TOWN OF CAVE CREEK

GENERAL PLAN

2005

Adopted by Resolution R2004-22 - December 06, 2004
Ratified: May 17, 2005 Election
ACKNOWLEDGEMENTS

Town of Cave Creek Town Council

Mayor
Vincent Francia

Vice Mayor
Ralph Mozilo

Council Members
Gilbert Lopez
Grace Meeth
Terry Smith
Shea Stanfield
Jay Williams

Town of Cave Creek Planning and Zoning Commission

Chairman, Steven LaMar
Vice Chairman, Dick Esser

Commissioners:
Bill Allen
Kimberly Brennan
Robert Moore
Carol Pierce
Stanley Toal

The Town of Cave Creek thanks the members of the Planning and Zoning Commission who served as the General Plan Project Advisory Committee and those committed citizens who attended the General Plan meetings and devoted their time, energy, and ideas to help guide the development of this Plan.
# TABLE OF CONTENTS

- Our Vision ........................................................................................................................................... 1
- Introduction ............................................................................................................................................... 2
- Public Involvement ............................................................................................................................... 3
- Context ................................................................................................................................................... 6
- Land Use Element ................................................................................................................................... 9
- Environmental Planning Element ......................................................................................................... 26
- Open Space Element ............................................................................................................................. 32
- Circulation Element .............................................................................................................................. 42
- Growth Area Element .......................................................................................................................... 53
- Cost of Development Element ............................................................................................................. 55
- Water Resources Element .................................................................................................................... 58
- Glossary .................................................................................................................................................. 60
- Appendix A ............................................................................................................................................ 63
- Appendix B ............................................................................................................................................ 64
FIGURES

1— LAND USE ........................................................................................................................................11

2— CAVE CREEK GENERAL PLAN 2010 ...............................................................................................13

3— CAVE CREEK PROPOSED GENERAL PLAN (UNADOPTED) .........................................................14

4— LAND USE 2002 ALTERNATIVE .....................................................................................................14

5— PLANNING INFLUENCE AREA ...........................................................................................................22

6— OPEN SPACE MAP ............................................................................................................................41

7— TRAILS MAP .....................................................................................................................................50

8— CIRCULATION MAP ..........................................................................................................................51

9— CAVE CREEK STREETS - CROSS SECTIONS ...............................................................................52
TABLES

1—TOWN OF CAVE CREEK HOUSING UNITS .................................................................9

2—TOWN OF CAVE CREEK LAND OWNERSHIP ......................................................9

3—TOWN OF CAVE CREEK POPULATION ...............................................................10

4—REGIONAL OCCUPIED SQUARE FOOTAGE (000’S) PROJECTIONS BY TYPE..........12

5—TOWN OF CAVE CREEK OPEN SPACE ..............................................................32

6—TOWN OF CAVE CREEK WATER USAGE .........................................................65

7—WATER USAGE – SCENARIO 1 ...........................................................................66

8—WATER USAGE – SCENARIO 2 ...........................................................................67

9—WATER ALLOCATION TABLE –
   CAP ALLOCATION FIXED AT 1600 ACRE FEET PER YEAR ............................69

10—WATER ALLOCATION TABLE –
    CAP ALLOCATION FIXED AT 2606 ACRE FEET PER YEAR ............................68
VISION

The vision of our Town reflects the ideas, ethics and lifestyles that have contributed to the high quality of life we have in our Town today, and that we desire to maintain and enhance in the future.

Town Vision

Our western, equestrian lifestyle, rural development patterns, dramatic views, trails, open spaces and wildlife habitats are the hallmarks of our high quality of life. Over the next decade and beyond, everything we do:

- Shall contribute to our unique character and diverse lifestyles.
- Shall be within the carrying capacity of our land and resources.
- Shall conserve our rich, varied, self-sustaining natural environment.
- Encourage tourism and development in the Historic Town Core compatible with the Town’s unique heritage.
INTRODUCTION

THE PURPOSE OF THIS PLAN
Our Town has experienced many changes over the past decade. These changes have affected our economy, the Town’s services, our schools, our access to the environment, and our lifestyle. We believe that our Town is at a crossroad, and that this Plan will provide direction to ensure that the changes we will continue to experience result in the future quality of life and the lifestyle that we desire.

HOW THIS PLAN SHOULD BE USED
This General Plan provides information and recommendations to assist Town decision-makers as they guide Cave Creek into the future. Residents, businesses, and those wishing to do business in the Town can use this plan to help them understand their community and decide how Cave Creek will meet the challenges that may be presented to it. In accordance with A.R.S. § 9-461.05, this Plan guides land use and zoning decisions. The Plan does not change existing zoning, however, future rezonings must conform to the General Plan. Individuals or entities that own land in Cave Creek, or are considering the purchase of land within the Town limits, would be wise to consult this document regarding the types of land use, transportation, and open spaces the Town encourages.

CHALLENGES ADDRESSED BY THIS PLAN
Cave Creek currently has a high quality of life. Our rich resources include Spur Cross Ranch Conservation Area (SCRCA), Black Mountain, significant washes such as Cave Creek Wash, and spectacular views of surrounding mountains and desert landscapes. As the Phoenix metropolitan area has grown, the distance between our Town and urban development patterns and lifestyles has decreased. In fact, the southern border of Cave Creek is adjacent to urban and suburban development that has impacts on the Town’s circulation, lifestyle, dark skies, ambient noise, and air quality. To achieve our vision within the urbanizing Phoenix metropolitan area, we have addressed the following challenges in our Plan.

Planning for Sustainability
Potential development areas are mainly located in very low-density areas and in areas where natural features and remarkable open areas contribute to the overall character of the Town. The General Plan addresses the potential for the future of these areas, respects the rights of the property owner along with the potential impacts of development on Town services and infrastructure.

Protecting Cave Creek’s Open Spaces and Natural Resources
The Town has taken tremendous steps to protect open spaces associated with Spur Cross Ranch Conservation Area, Cahava Ranch, and Cave Creek Wash and its many associated washes and natural areas. The Open Space Element in this Plan includes goals, objectives and policies that support and encourage conservation or protection of these and other appropriate areas.

Protecting the Town from Traffic and Development Impacts of Adjacent Communities
Cave Creek Road is an important route within the Town of Cave Creek as well as an important regional arterial. As development occurs adjacent to the Town, traffic on Cave Creek Road, as well as other roads in Town, is likely to increase. Most Town roads are currently unpaved, which contributes to the rural character of the community. The Plan includes recommendations to protect the integrity of these roads despite pressures from development outside the Town.
PUBLIC INVOLVEMENT

PUBLIC INVOLVEMENT POLICY
The Town of Cave Creek is a small community. Most of our business is conducted at public meetings held by our Town Council, Planning and Zoning Commission, or other appointed boards and bodies. Cave Creek citizens use these meetings as opportunities for public dialogue and they attend to voice their ideas on a range of items or to hear about Town business. Our Public Involvement Policy prepared in accordance with ARS §9-461.06 continues the tradition of using Planning and Zoning Commission and Town Council public hearings to encourage public dialogue, and is described below.

Public Participation Program Goal
The Town of Cave Creek is committed to including effective, early and continuous public participation in the development of its General Plan, Major Amendments to its General Plan, and to meeting the letter and intent of Arizona law.

Policy:
Make reasonable efforts to involve the public and affected entities in the development of the Cave Creek General Plan, and subsequent Major Amendments to the General Plan, by encouraging open discussions, communications programs, and information services.

Strategies:
• Conduct a minimum of one public meeting prior to the statutorily required Planning and Zoning Commission and Town Council public hearings.
• Encourage public comments at all public meetings.
• Accept written comments at public hearings and in advance of the hearing.

Policy:
Provide effective notice of public hearings and meetings:

Strategies:
Mail notices of all Planning and Zoning Commission, Town Council meetings, and public hearings to the following:
• Cave Creek School District (and any other District in Cave Creek)
• Maricopa Association of Governments
• United States Bureau of Land Management
• Forest Service - United States Department of Agriculture - Tonto National Forest
• Arizona State Land Department
• Maricopa County Planning Department
• Cave Creek Utility Companies
• Arizona Department of Commerce Community Planning Division
• City of Scottsdale Planning Department
• Town of Carefree Planning Department
• City of Phoenix Planning Department
• Local Chambers of Commerce
• And any other entities or individuals that notify the Town, in writing, of their desire to be notified of the development of the General Plan or Major Amendments to the General Plan.
PUBLIC INVOLVEMENT

**Policy**

Broadly disseminate proposals and alternatives.

**Strategies:**

- Make copies of the Plan or major proposed plan amendments available to the entities required by State law and to members of the public who request a copy of the Plan or Proposed Major Plan Amendment to the Plan.
- Publish at least once in a newspaper of general circulation, a notice, containing the date, time and location, of all public meetings regarding the development of the General Plan or Major Amendments.
- Post on the Town’s website proposals to update or amend the General Plan and the General Plan process.

PUBLIC INVOLVEMENT IN THE DEVELOPMENT OF THIS PLAN

Many people, including residents, business owners, school officials, community leaders and Town staff contributed to this General Plan. Public participation in future amendments to this Plan, which may be considered by the Town, will be guided by the Town’s adopted Public Involvement Policy. The Public Involvement Policy for this General Plan is in conformance with ARS §9-461.06 and includes:

- Continuing the tradition of using meetings of existing appointed and elected bodies to obtain ideas and comments on the General Plan as it was developed.
- Conducting three General Plan meetings at the Town Hall and two Town Planning and Zoning Commission meetings at a location in central Cave Creek.
- Conducting one Planning and Zoning Commission Public Hearing and one Town Council Public Hearing, on the General Plan.
- Meeting with two focus groups.
- Advertisement of all meetings in the Town’s approved publication at Planning and Zoning Commission and Town Council meetings, on the Town’s website, and in water bills.
- Interface with the Town’s approved publication to ensure ongoing media coverage of the General Plan update process.
- Posting of the draft General Plan on the Town’s website.
- Request for review and comment on the General Plan by the entities identified in the Town’s adopted Public Involvement Policy.
PUBLIC INVOLVEMENT

THE GENERAL PLAN DEVELOPMENT PROCESS
The process used to develop the Town of Cave Creek General Plan was designed to ensure that the Plan reflected the ideas and values of the citizens of the Town of Cave Creek. The process began with a kick-off meeting where state laws governing general plans and their development and adoption were reviewed. Subsequently, a visioning meeting was held where citizens discussed what they hoped to preserve from Cave Creek’s past, what they currently enjoyed or would like to change, and what they envisioned for the future. These ideas were moved forward to a third meeting where residents and the Planning and Zoning Commission collectively discussed and agreed upon a vision for the Town. At this meeting, the Planning and Zoning Commission and citizens also discussed important planning crossroads that will need to be addressed as the Town moves into the future. The fourth meeting included a review of the draft Plan goals, objectives, and policies, and a discussion of three land use alternatives. The three land use alternatives are described in the Land Use Element of this Plan. A final meeting was held to obtain review and comment on the Draft Plan.
INTRODUCTION
This section provides a description of the general area in which Cave Creek is located and information on its heritage.

