partners in the Valley utilize two
dispatch centers, rather than having to maintain and operate a communications center for each fire department. This service eliminates duplication, increases efficiency, and saves money. The two systems also provide redundancy in the event of system failures.

- Joint purchasing also results in savings. The Automatic Aid System uses its purchasing power to buy items such as protective clothing for firefighters. Most Valley firefighters use the same protective clothing. Everyone pays a lower price since such a large quantity of the equipment is purchased at a time at competitive prices from the manufacturers.

- Specialized firefighting and rescue teams are shared. No single community can afford to keep enough firefighters on hand to respond to every specialized emergency. Incidents such as leaks of hazardous materials, mountain rescues and building collapses occur less often than fires. The fire departments in the Automatic Aid System work and train together to respond to specialized emergencies. This cooperation saves money and helps firefighters work more efficiently and safely at these unusually complex incidents.

- Non-emergency resources such as training facilities, health centers, and other support systems may also be shared to reduce expense and standardize programs.

The protection of life and property has been the mission of the Valley’s fire service since its inception. Fire stations are strategically located across geographic regions, commensurate with population densities and workload needs. This all-hazard response infrastructure meets the routine and catastrophic emergency needs of Valley communities, regardless of the nature of the emergency. The community-based fire station, with its readily available trained personnel 24 hours a day is a blend of the traditional public safety concepts and duties of the fire service with the potential for the most rapid delivery of our emergency response resources. This pivotal public safety service emphasizes the safety of responders, competent and compassionate workers, and cost-effective operations using cross-trained/multi-role firefighters.
Firefighters are all-hazards responders, prepared to handle any situation that may arise.

The Automatic Aid System is a time-tested deployment system that provides the closest most appropriate fire service resource regardless of jurisdictional boundaries. Sharing these resources allows Valley communities to be fiscally responsible, while still providing excellent service to the community.

Unfortunately, the Town of Cave Creek and its current private for-profit vendor model is NOT a partner in this efficient and effective public safety system.

There are some options moving forward regarding fire and emergency medical services delivered in your town. The Town of Cave Creek should commit to investing in a different model for these services for your community. The Daisy Mountain Fire District is will and able to help you. We’ve identified a few choices that we believe would be in the best interest of your citizens and Town. In order to continue to receive the support and resources of Daisy Mountain Fire District and the Regional Metropolitan Phoenix Fire Service Automatic Aid System one of the following options should occur.

The Town needs to set a long-term commitment to public safety.

In the General Plan, on Page 54, under the heading “Hazard Mitigation, Goals and Policies,” the Plan should include a goal that the Town of Cave Creek should commit to organize, structure and implement a Fire Department that meets the standards and requirements of the Regional Metropolitan Phoenix Fire Service Automatic Aid System in a reasonable timeline.
How:

**Option 1:** Create a Town of Cave Creek Fire District/Department: The Town would need to invest in operational funding and initial capital investments for fire stations, communications, apparatus and other equipment. A study should to be commissioned to identify the current and projected needs of Cave Creek. For full disclosure: We would anticipate that there needs to be more fire stations than currently exist in the Town to meet service and response minimum standards.

**Advantages:** The citizens would get to enjoy the collective strength of over 28 partners in the automatic aid consortium, providing the most comprehensive all hazards emergency response system in the world. The Town would control day to day operations via their own paid professional staff who would adhere to professional standards on staffing and response and would provide better response times and capabilities, particularly for multi-unit responses to the Town, citizens and patrons. It would also possibly provide better insurance rates and tax benefits.

**Disadvantages:** There could be duplication of existing administrative, support, mechanical services, operational and training needs, community outreach, and other functions that are provided by an existing professional, full time fire department.

**Option 2:** The Town could request Daisy Mountain Fire District or another fire district to provide services via boundary change mechanisms. A study would have to be commissioned to identify the current, and projected needs of Cave Creek. For full disclosure: We would anticipate that there needs to be more fire stations than currently exist in the Town to meet service and response minimum standards.
**Advantages:** The citizens would get to enjoy the collective strength of over 28 partners in the automatic aid system, providing the most comprehensive all hazards emergency response system in the world. The startup would be quicker and administrative costs would be less, and we would provide better response times and capabilities, particularly for multi-unit responses. The Town staff would also not be burdened with day to day fire department operations. This would result in increased service delivery to the Town, citizens and patrons. It would also possibly provide better insurance rates and tax deductions.