DESCRIPTION OF THE AREA
The Town of Cave Creek is well situated for access to regional transportation. Interstate Highway 17 (I-17) is located approximately eight miles to the west, via the Carefree Highway. This north/south route connects Phoenix and Flagstaff. The recently completed 101 Loop is accessible 12 miles to the south, from Cave Creek Road. This road provides connections to the commercial and shopping areas in the East Valley. Air transportation is available at Scottsdale Municipal Airport, Deer Valley Airport and Sky Harbor International Airport. Recreation opportunities are available at nearby Lake Pleasant, Bartlett Lake, Spur Cross Ranch Conservation Area, Cave Creek Regional Park, and Gateway Desert Awareness Park.

The 2000 population of the Town of Cave Creek was 3,728 persons\(^1\). Between 1990 and 2000 the population increased 27.5%, or by 803 people. The Town of Cave Creek’s population growth is less than the neighboring jurisdictions of Phoenix (31.3%), Scottsdale (35.8%) and Carefree (75.7%) during the same time period.

LOCATION
The Town of Cave Creek is located in northern Maricopa County and is bounded by the Tonto National Forest to the north, Phoenix to the west and south, Carefree to the east and Scottsdale to the southeast. The Town encompasses approximately 27 square miles.

OUR HERITAGE\(^2\)
The Town of Cave Creek is named for Cave Creek Wash, the small stream that originates in the hills to the northeast and flows southwesterly for 25 miles before reaching the vicinity of Paradise Valley. The stream derives its name from a high, overhanging bluff along its west bank that forms a wide open-mouthed cavern about two miles north of the present-day Town business district.

The Town of Cave Creek can trace its history back 100 years, but Native Americans were living in these hills long before any Europeans came. Various tribes of prehistoric Indians came into the area periodically to hunt game and gather wild foods. The Hohokam settled permanently in small villages along Cave Creek Wash to grow crops. These villages used the waters of Cave Creek Wash and nearby springs to irrigate their fields. These original inhabitants occupied the land from about 800 A.D. until 1400 A.D. and then disappeared. They left behind the crumbling remains of their irrigation ditches and the foundations of their small houses.

After the departure of the Hohokam, the Tonto Apaches claimed the land. The Tontos did not build villages, but roamed central Arizona in small groups from their homeland in the Tonto Basin east of the Verde River. Their dominance over the land was ended by events elsewhere.

---

\(^1\) 2000 U.S. Census.
The discovery of gold in California in 1848 brought thousands of miners to the West. In 1863 central Arizona had its turn at gold rush days. As prospectors explored from California to farther eastward, the Tontos resisted their efforts of expansion and also raided their mining camps. To combat these raiders the U.S. Army established Fort McDowell in 1865 on the west bank of the Verde River.

The Town of Cave Creek can trace its beginnings to the Army’s decision. In 1870, following an Indian trail through the Cave Creek area, the military forces built the first wagon road across the land, which connected Fort McDowell with Fort Whipple, near Prescott. In 1873, Cave Creek Road was built from the small village of Phoenix northward to join the Army’s road near the flowing springs on the east bank of Cave Creek Wash.

When the Apaches became less menacing, prospectors traveled the new roads into unexplored land. In 1874 William Rowe located a rich gold mine on Gold Hill, northwest of Cave Creek Wash. His discovery touched off a gold rush to the area. Tales of great riches to be had soon circulated through mining camps and saloons.

As the miners came and went, the land began to attract more permanent settlers. Jeriah Wood, a young cattleman from Missouri, established a ranch on the east bank of the Cave Creek Wash. By 1877 he had built a home that was called Cave Creek Station. He sold goods to miners and travelers. A small post office, called Overton, was maintained at his ranch.

When mining went into one of its periodic slumps, the Overton Post Office closed and Jeriah Wood moved to Phoenix. Another Missouri cattleman, Andrew Jackson Hoskin, took over the Cave Creek Station. Hoskin moved his family to Cave Creek to live and soon other families moved in.

A lively community grew up around the Hoskin Ranch. By 1886 there was a need for a one-room schoolhouse, and this was built beside Cave Creek Wash.

Mining activity declined around 1894, although it never stopped completely.

**Twentieth Century Cave Creek**

Around 1900, James D. Houck, a sheepman from eastern Arizona, bought Cave Creek Station and turned it into a sheep shearing camp. Open rangeland surrounded the station in every direction. This, along with the post office, school, and house suited Houck perfectly. He added a rock building to house a store, the first in Cave Creek, and a saloon. He also began regular stage services to Phoenix.

Houck's shearing camp was a huge success for about ten years, then a series of misfortunes beset him. Stricter grazing laws, drought, and personal problems took their toll and Houck died by his own hand in 1921. In 1924 Cave Creek Road was rerouted eastward, bypassing Houck.
CONTEXT

Ranch, and Cave Creek Station slid into oblivion. Only a few traces of the old station remain today. The same conditions that led to the demise of Houck’s sheep business also affected the cattlemen along the creek. Not all of them gave up; some stayed for generations. Remnants of mining and cattle raising are still present today and a few prospectors even pick away at old claims in these hills.

The Cave Creek School reopened in 1930. Around this time period, some former cattle ranches became dude ranches.

From 1935 to 1939, the building of Bartlett Dam on the Verde River brought increased activity to the village of Cave Creek. From 1940 to 1943, Horseshoe Dam, also on the Verde River, was cause for another boom for the village.

In 1946, electricity and telephones came to the Village of Cave Creek, and in 1952, Cave Creek Road was finally paved all of the way from Phoenix.

In 1986, The Town of Cave Creek was incorporated.
LAND USE ELEMENT

INTRODUCTION
The Land Use Element includes goals, objectives, and strategies that provide guidance about future Town of Cave Creek land use and development patterns that are in keeping with our vision, rural character, and western lifestyle. This element also contains a map (Figure 1) that shows the type, character and locations that we desire for development within the Town boundaries. Many considerations are incorporated into the Land Use Element and map and its recommendations should be considered in concert with the other elements in this Plan.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town of Cave Creek encompasses almost 27 square miles. Approximately 23% of the total area of the Town is developed. When areas that are not topographically appropriate for development and public open spaces are considered, approximately 51% of the total area in the Town could be developed. Table 1 shows vacant and developable, developed, slope greater than 15%, and public open space acres in Cave Creek.

Table 1 – Town of Cave Creek Housing Units

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING UNITS *</td>
<td>1,779</td>
<td>2,163 **</td>
<td>2,245</td>
<td>2,605</td>
<td>3,256</td>
<td>3,581</td>
<td>3,760</td>
<td>4,300</td>
</tr>
</tbody>
</table>

* Based on 2000 Census
** Town of Cave Creek Building Department’s Completed Dwelling Units

Fifty-nine percent of the land in the Town of Cave Creek is privately owned. Twenty-eight percent is owned by various public entities (this category includes Spur Cross Ranch Conservation Area), 11% is owned by the Arizona State Land Department and two percent is owned by the Bureau of Land Management (Table 2).

Table 2 – Town of Cave Creek Land Ownership

<table>
<thead>
<tr>
<th>Owner</th>
<th>Acreage</th>
<th>Percent of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLM</td>
<td>271.0</td>
<td>2%</td>
</tr>
<tr>
<td>Public</td>
<td>4,809.9</td>
<td>28%</td>
</tr>
<tr>
<td>Private</td>
<td>10,166.45</td>
<td>59%</td>
</tr>
<tr>
<td>State Trust</td>
<td>1937.44</td>
<td>11%</td>
</tr>
</tbody>
</table>

The Town adopted the Town Core Plan in 2012. This plan includes detailed land uses for the Town Core area. The Town Core Plan is incorporated into this plan by reference.

---

3 Land within Town boundaries.
LAND USE ELEMENT

Table 3 – Town of Cave Creek Population

<table>
<thead>
<tr>
<th></th>
<th>ACTUAL</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Build</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ADES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TOCC</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6,259</td>
<td>8,981</td>
<td>11,163</td>
<td>12,579</td>
<td>13,682</td>
</tr>
<tr>
<td>ADES</td>
<td>*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6,259</td>
<td>8,981</td>
<td>11,163</td>
<td>12,579</td>
<td>13,682</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6,259</td>
<td>8,981</td>
<td>11,163</td>
<td>12,579</td>
<td>13,682</td>
<td></td>
</tr>
<tr>
<td>TOCC</td>
<td>2,925</td>
<td>3,728</td>
<td>4,335</td>
<td>4,491</td>
<td>5,210</td>
<td>6,512</td>
<td>7,163</td>
<td>7,521</td>
<td>8,600</td>
</tr>
</tbody>
</table>

* Arizona Department of Economic Security

** Town of Cave Creek (Projected Population Estimates Are Based Upon A Ratio Of Two Individuals Per Housing Unit)
LAND USE ELEMENT

Insert Figure 1 Land Use

Land Use Map Amended by Resolution R2015-20, adopted on June 1, 2015
LAND USE ELEMENT

Over the next 30+ years, the projected number of TOTAL housing units in the Town could increase to 4,300 housing units. Under current zoning, vacant land exists to accommodate approximately 2,137 new housing units. Approximately 59 acres of vacant land zoned for commercial development currently exist within the Town. Using a range of potential capture rates\(^4\) for retail and office development, from 441,000 to 1.2 million square feet of commercial uses could be located within the Town by 2020. Potential commercial capture rates and scenarios for the Town are shown in Table 3.

<table>
<thead>
<tr>
<th>Cave Creek Capture Rate</th>
<th>2000</th>
<th>2005</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Retail(^1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10%</td>
<td>783</td>
<td>1,132</td>
<td>1,457</td>
<td>1,841</td>
<td>2,254</td>
</tr>
<tr>
<td>15%</td>
<td>118</td>
<td>170</td>
<td>219</td>
<td>276</td>
<td>338</td>
</tr>
<tr>
<td>20%</td>
<td>157</td>
<td>226</td>
<td>291</td>
<td>368</td>
<td>451</td>
</tr>
<tr>
<td>Regional Office(^1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5%</td>
<td>1,184</td>
<td>1,848</td>
<td>2,464</td>
<td>3,147</td>
<td>3,951</td>
</tr>
<tr>
<td>10%</td>
<td>59</td>
<td>92</td>
<td>123</td>
<td>157</td>
<td>198</td>
</tr>
<tr>
<td>15%</td>
<td>118</td>
<td>185</td>
<td>246</td>
<td>315</td>
<td>395</td>
</tr>
<tr>
<td>20%</td>
<td>178</td>
<td>277</td>
<td>370</td>
<td>472</td>
<td>593</td>
</tr>
</tbody>
</table>

Note: 1. Square footage by type derived from employment using 300 square feet per retail employee, 247 square feet per office employee.

Source: Previous Tables, ESI Corporation

PLANNING CONSIDERATIONS

- The Town wants to maintain a quality of life based on low-density housing and managed commercial growth. Commercial development and high-density housing constructed in neighboring communities may impact land use and lifestyles in the Town of Cave Creek.
- The future disposition of the 6,200 undeveloped acres of State Trust Land at the North and West borders of the Town will have substantial impacts on Cave Creek.
- The opening of the Spur Cross Ranch Conservation Area (SCRCA) in 2002 as a public open space and recreation amenity has slightly increased traffic along Cave Creek Road and Spur Cross Road.
- Undeveloped residential land is mostly located on steep slopes and adjacent to natural resources. Development of these parcels should be monitored to conserve important views, ridgelines, and sensitive areas.

\(^4\) Capture rates indicate the potential Town retail and office space as a percentage of the total potential space in the region.
LAND USE ELEMENT

Land Use Alternatives
During the course of the process through which this Plan was developed, three alternative land use plans were discussed. These Alternative Plans are described below.

Land Use Plan Alternative 1 – ADOPTED CAVE CREEK GENERAL PLAN
This alternative reflects the adopted 1988 Cave Creek General Plan Land Use Map. The 1988 Land Use Element was based on these cornerstones: 1) That residential uses would occupy approximately 90% of the Town’s land base; 2) Development of residential property would be low density in nature and type; and 3) An identifiable open space network would be developed. The Plan emphasized maintenance of Cave Creek’s natural setting and environment and allows only development that contributes to the character of the Town.

Key land use issues defined in the 1988 Plan include:
• Maintaining The Town of Cave Creek as a rural community.
• Conserving the dispersed single-family housing development pattern that is not compatible with mixed-use, walled developments.
• Ensuring that the community’s quality of life is maintained and enhanced by any decisions, including those that develop new tax bases.
• Encouraging slow growth.

• The adopted General Plan land use categories for this land use alternative were revised in 1993 and are:
  1. Desert Country – Maximum one dwelling unit per 190,000 SF;
  2. Desert Rural – Maximum one dwelling unit per 70,000 SF;
  3. Residential – One-half-acre lots or higher densities;
  4. Commercial Core;
  5. HTC – Historic Town Center;
  6. Potential Future Commercial Areas
     ▪ Proposed Commercial Areas
     ▪ Carefree Highway Corridor
     ▪ Sand and Gravel Operation; and
  7. OS – Open Space and Park.

Discussion
• The Cave Creek 1988 General Plan Map (Figure 1) includes 11 land use categories that closely mirror the Town’s zoning ordinance. The General Plan Map was updated in 1993.
• The Town adopted a Town Core Plan in 2000 that is not reflected in this alternative.
• The 1988 Plan does not include recent open space acquisitions such as Spur Cross Ranch Conservation Area.
• The 1988 Plan does not reflect current development patterns.
LAND USE ELEMENT

Land Use Plan Alternative 2 – CAVE CREEK GENERAL PLAN 2000
This alternative (Figure 3) was developed during 2000 and never adopted by the Town. It places an emphasis on rural conservation, limited development of areas with soil, slope or other topographical constraints, and protection of resources such as Spur Cross Ranch Conservation Area.

The land use categories for this alternative are not consistent with the Town’s updated zoning ordinance.

Discussion
• The area of influence is vague.
• Current development options for Cahava Ranch are not reflected.
• Topography land use does not reflect topography in northeast Cave Creek.

Land Use Plan Alternative 3 – 2002 LAND USE ALTERNATIVE
• This alternative (Figure 4) reflects the following:
• The purchase of Spur Cross Ranch
• The potential annexation and development of Cahava Ranch
• Possible annexation of adjacent State Trust Lands
• The failed annexation of the Continental Mountain area
• The adoption of the Town of Cave Creek Town Core Plan

Discussion
• Includes Spur Cross Ranch.
• Addresses development to the west and northeast.
• The Desert Country Land Use Category is unrelated to other documents.
LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

1. **GOAL: PRESERVE THE RURAL 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.

   **A. 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.

   **B. Objective:** Encourage a non-residential development pattern within the Historic Town Core that is desert rural in character and design.

      1) **Policy:** Promote commercial and home-based businesses within the Historic Town Core.

   **C. Objective:** Consider other lands outside the Historic Town Core for commercial development.

      1) **Policy:** Designate that land from 28th Street to 36th Street adjacent to, and north of Carefree Highway, as appropriate for general commercial land uses to a depth of ½ mile. The subject land is located predominately within the Town of Cave Creek and falls entirely within the Town’s planning influence area. All proposed commercial land uses shall be buffered from existing residential development by multi-family and medium-density single-family residential uses.

      2) **Policy:** Designate the land currently zoned for commercial core uses located at the southeast corner of Cave Creek Road and Carefree Highway as suitable for general commercial land uses.

2. **GOAL: ENCOURAGE NEW DEVELOPMENT THAT ENHANCES THE QUALITY AND FISCAL VITALITY OF THE COMMUNITY.**

   As new development occurs, it should contribute to the quality and fiscal vitality of the community so that the Town of Cave Creek will continue to remain a desirable place to live, work and visit.

   **A. Objective:** Encourage recreation, public and civic facilities that are rural in character and design.

      1) **Policy:** Develop parks, civic and public facilities that are low intensity and small in scale.
LAND USE ELEMENT

B. Objective: Encourage commercial development that reflects the historic context of a Town settled in the 1880's.

1) Policy: Within the Historic Town Core maintain the architectural themes, compatible building scale and site amenities that reflect the historic context and conserve and restore, to the greatest extent possible, the view corridors and the natural landscaping of the Town.

2) Policy: Develop a Zoning Ordinance amendment to limit the size of commercial buildings located within the Historic Town Core.

C. Objective: Encourage project designs that are sensitive to the environment and that reflect the Town's unique interpretation of the desert rural lifestyle.

1) Policy: Work with the State Historic Preservation Office to develop programs and policies that encourage restoration and rehabilitation of older and original businesses, buildings and homes.

2) Policy: Develop design guidelines for the Town Core that encourage development appropriate to the unique desert rural architectural character of Cave Creek.

3) Policy: Permit only those non-residential land uses that are comparable to and compatible with surrounding development.

3. GOAL: PROTECT THE TOWN’S VIEWS OF MOUNTAINS, FOOTHILLS AND NATURAL FEATURES.

Our natural resources are our greatest asset and define our rural lifestyle. If we do not protect them, Cave Creek will lose its identity and lifestyle.

A. Objective: Maintain the landscape as the predominant feature throughout the Town.

1) Policy: Develop code amendments that encourage building and construction techniques that minimize disturbance to the natural vegetation, topography and wildlife.

2) Policy: Develop code amendments that encourage limits to the maximum amount of disturbed area associated with development which would include the size of the building footprint.

3) Policy: Encourage the acquisition and preservation of open space.

4) Policy: Develop code amendments that restore all building sites to the natural topography and landscape to the greatest extent possible.

B. Objective: Bring development and land use into balance.

1) Policy: Prohibit the development of golf courses.

2) Policy: Encourage the restoration of sand-and-gravel operations sites to contours that are compatible with the surrounding landscape.

3) Policy: Establish erosion hazard zones, within which development is discouraged along Cave Creek and its tributaries.
C. Objective: Support the development of residential land in appropriate locations within the Town.

1) Policy: Support residential projects appropriate to the desert rural development patterns, open space values and western character of the Town.

4. Goal: Encourage cooperation between Cave Creek and the neighboring jurisdictions.

Cave Creek is a small Town, and is influenced by development that occurs around it and the actions of entities that are adjacent and near to it. This goal seeks to ensure that decisions that are made by other entities do not inadvertently or purposefully result in a decline in the quality of life enjoyed by Town of Cave Creek residents.

A. Objective: Encourage land uses in neighboring communities that complement and enhance the Town of Cave Creek’s desert rural development patterns and lifestyles.

1) Policy: Work with adjacent jurisdictions to discourage big box commercial development in neighboring communities.

2) Policy: Participate in the enhanced notification process to review and provide comments on land use proposals that are within one mile of the Town's boundaries.

3) Policy: Participate in State, County, local and regional activities that may impact the development patterns or western lifestyle of Cave Creek.

5. Goal: To provide a diverse mixture of housing opportunities that meet the goals and objectives of the General Plan and that are sensitive to the environment.

A. Objective: Ensure that residential areas are appropriately sited and protected from incompatible land uses.

1) Policy: The Land Use Map should provide transitional land uses between low/medium residential areas and high density residential areas, as well as non-residential land uses.

2) Policy: Appropriate transition zones, buffers, and/or screening should be provided between dissimilar land uses and development intensities.

B. Objective: To have an adequate mix of housing types at various densities for persons of all income levels and ages.

1) Policy: Encourage the development of energy-efficient, affordable housing.

2) Policy: Review the requirements of the Zoning and Subdivision Ordinances to permit all types of affordable housing in a manner consistent with community desires, land use capacity and legal requirements.
LAND USE ELEMENT

C. Objective: To provide adequate housing sites suitable for residential development for all types of housing units that are properly located taking into consideration environmental constraints, community facilities, and public services.

1) Policy: Encourage residential developments to occur through the subdivision process rather than isolated elements of the lot split process.

GENERAL PLAN LAND USE CATEGORIES

The land use categories described below correspond to the land use categories shown on the General Plan land use map (Figure 1). A statement of purpose and intent and the density or intensity considered appropriate accompanies each land use category.

DESERt RURAL

Overview: The purpose of the Desert Rural category is to protect the natural setting of Cave Creek and ensure development is harmonious and sensitive to the natural environment (Figure 1.) The large lot size permitted in this category provides ample opportunity for development to include preservation and conservation of significant natural features located on this site. These may include, but not be limited to unique rock formations, mountains, slopes, hillsides, washes and views of the mountains and steep slopes from the Town.

Density Range: A maximum of 1 dwelling unit per acre.
Purpose and Intent: This land use category includes areas that are characterized by steep slopes and high elevation flatland areas.

RESIDENTIAL AREAS

Overview: The areas designated residential have historically been zoned for ½ acre lots and higher densities in the vicinity of the Town’s commercial core areas.

Medium Density Residential

Density Range: A maximum of 2.5 dwelling units per acre.
Purpose and Intent: This land use designation provides opportunity for residential uses within the Town.

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.
LAND USE ELEMENT

COMMERCIAL

TOWN CORE PLAN AREA - (TOWN CORE AND HISTORIC TOWN CORE OVERLAY AREAS)

Purpose and Intent: This land use category adopts the Town Core Plan by reference. Allowable uses shall be in conformance with the Town Core Plan.

Commercial Core

Purpose and Intent: The purpose of this district is to allow a diverse, mixed use commercial area to service neighborhood residential and tourist trade.

SPECIFIC AREA PLAN – (LOCATED BETWEEN 48TH ST. AND 54TH ST. ON THE NORTH SIDE OF CAREFREE HIGHWAY) *

Purpose and Intent: The purpose of this district is to plan for specific uses that would be appropriately located and integrated into this area.

Architectural Character

▪ Maximum building height of twenty-two feet (22’) from original natural grade, unless noted.
▪ Non-occupied architectural enhancements of up to an additional five feet (5’) in height may be provided in accordance with Section 3.4.D.1 of the Town Zoning Ordinance.
▪ Maximum lot coverage percentage not exceeding 18% of net lot area exclusive of covered entries, porte-cochere, awnings, roof overhangs up to 3’ wide, shaded pedestrian gathering areas, parking canopies and similar shade structures.
▪ In the area from 54th Street to 300’ west of 54th Street, allow uses of up to three stories/thirty-three feet (33’) in height two to three parcels deep to transition from existing commercial building in Carefree.
▪ Passive-solar design will be encouraged through building orientation, covered porches, entries and pedestrian areas, landscaping and other design features.
▪ Materials for buildings and site walls will be predominately stone, wood and metal, and reflect a Western design theme.