**Possible disadvantages:** Day to day emergency response operations would be run by a full time Fire District or Department. There would be no direct Town oversight over emergency operations.

**Option 3:** Enter into a long-term contractual agreement with an existing Fire District or Municipal Fire Department to operate and staff a fire department that meets regional standards. The Town would need operational funding and initial capital investment for fire stations, communications, apparatus and other equipment. A study would have to be commissioned to identify the current, and projected needs of Cave Creek. For full disclosure: we would anticipate that there needs to be more fire stations than currently exist in the Town to meet service and response minimum standards.

Each of the 3 options comes with many considerations for you to evaluate as you consider which option is the most appropriate for your emergency services.

**Note:** The Town’s current private for-profit vendor model is not qualified to be an automatic aid regional partner and has limited mutual aid agreements with valley fire departments.

Alternatively, the Town should indemnify and hold harmless any responding agencies into your Town. This option will require a signed
agreement with the Town of Cave Creek and any possible responding automatic aid partnering agencies for reimbursement for services. It will also be understood that there is no expectation for assistance for emergencies on any automatic aid consortium partner.

Advantages: Without having a dedicated Fire Department in the town, there may be lower taxes for some citizens.

Disadvantages: Cave Creek will continue to be unprepared to properly address the emergency needs of the Town, citizens and patrons.

Again, thank you for inviting the Daisy Mountain Fire District to comment on the General Plan. Please keep in mind there are other potential variations to these options that are contingent on other local governmental partners.

Please call me if I can be of any other assistance.

Brian P. Tobin
Fire Chief
To: Luke Kautzman
Subject: RE: EXTERNAL: RE: Town of Cave Creek General Plan 2021- 60 day Public Review Draft

From: Patty Villeneuve <director@carefreecavecreek.org>
Sent: Wednesday, August 12, 2020 8:52 AM
To: Luke Kautzman <lkautzman@cavecreekaz.gov>
Subject: RE: Town of Cave Creek General Plan 2021- 60 day Public Review Draft

[EXTERNAL MESSAGE - use caution with links or attachments]
Good Morning Luke,

I have reviewed the document! I am impressed with the level of detail given to the vision and goals for the General Plan.

I was also surprised and grateful to see a reference of continued partnerships and collaborations with the Chamber of Commerce.

Patty Villeneuve, IOM
President/CEO
Carefree Cave Creek Chamber
480 488-3363
www.carefreecavecreek.org

From: Luke Kautzman <lkautzman@cavecreekaz.gov>
Sent: Tuesday, July 14, 2020 3:04 PM
Subject: Town of Cave Creek General Plan 2021- 60 day Public Review Draft

Greetings,

You are receiving this letter as an invitation to review and comment on the draft Town of Cave Creek 2021 General Plan. In accordance with Arizona Revised Statues: 9-461.06(D), all adjacent communities or other affected agencies are entitled to an opportunity to provide comment during a mandatory 60-day review period. During this time, you are encouraged to review the Plan and submit any comments or questions to the Town’s Planning Director. Upon conclusion of this review period, all comments will be compiled and considered for incorporation into the final document which will be evaluated by the Town’s Planning Commission and acted upon by the Town Council.
Please use the following information to access the draft *Town of Cave Creek 2021 General Plan*:

To access the *Cave Creek 2021 General Plan*, please visit
https://cavecreekgp.com/document/1-2021-general-plan-public-review-draft

The 60-day review period will be as follows:
*July 14, 2020 to September 11, 2020*

Please submit your formal agency comments to Luke Kautzman, Planning Director as provided below. If you require a hard copy of the Plan, please contact me to make the request or you may view a copy in-person at Town Hall located at 37622 N Cave Creek Rd, Cave Creek, AZ 85331.

Thank you in advance for your participation and valued feedback.

Luke Kautzman, MPA
Planning Director
Town of Cave Creek
480-488-6633
lkautzman@cavecreekaz.gov

*Town Hall Hours: Monday-Thursday, 7am – 5pm – Closed Fridays*