Site Design

▪ Setback of sixty feet (60’) from north property boundary between 48th and 53rd Streets.
▪ Except along the east side of 48th Street, building setback of thirty feet (30’) from the north/south rights-of-way, of which, a minimum of ten feet (10’) shall be landscaped. Along the east side of 48th Street, building setback of sixty feet (60’) from the 48th Street right-of-way, of which, a minimum of 16’ shall be landscaped.
▪ Building setback of zero feet (0’) from interior property lines that are not a perimeter boundary of this SAP (except as required by the Town’s Building Code for building separation, fire safety or similar health-safety requirements).
▪ The setback from the property lines along the Carefree Highway will be a minimum of thirty feet (30’) representing a natural landscape buffer.
▪ Buildings, retention basins, loading areas, driveways and parking will be designed with consideration given to developing previously disturbed land and preserving existing stands of native vegetation.
LAND USE ELEMENT

- Non-motorized trail access will be provided around perimeter of each two-parcel block of commercial development. Non-motorized access will be maintained at the southern boundary of the charter school site, between 51st and 52nd Streets.
- General Commercial Zone Sign Regulations shall apply.

Zoning
- Recognize Existing General Commercial Zoning between 53rd and 54th Streets, one parcel deep.
- Allow Commercial Buffer Zoning between 48th and 53rd Streets, one parcel deep.
- Allow Commercial Buffer Zoning between 53rd to 54th Streets, two to four parcels deep.
- Prohibit General Commercial Zoning.

Uses
- Offices, neighborhood services and retail sales will be the only allowed uses between 48th and 49th Streets; no drive through establishments allowed; hours of operation shall be limited to 6am to 11pm.
- There shall be no drive through uses for fast food restaurants where the primary business is the sale of quick service food.

Access
- Access to commercial development between 48th and 53rd Streets will be taken from north/south streets only, except for properties where direct access to/from the Carefree Highway already exists before the adoption of this Specific Area Plan and except where direct access is determined appropriate by the Town through the Rezoning or Site Plan process.
- Access points to commercial development will be located a minimum of 100’ north of Carefree Highway right-of-way.
- Turn lanes to/from commercial development will be provided to allow uninterrupted access to/from residential neighborhoods.
- A single access point to/from the north/south public streets (48th, 49th, 50th, 51st and 53rd Streets) will be provided by each abutting property. Onsite circulation between adjacent properties shall occur through reciprocal cross-access easements for properties bounded by north/south public streets that are one block apart (e.g.: 48th-49th, 49th-50th, 50th-51st, etc.). The purpose of reciprocal easements is to provide a generally centralized private access drive(s) with parking accessible to each side that will meander through the commercial developments, excluding the charter school site. The private access drive(s) will be in a location mutually acceptable to adjacent property owners. In the event the adjacent property owners cannot agree on a location where the vehicular connection will be made between the two properties’ common property line, the first property owner to develop its property (subject to approval by the Town through the normal process) will determine the location.

* The General Plan was amended by the adoption of Resolution No. R2015-20 on June 1, 2015 Restoring Certain Specified Property to the Specific Area Plan to the Land Use Element
LAND USE ELEMENT

PARKS AND OPEN SPACE

Open Space

Purpose and Intent: These areas contain two types of recreation and open space land uses. One type supports recreation activities. The second type of land use is undeveloped, with the exception of trailheads or trails and is intended to contribute to the rural character of the Town and the preservation of its natural resources.

PLANNING INFLUENCE AREA

Purpose and Intent: These are areas adjacent to or near the Town (Figure 5) where development can influence the quality of life within the Town. Development of these areas should reflect the rural, low density, style of development within the Town of Cave Creek.
LAND USE ELEMENT

Insert Figure 5 Planning Influence Area
LAND USE ELEMENT

GENERAL PLAN AMENDMENT PROCESS
A.R.S. 9-461.06 (G) states that a Major Amendment to the General Plan shall be approved by an affirmative vote of at least two-thirds of the legislative body, and that these amendments must be presented at a single public hearing during the calendar year during which the proposal is made. The law also states that to be considered a Major Amendment, a proposal to amend the General Plan must result in a substantial alteration of the municipality’s land use mixture or balance as established in its existing General Plan Land Use Element and that the General Plan shall define the criteria to determine if a proposed amendment to the General Plan is to be addressed as a Major Amendment.

MAJOR GENERAL PLAN AMENDMENT CRITERIA
The Town of Cave Creek wishes to remain a community where residents enjoy open spaces and a low-density lifestyle. While most new development consists of single-family homes on large lots, subdivision requests are increasing. These subdivisions represent a different development style and pattern. To ensure that development is appropriate to the land uses envisioned and existing in the Cave Creek General Plan a Major Amendment to the General Plan shall be required for any of the following:

- Requests for any change in the nature of use, density, or intensity of any areas designated as Open Space land use in the Town’s adopted General Plan Land Use Map.*
- 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.*
- Rezoning requests that would result in a contiguous parcel that is not in conformance with the adopted General Plan Land Use Map.*
- Requests to amend the text of the adopted General Plan if their approval will result in:
  - A change to the descriptions of any of the densities or intensities of the General Plan land use map categories;
  - A change in the areas identified for open space or conservation; or
  - A change in the goals, objectives or policies of the General Plan that would result in a change to the densities, land uses, or intensities of the General Plan land use categories.

MAJOR AND MINOR GENERAL PLAN AMENDMENT CONSIDERATIONS
The recommendation to the Planning and Zoning Commission and Town Council prepared for each request for a major, minor or text amendment to the General Plan shall include, but not be limited to, consideration of how the proposed amendment furthers the goals of the General Plan and impacts the following:

* Amended by Resolution No. R2014-04
LAND USE ELEMENT

Water: How will the proposed amendment impact current and future water supplies and water quality?

Circulation: How will the proposed amendment impact the existing transportation system?

What is the extent to which new roads, non-vehicular transportation facilities and access and egress proposed as part of the development contribute to the Town’s planned vehicular and non-vehicular transportation system and trails?

Environment: What is the impact of the proposed amendment on riparian areas, perennial stream flow of Cave Creek, the natural environment, open spaces and conservation areas identified in the Plan?

How does the proposed amendment contribute to the sustainability and quality of existing and proposed open spaces, conservation areas or the creation of new open spaces or conservation areas?

Open Space: What is the impact of the proposed amendment on recreation facilities, parks, and open space and natural resources identified in the Plan?

How does the proposed amendment contribute to the Town’s existing and proposed recreation, parks, and open space and natural resources?

Land Use: Does the proposed amendment contribute to the Town’s rural development pattern?

What is the impact of the proposed amendment on air quality?

Cost of Development: Does the proposed amendment affect the Town’s ability to maintain its current level of service or will it discourage it from maintaining or enhancing its range and level of public services in the future?

Will this request require the Town to provide additional services?

Sewer: How will the proposed amendment impact current and future sewer capacities?

MAJOR AMENDMENT PROCESS
Requests for a Major Amendment to the General Plan shall be submitted to the Town Planning Director by April 1 of each year. Requests for a Major Amendment shall be evaluated by Town staff and shall include, but will not be limited to, the major and minor General Plan amendment considerations listed in this element. The staff evaluation, along with a copy of the request for a General Plan amendment, shall be forwarded to the public as per the adopted Public Involvement Policy and the Town’s Planning and Zoning Commission for review, consideration, discussion, and recommendation. The Planning and Zoning Commission recommendation together with the staff report shall be forwarded to the Town Council for review discussion and action at a regularly scheduled meeting.

MINOR AMENDMENTS TO THE GENERAL PLAN
Amendments to the text or map of the General Plan that do not qualify as a Major Amendment are considered Minor Amendments. Minor amendments shall be evaluated based on the same considerations as major plan amendments. A minor amendment will be required for:
LAND USE ELEMENT

- The addition or deletion of a principal arterial, major collector, minor collector, local street subdivision, local street non-subdivision or a trail.

- A change in the width or design of the street standards included in the General Plan.

MINOR AMENDMENT PROCESS

Applications for Minor Amendments will be processed as they are received, within the normal planning and zoning calendar and as resources permit. The staff shall prepare a report regarding the request for a Minor Amendment and submit it to the Planning and Zoning Commission for review, discussion and recommendation at a regularly scheduled public Planning and Zoning Commission meeting. The Planning and Zoning Commission recommendation, together with the staff report, shall be forwarded to the Town Council for review, discussion, and action at a regularly scheduled public meeting.

Should a minor amendment be denied, either by the Town Council or by the vote of the citizens of the Town of Cave Creek, the applicant must wait one (1) year from the date of denial before resubmitting the same application to the Town of Cave Creek.*
ENVIRONMENTAL PLANNING ELEMENT

INTRODUCTION
This element describes the natural resources and environmental quality within the Town of Cave Creek. It contains goals and objectives aimed at protecting the unique natural setting and conditions of the planning area and maintaining an environmental ethic in future growth. Growing Smarter (ARS §9-461.05) dictates that this element address the potential effects of the other plan elements on the environment, including natural resources and air and water quality.

The Town of Cave Creek is committed to maintaining a strong environmental ethic and protecting its natural resources and environmental quality. The location of the planning area within the high Sonoran desert landscape and the rural character of the Town of Cave Creek are important reasons why residents choose to live here. Consequently, residents play a key role in developing and implementing a General Plan that preserves both their surroundings and their quality of life. This element is prepared in conformance with ARS §9-461.05.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town of Cave Creek planning area ranges in elevation from about 1,780 feet to over 3,900 feet, with a varied topography that includes low mountains and hills, valleys, and broad alluvial fans. A substantial portion of the planning area has relatively steep slopes and mountainous topography, including Go John Mountain, Black Mountain, areas within Cave Creek Regional Park, and other unnamed hills and low mountains.

The planning area occurs within the Cave Creek drainage basin. Almost all drainage originating in the planning area discharges to Cave Creek Wash, either within or south of the planning area. The majority of drainages are ephemeral in nature, supporting surface flows only in response to storm runoff. Portions of the upper reaches of Cave Creek Wash are perennial or intermittent. Intermittent reaches are also found along some of the tributaries to Cave Creek Wash. Other significant drainages in the planning area include Galloway Wash, Grapevine Wash, Willow Springs Wash, and Rowe Wash.

The planning area occurs within the Arizona Upland Sonoran Desert Scrub biome and supports Palo Verde-Mixed Cacti-Mixed Scrub in the upland areas and Sonoran Riparian Scrub along drainage ways. Riparian vegetation is further classified as either Xeririparian Mixed Scrub or Mixed-Broadleaf Woodland. Xeririparian Mixed Scrub is found along the majority of ephemeral washes in the area, while Mixed-Broadleaf Woodland vegetation occurs along perennial and intermittent drainages and springs. The riparian areas may also support limited wetlands formation. Special status species in the planning area include protected plants and special interest wildlife species.

Soils in the planning area are generally well-drained sandy-loams, loams, and gravels formed in alluvium and colluvium from igneous volcanic and metamorphic bedrock and vary in their potential to support specific uses. Most of these soil types would limit conventional septic tank fields due to slow percolation rates and/or limited filtering capability. Other factors that limit developed uses on some soil types include shrink-swell potential, flooding, and low strength.
ENVIRONMENTAL PLANNING ELEMENT

Climate in the planning area is characterized by high summer temperatures and low annual precipitation.

The Town of Cave Creek meets federal water quality standards and is included in the Maricopa County Ozone, Carbon Monoxide, and PM$_{10}$ non-attainment areas.

The planning area has highly varied topography and a substantial portion of the area has slopes in excess of 15%. Development on steep slopes results in increased erosion, greater cut and fill requirements, higher visual impact and potentially reduced accessibility for emergency vehicles.

Developed uses in alluvial areas and along natural drainage ways are limited by flood erosion potential and constraints imposed by regulations for the protection of floodplains, waters of the U.S., and associated riparian/wetland areas.

Upland areas support Sonoran Desertsrub vegetation including desert trees, saguaros, and other cacti. Most of these plants are protected under the Arizona Native Plant Law and provide important wildlife habitat. Ephemeral, intermittent, and perennial stream courses and springs are important wildlife use areas and support special interest plant and animal species. Wetlands protect water quality through retention of sediments and toxicants, and the removal, retention, or transformation of nutrients. Future growth, including residential, commercial, and development of transportation infrastructure may impact native vegetation communities and wildlife habitats.

Soil types vary in their ability to support developed uses. Volcanic Hills soil types have relatively shallow depth to bedrock, moderate to high shrink-swell potential, and severe limitations for conventional septic tank absorption fields and construction of dwellings and local roads and streets. Clay Loam Upland soils at the base of hills and low mountains have low to moderate shrink-swell potential, are rated moderate for construction of dwellings and local roads and streets, and are severely limited for conventional septic tank absorption fields due to slow percolation rates. Sandy Bottom and Sandy Loam Upland soil types occur along the major drainage ways and have low to moderate shrink-swell potential, are rated as moderate to severe for conventional septic tank absorption fields due to flooding potential and poor filtering capability, and are rated as moderate for dwellings and local roads and streets due to large stones, shrink-swell potential, flooding, and low strength. Development of septic tank fields on some of these soils increases the potential for groundwater contamination.

**Planning Considerations**

- Potential exists for the development of additional recreational uses to supplement the existing Cave Creek Regional Park. These uses may include passive uses, such as multi-use non-motorized trails, or more developed recreational facilities.
- The most significant opportunity is the protection of unique riparian plant and wildlife habitats along Cave Creek Wash and its tributaries. Conservation measures could be coupled with passive uses such as trails to allow wildlife viewing and/or equestrian access.
ENVIRONMENTAL PLANNING ELEMENT

GOALS, OBJECTIVES AND POLICIES

6. GOAL: PROTECT IMPORTANT NATURAL RESOURCES FROM DEVELOPMENT.

Our natural resources are one of the cornerstones of our development pattern, lifestyle and economy. We must protect and preserve them to ensure that the Town of Cave Creek remains a desirable place to live and visit.

A. Objective: Protect mountains and hillsides in the planning area.
   1) Policy: Discourage development on hillsides and mountain sides with greater than 15% slope.
   2) Policy: Develop limits or parameters for structure size, design and height as well as coloration of graded areas.

B. Objective: Limit disturbance of stream courses and design trails to minimize impacts to riparian habitats and wildlife habitat and movement corridors.
   1) Policy: Encourage placement of utilities underground and adjacent to roads.
   2) Policy: Encourage wash crossings that are perpendicular to the wash bank.
   3) Policy: Delineate wash conservation corridors or drainage easements and discourage development in them.
   4) Policy: Discourage the use of constructed channels in stream courses.
   5) Policy: Discourage the intrusion of development into delineated floodways.
   6) Policy: Minimize the development of road or utility crossings that would have negative effects on Xeroriparian Mixed Scrub, Mixed Broadleaf Woodland vegetation types or wetlands in the planning area.
   7) Policy: Promote placement of trails primarily in uplands parallel to stream courses, with limited stream/wash crossings.
   9) Policy: Ensure that drainage designs submitted to and approved by the Town are followed.
ENVIRONMENTAL PLANNING ELEMENT

C. Objective: Protect vegetation natural to the Sonoran desert in the planning area.
   1) Policy: Ensure new homes protect a significant percentage of the lots as undisturbed natural desert through the use of development envelopes.
   2) Policy: Encourage private and public open spaces to be adjacent to drainages and contiguous with protected natural open space on adjoining lots.
   3) Policy: Develop signs that indicate trail locations and prohibit off-trail travel.

7. GOAL: RETAIN THE NATURAL CHARACTER OF THE PLANNING AREA.

   The character of the desert, defined by the vegetation, wildlife, lack of human noise, and views is integral to the lifestyle of the Town of Cave Creek residents.

   A. Objective: Retain natural character along roadways.
      1) Policy: Avoid disturbance of significant vegetation such as large trees and saguaros to the extent possible during roadway design.
      2) Policy: Use only the indigenous plant palette adopted by the Town for revegetation of roadsides and medians. Encourage local salvage and revegetation.
      3) Policy: Encourage stabilization and revegetation of cut and fill areas.

   B. Objective: Preserve our quiet skies.
      1) Policy: Continue to work with the Federal Aviation Administration (FAA), Phoenix Sky Harbor Airport and regional airports to ensure that the Town is not affected by noise from aircraft.

   C. Objective: Encourage the use of indigenous plants for landscaping; limit the use of exotic plants and turf to small areas immediately adjacent to residences.
      1) Policy: Develop and adopt an approved/recommended plant palette/list for distribution to homeowners.
      2) Policy: Develop and distribute informational brochures or other media to educate new homeowners on the ecological and aesthetic values of using indigenous vegetation for landscaping.

8. GOAL: PRESERVE HABITAT FOR WILDLIFE IN THE PLANNING AREA.

   The habitats provided to wildlife by open spaces are fundamental to the character of the Town of Cave Creek.

   A. Objective: Limit development densities in areas surrounding or adjacent to large natural open space areas, such as the Cave Creek Regional Park, the Tonto National Forest, Spur Cross Ranch Conservation Area, and significant stream courses.
1) **Policy:** Progressively decrease development density with greater proximity to open spaces and wildlife habitats.

**B. Objective:** Protect washes and other natural wildlife movement corridors from development.

1) **Policy:** Discourage the use of solid walls or chain link fencing along the perimeters of lots or subdivisions.

2) **Policy:** Identify wash conservation zones and drainage easements that include the floodplain and adjacent upland areas and discourage development in them.

3) **Policy:** Encourage the construction of guesthouses, casitas, ramadas, gazebos, paved parking areas, storage sheds, concrete walkways and walls in close proximity of primary residences.

**C. Objective:** Preserve areas of open space through acquisition or encouraged protection of State Trust Land.

1) **Policy:** In conjunction with the State Land Department, identify areas of State Trust Land that may be preserved as open space.

**9. ****GOAL: PROTECT WATER AND AIR QUALITY IN THE PLANNING AREA.**

Protection of water quality is important to support a variety of uses, including human consumption, fish and wildlife habitat, and recreation. Clean air protects human health and maintains unaltered views of the natural setting.

**A. Objective:** Protect ground and surface water resources from pollutants.

1) **Policy:** Monitor the implementation of best management practices under the Federal National Pollutant Discharge and Elimination System permit program for major construction sites.

2) **Policy:** Defer to Maricopa County Flood Control Regulations any proposed developments adjacent to floodplains and floodways.

**B. Objective:** Protect local ambient air quality.

1) **Policy:** Continue the use of dust treatments on major unpaved roadways to minimize PM-10 (fugitive dust) emissions.
ENVIRONMENTAL PLANNING ELEMENT

10. GOAL: PROTECT AND IMPROVE ENVIRONMENTAL QUALITY AND NATURAL RESOURCE VALUES WITHIN THE CAVE CREEK PLANNING AREA.

A. Objective: Protect air quality in the planning area.
   1) Policy: Continue to provide dust control on public roads.
   2) Policy: Ensure dust control measures during construction activities (i.e., watering or use of dust suppressants and clean up dirt tracked onto public roadways) to minimize fugitive dust emissions.

B. Objective: Preserve the integrity of soil substrates and slopes in the planning area and protect water quality within the Cave Creek watershed.
   1) Policy: Ensure that development in floodplains or on other soil types that have a shallow water table, slow permeability, low shear strength, and/or support wetlands meet all applicable standards.
   2) Policy: Implement measures during and after construction that minimize impacts to soils. These measures should include minimizing the footprint of disturbance and soil compaction to development envelopes.
   3) Policy: Establish standards for environmentally sensitive development on hillsides and in wash areas.
   4) Policy: Discourage placement of fill within floodplains and floodways which adversely affect adjacent properties.

C. Objective: Protect native plant species.
   1) Policy: Continue to implement landscape requirements, which incorporate an approved plant list.
   2) Policy: Continue to require development envelopes.
   3) Policy: Encourage the boxing, replanting and maintenance of significant vegetation.
   4) Policy: Develop code amendments that encourage development envelopes that limit disturbance on a lot to the area that is required for building pads, yards, driveways and utilities.
   5) Policy: Clearly define and rope off development envelopes to prevent disturbance of indigenous vegetation outside the envelope.
OPEN SPACE ELEMENT

INTRODUCTION
The Open Space Element addresses the conservation of the Town’s open space and recreation resources in a manner that is in concert with its future development patterns and economic potential. In accordance with ARS §9-461.05 D.1, this element contains an inventory of existing open space within the Town, as well as projections of future open space needs. Also, included are goals, policies, and objectives to provide for the conservation of open space in a manner that is beneficial to the Town of Cave Creek and its residents.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town of Cave Creek is located on the southern edge of the Tonto National Forest and is in the Central Arizona Basin and Range bordering the Arizona and New Mexico Mountains Land Resource Areas. This area includes varied topography ranging from gently rolling hills to steep mountainous areas. The lifestyle of Cave Creek residents is inexorably bound to its open spaces and recreation resources. The Town’s open space resources consist of one Maricopa County regional park, one Maricopa County conservation area, one Maricopa County preserve, one Town park, open spaces owned by land trusts, and formal and informal trails along roads and washes.

Open space is depicted in Table 4 and Figure 6. The most prominent feature of the Town is the magnificence of the hills and washes. Publicly owned open space comprises 28% of the incorporated land of Cave Creek. Spur Cross Ranch Conservation Area (SCRCA), which was recently purchased by the State, County, and Town, has been planned as a conservation area. The main entrance to the SCRCA will be via Spur Cross Road.

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cave Creek Regional Park</td>
<td>2,922</td>
</tr>
<tr>
<td>Spur Cross Ranch Conservation Area</td>
<td>2,235</td>
</tr>
<tr>
<td>Gateway Desert Awareness Park</td>
<td>26</td>
</tr>
<tr>
<td>Black Mountain Preserve</td>
<td>75</td>
</tr>
<tr>
<td>Saguaro Hill</td>
<td>11</td>
</tr>
<tr>
<td>Brenner’s Hill</td>
<td>13</td>
</tr>
</tbody>
</table>

Private Open Space
In June 2002, the Desert Foothills Land Trust had two applications pending for open spaces within the Town. These are:

- File No. 35-102854 by Desert Foothills Land Trust for 360 acres (181 acres already purchased) at Go John Canyon⁶.
- File No. 35-105373 by Desert Foothills Land Trust for 723 acres called Willow Springs in the northern part of the Town.

There are approximately 420 acres of preserves and conservation areas under protection or ownership of the Desert Foothills Land Trust in the Town planning area, outside of the corporate boundaries. In addition, there are 6,200 acres of Arizona State Trust land in the Town planning area, much of which is appropriate for future preservation and protection as open space, that has the potential of being acquired and developed in the future. Preliminary archeological surveys are being conducted on this property as a prelude to future use or conservation.

⁵ Town of Cave Creek Staff
⁶ http://www.land.state.asz.us.com
OPEN SPACE ELEMENT

The western lifestyle and development pattern of the Town extends to its public parks and recreation system, which focuses on ensuring trail and open space access for its residents. A Trails Map (Figure 7) is included to show connectivity with Gateway Awareness Park, Spur Cross Ranch Conservation Area, and the Cave Creek Regional Park.

Spur Cross Ranch Conservation Area
In September 2000, the Citizens of the Town of Cave Creek overwhelmingly supported a bond to provide funding for the purchase and maintenance of Spur Cross Ranch, now referred to as Spur Cross Ranch Conservation Area (SCRCA). SCRCA is a 2,235-acre area located at the northern end of the Town of Cave Creek. SCRCA includes a perennial stream (Cave Creek Wash), numerous archaeological sites, and Elephant Butte, which rises to a height of 3,900 feet. The Town currently funds the maintenance of the SCRCA. The SCRCA is operated by the Maricopa County Parks Department. The approved bond for funding the SCRCA restricts the use to parks, playgrounds and open space.7

Cave Creek Regional Park
This 4.5-square-mile (2,922 acres) area is currently under Maricopa County jurisdiction. It is generally bounded by Saddle Mountain Road/Highland Road on the north, approximately one-third of a mile past New River Road and Cloud Road on the south, 28th Street on the west and 48th Street on the east. The Regional Park includes ramadas and picnic areas and trails used by hikers, bicyclists, and equestrians. It is surrounded on three sides by the Town of Cave Creek and is an important open space resource. The Regional Park is primarily oriented towards use as a nature study area. Rodeo grounds, currently controlled by the Town of Cave Creek, on the southwest corner of the Regional Park and equestrian trails will establish the Regional Park as an important equestrian area8. The Cave Creek Regional Park Trails are connected to the Town of Cave Creek Friendly Trails system. The predominant soil type in the Regional Park is Lehman's Rock Outcrop Complex on eight percent to 65 percent slopes.9 Maricopa County has filed for a conservation designation on 784 acres of Arizona State Trust land adjacent to the Cave Creek Regional Park.10

Gateway Desert Awareness Park
Gateway Desert Awareness Park was created in 1994. The approximately 26-acre park includes an amphitheater, interpretive center, desert landscape demonstration garden and restrooms. Its northern boundary is generally located one-third of a mile north of Cave Creek Road. Its eastern boundary is an alignment with Tom Darlington Drive and its western boundary approximately one-fourth of a mile west of the alignment with Vermeersch Road.

Trails
In addition to identified parks and open spaces, the Town has identified over 50 miles of trails along washes, roads and other natural features. These trails are identified on Figure 7.

7 Source: http://www.cavecreek.org/spurcross
9 Ibid.
10 File No. 35-103742 by Maricopa County for 784.26 acres adjacent to Cave Creek Regional Park.
OPEN SPACE ELEMENT

FUTURE OPEN SPACE NEEDS
The National Recreation and Parks Association (NRPA) does not recommend level of service standards for open spaces. The NRPA states that the objective of these lands is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. With regard to the Town of Cave Creek, these resources define the livability and character of the Town.

Over 1,300 acres of open spaces and 5.72 acres of developed park per 1,000 population are available to Cave Creek residents within their Town. This is well within acceptable standards for the Town, and among the highest levels of service in the County.

In addition to these identified public or trust owned open spaces, the Town considers many privately owned areas open spaces that are integral to its visual and cultural character. These features are identified on the Open Space map and the goals, objectives, and policies of this section refer to these features:

- **Mountain View Areas** which include mountains and ridgelines. Mountain view areas are generally those areas that are above 2000 feet and have a slope greater than 15%.
- **High Elevation Flatlands** which provide viewsheds as well as habitat and climate for rich vegetation and opportunities for viewing wildlife.
- **Severe Soil Areas** which include soils with severe and poor ratings for buildings and septic systems. In the Town of Cave Creek these soils include Lehman’s Rock Outcrop Complex.
- **Wash Corridors** which support vegetation, wildlife, and provide contrast to the surrounding terrain.

Mountain View Areas and High Elevation Flatlands
Mountains, steep slopes and ridgelines are integral elements of the open spaces that define Cave Creek. Many of these elements are named features and are described below. In addition to these named features, areas that are generally above 2,000 feet in elevation and/or 15% slope or greater also contribute to views from many locations within the Town, and are considered important open space elements.

Ridgelines create the silhouette of open space for the Town. Ridgelines that are not broken by development are considered open spaces that contribute to the rural desert visual character of the Town.

Important elements of the visual quality of Cave Creek include Elephant Butte, Skull Mesa, New River Mesa, the Continental and Seven Sisters mountain ranges, Go John Mountain, Pleasant View Hill, and Saguaro Ridge north of Saguaro Hill Preserve. These areas have high scenic quality and many contain hiking and riding trails. These are described below.

Elephant Butte. Elephant Butte is over 3,000 feet high, and is an important contributor to the mountainous backdrop of the Town’s northern viewshed. It is included in the Mountain View Area. Its northern limits are marked by the borders of Tonto National Forest and the Cave Creek Town Limits. Elephant Butte’s slopes extend into County land to 22nd Street. The predominant soil type of Elephant Butte is Lehman’s Rock Outcrop Complex, which is located on slopes between eight and 65 percent.

Typical plant communities associated with Elephant Butte soils are Tobosa, Jojoba, Curly mesquite, Blue palo verde, Slim tridens, Whitethorn, Christmas cactus, Barrel cactus, Big Galleta, White Brittlebush, as well as other shrubs and perennial forbs and grasses. The vegetation provides a fair habitat for rangeland wildlife.
OPEN SPACE ELEMENT

The area soils provide a severe environment for building and sanitary facilities. The main limitations of area soils are the depth to bedrock, slope, and shrink-swell potential. The cuts needed to provide level building sites or roadbeds can expose bedrock that is very difficult to excavate. Ripping or blasting, or both, may be necessary. The shallow depth to bedrock also interferes with excavation for installing utilities. Cuts and fills are highly susceptible to erosion.11

Elephant Butte is an important component of the visual quality of Cave Creek. It is visible from four of fifteen view stations in the Town and is included in the Mountain View Area, as referenced in the Mimbres – Arizona 1988 Plan. This area is defined as a "Special Areas (sic) that are free from intrusions and have high scenic quality. Changes should be limited only to natural ecological occurrences."12

Black Mountain: Black Mountain is located north of Carefree Highway and extends to Andora Wash. It is ¼ mile west from Tom Darlington Drive and ½ mile east of Cave Creek Road. The predominant soil type is also Lehman's Rock Outcrop Complex. Black Mountain vegetation and habitat for wildlife are similar to that of Elephant Butte. Black Mountain is an important component of the visual quality of Cave Creek and is visible from two thirds of the view stations in the Town, as referenced in the Mimbres – Arizona 1988 Plan. Black Mountain is included in the Mountain View Area.13

Go John Mountain: This is a substantial focal point for the Town and the Cave Creek Regional Park. It is bounded by Cloud Road, Cave Creek Road, Desert Hills Road and overlaps into the eastern boundary of the Cave Creek Regional Park. It is specifically mentioned in the descriptive portions of the visual quality survey for the Town, as referenced in the Mimbres – Arizona 1988 Plan, and included in the Mountain View Area.14 The predominant soil type is Lehman's Rock Outcrop Complex. Go John Mountain vegetation and habitat for wildlife is similar to that of Elephant Butte.15

Saguaro Hill: This is a prominent dense stand of saguaros in the Historic Town Core generally located on the north side of Cave Creek Road between School House Road and the 66th Street alignment. To the north it is bordered by Galloway Wash. This feature is considered a ridgeline element in the Town's open space inventory. This area is important to the rural desert character of the downtown. The soil types are generally Pinaleno-Tres Hermanos Complex, which is located on slopes between one and 10 percent. The main limitations to building in Pinaleno soils are compressive/expansive characteristics.16 The richness and importance of this landscape to the overall rural desert character of the Town and its Core creates an integral and important open space to the community.

Brenner's Hill: This land feature is generally located in the Historic Town Core area on the south side of Cave Creek Road between North 66th Street and North Piedra Grande Drive. To the south it is bordered by Andora Wash. This feature is considered a ridgeline element of the Town's open space inventory. The richness and scenic beauty of this landscape to the overall desert character of the Historic Town Core creates an integral and important open space element.

13 ibid.
14 ibid.
16 Ibid.
OPEN SPACE ELEMENT

High Elevation Flatland and Vegetation: High elevation flatlands and vegetation are an element of Mountain View Areas and considered important open spaces to the Town. They provide open expanses that enable views of mountains and ridgelines. They provide a rural desert experience to residents and visitors to the Town of Cave Creek. Named high elevation flatlands and vegetation considered open space are lands that are above 2200 feet in elevation and are identified below.

Cahava Ranch: This area is located at an elevation of approximately 2400 feet. It is bounded by Elephant Butte to the north, the Cave Creek Regional Park to the south, and the Town of Cave Creek on the east. The western boundary is at approximately 32nd Street, extended. It is bounded by some steep slopes to the south and includes dense and varied undisturbed vegetation patterns that offer visual and physical relief from more developed areas. It is an important open space component in the viewshed for Elephant Butte. The predominant soils in the Cahava Ranch are Greyeagle-Sun City Variant Complex, which is located on slopes between one and seven percent. The depth to hardpan of this soil type is limited, and ripping the pan may be necessary for excavation. The predominant vegetation associated with this soil type is Creosotebush Brush Muhly, Triangle Bursage, other perennial grasses, forbs and annual forbs, and shrubs17. There are also miscellaneous wet weather springs along Cahava Springs Wash and a shallow hand dug well located at the Old Ranch site.

Wash Corridors
Wash corridors provide a rich habitat for vegetation and wildlife throughout the Town. These areas provide visual relief and a connection to the mountains and high elevation areas. They are considered an important open space resource. They provide vegetation and habitat for wildlife that is a significant element in defining the rural desert character of the Town. Wash Corridors include Cave Creek and its tributaries including the Jewel of the Creek.

Cave Creek Wash and Its Tributaries: The Cave Creek Wash generally runs from north to south and originates in the Tonto National Forest at the Seven Springs Recreation Area. The majority of the wash tributaries are located to the east of the main wash. Cave Creek Wash provides a corridor for wildlife and riparian vegetation throughout the Town. This open space has cultural significance to the Town and provides a trail for hiking, equestrian and non-motorized uses along parts of its alignment. It is important to preserve Cave Creek Wash as a natural open space area in support of the Friendly Trails Program.

Cave Creek Wash may move laterally during large storms or over time. Therefore, Cave Creek’s floodplain and a 100’ buffer zone from each side of it and its major tributaries are identified as Wash/Corridors in this Plan.

Go John Canyon: This area is located adjacent to Cave Creek Regional Park on its east side. Cave Creek travels past Go John Canyon and the Go John Mountains. Go John Canyon is bordered to the north by Andorra Wash and to the south by Creek Canyon Road. This 500-acre area provides critical habitat for a multitude of desert wildlife and serves as a scenic backdrop for the Town. The riparian areas of Go John Canyon serve a critical flood control function and are fed by springs just north of the Canyon. The springs provide water for most of the year. The Canyon is defined by steep slopes and rock outcroppings. A mesquite bosque flanks both sides of Cave

OPEN SPACE ELEMENT

Creek Wash as it passes through the Canyon, and saguaros are prominent throughout the area. The Go John Canyon and Cave Creek Wash are included in the Mountain View Areas identified on the Open Space Map.

Willow Springs Wash: Willow Springs Wash and the surrounding area are approximately 765 acres and include steep slopes and rock outcrop areas on both sides of the Wash. Several large springs are located adjacent to the wash and wetland environments are found in a number of places along the wash. The predominant vegetation includes giant saguaros, barrel cactus, ocotillo, jojoba, hedgehog cactus, foothills palo verde and ironwood trees. The habitat in this area is consistent with that of the Southwestern Willow Flycatcher, Ferruginous Pygmy Owl and the California Leaf-Nosed Bat.

This wash area provides important views for the Upper Cave Creek Basin and the north side is included in the Mountain View Area on the Open Space map. The wash hosts a mesquite bosque. Other portions of the area provide valuable food sources for larger mammals including mountain lions and bobcats. The area surrounding the wash is included in the Severe Soil Areas identified on the Open Space Map.

The Town of Cave Creek Friendly Trails Program has a conservation easement where Willow Springs Wash crosses Cahava Ranch Road and where major north/south Friendly Trails have been developed. A recreation trail begins at the crossing of Willow Springs Wash and proceeds east, joining School House Road Trail at the end of School House Road.

Severe Soil Areas
The predominant soil association in the Town of Cave Creek is the Lehman's Rock Outcrop Complex. The coverage of this soil association is interrupted at the southern end of the study area by three other soil associations. The Cipriano-Sun City-Carefree association lies south of New River Road and west of Cave Creek Road. The Tremant-Ebon-Pinamt association only slightly intrudes into the study area along the easterly floodplain of Cave Creek south of New River Road. The Eba-Penaleno association extends east of the Tremant-Ebon-Pinamt association, south of the slopes of Black Mountain, to the eastern limits of the study area. The Lehman's Rock Outcrop Complex soil types present are rated severe for building and septic.

PLANNING CONSIDERATIONS
- There is adequate open space to accommodate the projected population growth for the Town.
- As the Town continues to grow, more developed parks may need to be provided to maintain existing service level of approximately five acres per 1,000 population.
- As the Town continues to grow, more open space may need to be acquired to maintain the Town’s existing service level of approximately 1,300 acres per 1,000 population.
- Habitat supporting several unique species of birds is located along the Cave Creek Wash, in the 100-year floodplain. These areas are generally unknown and unprotected. They should be protected and recognized as an open space resource for the Town.

OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

11. GOAL: ENHANCE AND PROTECT PUBLIC AND PRIVATELY OWNED IDENTIFIED OPEN SPACE BY PRESERVING, CONSERVING AND PROTECTING THE GEOLOGY, FLORA, FAUNA AND WATER RESOURCES WITHIN THEM.

A. Objective: Protect private property rights by permitting very low-density residential development which preserves, conserves and protects the geology, flora, fauna and water resources of Mountain View and Severe Soil Areas and Wash Corridors.

1) Policy: Develop code amendments that discourage development of mountains, slopes and washes in Severe Soil and Mountain View areas to those areas that are appropriate from a geologic and topographic perspective.

2) Policy: Develop appropriate zoning enforcement techniques.

3) Policy: Provide wastewater treatment facilities and services as needed, and as funding for them becomes available through the Town’s Capital Improvement Program.

B. Objective: Enhance and protect existing viewsheds and ridgelines.

1) Policy: To the extent possible use accurate mapping systems.

2) Policy: Amend the sign ordinance so signs do not intrude on existing viewsheds.

3) Policy: Strengthen hillside regulations to protect views of slopes.

4) Policy: Provide legally defensible definitions of ridge and ridgelines in the Zoning Ordinance and Subdivision Ordinance.

12. GOAL: PROTECT, PRESERVE AND ENHANCE WASH CORRIDORS AND ASSOCIATED WILDLIFE CORRIDORS AND RIPARIAN HABITATS.

A. Objective: Preserve and enhance wash corridors and associated wildlife corridors and habitats by discouraging development in floodplains, floodways, and in the wash corridors.

1) Policy: Develop and adopt a floodplain management strategy to protect wash corridors as well as associated wildlife corridors and habitats. Protect development from the risk of flooding from Cave Creek Wash.

2) Policy: Minimize crossings of Cave Creek Wash to preserve the visual, auditory and environmental quality of the wash corridor and associated wildlife corridors and habitats.

3) Policy: Preserve the integrity of undisturbed portions of Cave Creek Wash by allowing only non-vehicular access easements.
OPEN SPACE ELEMENT

B. Objective: Protect open space resources and Arizona State Trust land deemed appropriate for preservation designation and support the acquisition of open space resources for their protection and preservation.

1) Policy: Provide letters of support and information to the appropriate Land Trusts and other entities to assist in the preservation of Go John Canyon and other open space.

2) Policy: Work with the State Land Department and Land Trusts to obtain access and trails in State Trust Land and Preserves.

13. GOAL: PRESERVE NATURAL OPEN SPACE AND PROTECT IT FROM DEVELOPMENT.

Our natural open spaces are one of the cornerstones of our development pattern, lifestyle and economy. We must protect and preserve them to ensure that Cave Creek remains a desirable place to live and visit.

A. Objective: Limit disturbance of ephemeral washes.

1) Policy: Develop code amendments that encourage placement of utilities underground and immediately adjacent to roads.

2) Policy: Encourage wash crossings that are perpendicular to the wash bank.

3) Policy: Delineate wash conservation corridors or drainage easements and discourage development in them.

4) Policy: Discourage the use of constructed channels in stream courses.

5) Policy: Discourage the intrusion of development into delineated floodways.

6) Policy: Minimize the development of road or utility crossings that would have negative effects on Xeroriparian Mixed Scrub, Mixed Broadleaf Woodland vegetation types or wetlands in the planning area.

B. Objective: Protect mountains and hillsides in the planning area.

1) Policy: Enforcement of the adopted hillside regulations should be a high priority.

2) Policy: Develop limits or parameters for structure size, design and height, coloration, and graded areas.

C. Objective: Protect vegetation natural to the Sonoran Desert in the planning area.

1) Policy: Through the use of development envelopes, encourage new homes to protect a significant percentage of the undisturbed natural desert.

2) Policy: When possible and practical, encourage private and public open spaces to be adjacent to drainages and contiguous with protected natural open space on adjoining lots.
D. Objective: Protect significant or contiguous natural open space in the planning area from development.
   1) Policy: Develop and implement an Open Space Conservation Master Plan.

E. Objective: Continue to identify and develop methods for acquisition of open spaces.
   1) Policy: Consider direct land purchases from private landowners or density transfer agreements to protect open spaces in the planning area.
   2) Policy: Continue to work with Land Trusts and other public and private entities to conserve open space in and adjacent to the Town.

F. Objective: Prioritize potential conservation areas for acquisition based on their proximity to existing conservation areas or natural open space. These areas include Spur Cross Ranch Conservation Area, Cave Creek Regional Park, and the Tonto National Forest.
   1) Policy: Place as “highest priority for protection from development” areas that connect existing and planned open space areas identified in this plan or other documents incorporated by reference. These areas could include washes, mountains/hills and vegetation in the planning area.
   2) Policy: Place as “highest priority for protection from development” those open spaces adjacent to existing open spaces or conservation areas identified in this plan or other documents incorporated by reference; areas that have significant vegetation, wildlife habitat or activity, or areas that provide views of the mountains or other important features and are in danger of disturbance from human activity.
OPEN SPACE ELEMENT

Figure 6 Open Space Map
CIRCULATION ELEMENT

INTRODUCTION
This element describes the current transportation system for the Town of Cave Creek, contains the goals and objectives to assure efficient and adequate modes of transportation, and aims to help provide an understanding of possible circulation needs associated with future growth. ARS 9-461.05 ties together land use and transportation planning to pro-actively address critical transportation issues. It also requires communities to exchange plans with neighboring municipalities prior to their adoption, so that regional issues, which often include transportation corridors and modal connections, can be addressed.

A comprehensive planning approach for transportation and circulation within the community is critical to developing the type of community residents’ desire. Residents should play an important role in the development of the General Plan and in monitoring its implementation. In this way the vital transportation and circulation infrastructure needed to enhance the community will develop to support access to jobs, schools, recreation areas as well as facilitate regional travel. The Town of Cave Creek will develop Master Transportation and Trail Plans, which will address current and future needs of the Town.

This section is prepared in accordance with ARS 9-461.05 and describes the current Transportation System for the Town of Cave Creek to help provide an understanding of possible needs associated with future growth.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
Cave Creek is tucked into the northeast corner of the metropolitan area, and has much less through traffic than other jurisdictions. Low-density residential development and a lack of major employment centers further limit the amount of traffic on Cave Creek roads.

The major road network for Cave Creek, as of June 2002, is shown in Figure 8. This exhibit classifies major roads in Cave Creek according to the standard classification system. Street cross sections that represent Town roads are depicted in Figure 9 and defined below:

Principal Arterial
The principal arterial system serves the major centers of activity in urbanized areas, the highest traffic volume corridors, and the longest vehicle trips. Cave Creek Road is a principal arterial south of Carefree Highway.

Collector Streets
The collector street system provides both access to, and traffic circulation within, residential neighborhoods and commercial uses.

Major Collector
Major collectors collect traffic from local streets in residential neighborhoods and channel it into the arterial system. Cave Creek Road serves as a major collector north of Carefree Highway.

22 A functional classification system developed by the American Association of State Transportation and Highway Officials (AASHTO) that groups highways by the character of service that they provide.
CIRCULATION ELEMENT

Minor Collector
These streets have lower speeds and capacities than arterials or major collectors. They serve some trips from local roadways destined for the arterial system, and some trips destined for abutting land use.

Local Streets
Local streets provide access to the collector streets.

Local Street - Non-subdivision
These streets permit direct access to abutting lands and connections to the higher order systems.

Local Street - Subdivision
These streets permit direct access within subdivisions and connections to the higher order systems. These streets feature a wider paved surface.

Because there is little through traffic, there are no arterial streets traversing the entire Town. There are two principal arterial streets that connect Cave Creek to the rest of the metropolitan area. The first of these is Carefree Highway, which runs along the southern edge of Town. Carefree Highway connects Cave Creek to I-17, about eight miles to the west. West of Cave Creek Road, Carefree Highway is a 4-lane divided street. It transitions to two lanes east of Cave Creek Road. To the east, Carefree Highway terminates at Tom Darlington Drive in Carefree.

The second principal arterial, Cave Creek Road, south of Carefree Highway, runs diagonally to the southwest from Carefree Highway. It connects Cave Creek to the center of the Phoenix metropolitan region.

Cave Creek Road north of Carefree Highway fills a major collector street role. It is a 4-lane divided street that travels in a loop around Black Mountain through the heart of Cave Creek and into the adjacent Town of Carefree. Across the northern leg of the loop, Cave Creek Road traverses the Town Core. In this area, there are numerous existing commercial driveways and median cuts. There is a 4-way stop sign controlled intersection on Cave Creek Road at School House Road.

The section of Cave Creek Road through the Town Core serves many adjacent retail, eating and drinking and other non-residential uses. It does not have bicycle lanes or continuous sidewalks, hiking or pedestrian trails. There are no continuous equestrian trails through the Town Core. This is a concern because there is a concentration of pedestrians in this area, and many bicyclists are observed on the roadway. In part of this area there is a marked non-motorized trail along Cave Creek Road, but the trail has not been maintained.

All other streets in the Town of Cave Creek are designed and operated as local streets. They are two lanes wide, having a bituminous or chip seal surface, or are unpaved. They cross the numerous washes at grade. Low-density residential lots have direct access to all other roads. In other parts of the Town there is an attempt to minimize or discourage residential lots from having direct access onto collector streets. Nevertheless, several of these residential roads have characteristics of minor collector streets. They have trip lengths along them of one mile or more and they serve traffic to and from residences on other streets. These are discussed below:

- Spur Cross Road is a minor collector street with two lanes. It begins on Cave Creek Road at the west end of the Town Core, and winds its way north to Spur Cross Ranch Conservation Area.
CIRCULATION ELEMENT

- School House Road also travels north from Cave Creek Road into the residential areas of Town. It begins at a 4-way stop sign controlled intersection adjacent to the post office, a school and several new developments.

- Flemming Springs Road runs northeast to southwest across Spur Cross Road and School House Road. It intersects School House Road at a 4-way stop sign controlled intersection.

- Cloud Road, 32nd Street, and 26th Street are 2-lane paved minor collector streets in the western extension of Cave Creek. Cloud Road is unpaved east of 32nd Street. Thirty-second Street connects the Cave Creek Regional Park with Carefree Highway.

All other streets are considered local streets, and are a mixture of 2-lane paved and 2-lane unpaved cross-sections.

Parking
In 2002, the Town Core Plan and Implementation Program inventoried parking availability. The inventory documented 1,262 spaces total within one-eighth mile of Cave Creek Road on the north side, and 1,278 spaces within one-eighth mile on the south side of Cave Creek Road. Several new developments have been approved since that analysis, increasing the parking inventory.

There is a shortage of parking in the Town Core during special events and on Sunday afternoons during busy seasons.

Transit
There is no transit service to Cave Creek. Tourist and charter buses visit area resorts, and guided tours use jeeps for trips into the backcountry.

Trails
There is a very well developed system of trails in the Cave Creek Regional Park. There are hiking and trails along the Cave Creek, Grapevine, Andora, and Willow Springs washes, with connections along Cave Creek and School House Roads. A major trail system for the Town of Cave Creek is identified in Figure 7. Trails are classified as follows:

- **Class A: Primary**
  Improved, hard-surface, handicap accessible, all-weather

- **Class B: Secondary**
  Improved, soft-surface, all-weather

- **Class C: Primitive**
  Unimproved, natural surface

- **Class D: Interpretive**
  Improved, hard/soft surface, handicap accessible, all-weather, pedestrian only

Future Traffic.
Traffic levels in Cave Creek will grow consistently with the growth of the Town. Carefree Highway is a major transportation corridor due to its location at the edge of the metropolitan area. Cave Creek Road is not expected to become a major transportation corridor.
CIRCULATION ELEMENT

Carefree Highway is maintained and operated by Maricopa County. It is a major arterial street connecting the Cave Creek area to the I-17 corridor and will experience increased traffic due to development in Phoenix and Scottsdale. 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.

PLANNING CONSIDERATIONS

- The Town wants to keep a rural atmosphere and maintain natural landscape along its roadways. This will continue to be a challenge as the volumes of cut through and local traffic increase with population growth.
- Growth of the Town Core has produced pedestrian, bike, and equestrian traffic. Currently, facilities for these modes are limited.
- The Town desires to expand its multi-purpose non-vehicular circulation facilities to connect all parts of the Town together, and with adjacent parks and the National Forest.
- Growth in traffic along Cave Creek Road threatens to exceed the capacity of the four-way stop sign at Cave Creek Road and School House Road, creating congestion.
- Access across Cave Creek remains an issue, with conflicting desires to provide access to land while not increasing traffic volumes in the Town or disturbing the natural qualities of the wash.
- Most of the roads in the Town of Cave Creek are designed and operated as local rural roads. They are two lanes wide, having a bituminous or chip seal surface, or are unpaved. As traffic increases on some of these roads, these road surfaces may become undesirable.
- There is a shortage of parking in the Town Core during special events.

GOALS, OBJECTIVES, AND POLICIES

14. GOAL: KEEP ROADWAYS CONSISTENT WITH THE RURAL LAND USE PATTERNS OF CAVE CREEK.

Transportation patterns can have a significant impact on the land use pattern of a community. Keeping our roadways appropriate to the level and types of development desired by the Town will help to prevent impacts from transportation that make our desired development pattern impractical.

A. Objective: Encourage roadway alignments that conserve the Town’s natural appearance.

1) Policy: Discourage new roadway crossings or enhancement of existing roadway crossings of Apache Wash, Ocotillo Wash, Galloway Wash, Cave Creek Wash, Willow Springs Wash and other significant washes.

2) Policy: Re-vegetate areas that are disturbed as a result of roadway, off-road vehicles, and bicycle, pedestrian and equestrian improvements.

3) Policy: Encourage private and public roads that have negligible impact to the native habitat and environmental resources.

4) Policy: Design roadway improvements to include natural landscaping and minimize disruption of the natural environment.

B. Objective: Encourage roadway design that is rural in character.

1) Policy: At the discretion of the Town Engineer, permit paving only on arterial roads, i.e. Cave Creek Road and Carefree Highway, new subdivisions, and roads that have been paved prior to the adoption of this plan.
CIRCULATION ELEMENT

2) Policy: Limit Cave Creek Road to a 4-lane divided road with low speeds and design elements to discourage vehicular traffic traveling through Town.

3) Policy: Limit all roads besides Cave Creek Road, Carefree Highway, and major collectors, to two lanes maximum, with a standard design providing shoulders instead of curb and gutter.

4) Policy: Discourage the use of traffic lights.

5) Policy: Discourage the extension of Spur Cross, Flemming Springs, School House, Morning Star, Cahava Ranch, Honda Bow, Echo Canyon, and Old Stage Roads and other roads that may have undesirable impacts on the visual quality and rural character of the Town.

6) Policy: Limit the connection of road alignments along 28th, 34th and 36th Streets from Cloud Road as part of any future development; such limitation would not preclude connecting those alignments with 32nd Street by loop roads. *

7) Policy: Encourage future development along Cloud Road to take access from Cloud Road to maintain a neighborhood appearance. *

15. GOAL: PROVIDE SAFE AND APPROPRIATE ACCESS TO TOWN RESOURCES AND SERVICES AND REGIONAL TRANSPORTATION CONNECTIONS.

The purpose of the transportation system is to provide mobility and access that benefits residents.

C. Objective: Provide access to recreation opportunities in keeping with the surrounding land uses.

1) Policy: Leave Spur Cross Road open to provide trailhead access, access to the SCRCA and for emergency use.

2) Policy: Enforce existing regulations which prohibit unlicensed all-terrain vehicle use on any public right of way.

3) Policy: Develop code amendments to allow only non-motorized access from School House Road through Section 9, Township 6 North, Range 4 East.

4) Policy: Identify locations for trailheads throughout the Town to assure adequate areas for bicycle parking and horse hitching.

5) Policy: Implement the Emergency Evacuation Plan as identified in the Historic Town Core Plan.

* Included in text by Resolution R-2007-01
CIRCULATION ELEMENT

16. GOAL: PROVIDE TRANSPORTATION FACILITIES FOR NON-MOTORIZED TRAVEL

Non-motorized travel is an important element of any rural development pattern.

D. Objective: Provide facilities for bicycles, horses and pedestrians and persons with disabilities.

1) Policy: Encourage facilities to be provided for bicycles, horses and pedestrians and persons with disabilities as part of any improvements to existing development or existing roadways.

2) Policy: Encourage new roads and developments to provide facilities for bicycles, horses and pedestrians and persons with disabilities.

3) Policy: Develop and implement a non-motorized circulation plan.

4) Policy: Provide signs for non-motorized crossings in the Town Core, Historic Town Core, and other areas where there is a potential for pedestrian, bicycle, or equestrian conflicts with vehicles.

5) Policy: Identify appropriate locations for trails throughout the Town to assure adequate circulation for bicycles, horses and pedestrians and persons with disabilities consistent with the General Plan areas.

6) Policy: Maintain and protect the integrity of historic trails.

7) Policy: Connect non-motorized travel facilities constructed as a part of a roadway to recreational trails.

8) Policy: Leave roads unpaved whenever possible and feasible. In lieu of asphalt surfacing, the Town shall utilize a chip seal surfacing treatment for dust control.

17. GOAL: PROVIDE ACCESSIBLE, NON-MOTORIZED TRAIL CONNECTIONS TO RECREATIONAL OPEN SPACES THROUGHOUT THE TOWN THAT DO NOT AFFECT THE OVERALL QUALITY OR INTEGRITY OF THE NATURAL ENVIRONMENT.

Access to our open spaces is a fundamental element of our western lifestyle and enhances our understanding of the desert environment in which we live.

A. Objective: Connect open spaces within and adjacent to the Town with non-motorized, shared use trails.

1) Policy: Continue to develop and implement a Trails Master Plan.

2) Policy: Work with the Flood Control District of Maricopa County and property owners to integrate washes into a public Town-wide recreational open space network.

3) Policy: Continue to work with the jurisdictions of Phoenix, Scottsdale, Carefree, Maricopa County and the Tonto National Forest to identify and develop and maintain connections to countywide, regional, and other local trails.
CIRCULATION ELEMENT

4) Policy: Provide trail connectivity between the Cave Creek Regional Park, SPRCA, the Tonto National Forest, significant wash corridors, mountains, and hillsides in the planning area.

5) Policy: Continue to promote non-motorized east-west and north-south connectivity through the Town of Cave Creek

6) Policy: Identify opportunities for connections to the south along Carefree Highway to the Sonoran Preserve Cave Buttes Recreation Area.

7) Policy: Protect/enforce trail and conservation easements and their maintenance.

8) Policy: Continue to identify opportunities to provide residents additional access to trails in the Cave Creek Regional Park.

9) Policy: Support the enforcement of the Cave Creek Regional Park boundaries and access points to minimize vandalism and wildcat trails.

10) Policy: Discourage the abandonment of rights-of-way and public access easements, so as to provide for possible future trail development as deemed necessary.

B. Objective: Design trails to minimize impacts to riparian habitats and wildlife habitat and movement corridors.

1) Policy: Continue, where appropriate, to use signs that indicate trail locations and discourage off-trail travel.

C. Objective: Design trails to complement and enhance trail users’ understanding of cultural resources, vegetation and views.

1) Policy: Develop interpretive signs that inform trail users about the ecology and cultural history of the area.

D. Objective: Identify and/or develop funding sources and mechanisms for trail development and maintenance.

1) Policy: Continue to apply for federal, county, state, and other grants to acquire land for, design and construct trails.

2) Policy: Continue to work with property owners, land trusts, and other entities to obtain trail access.

3) Policy: Encourage dedications for trail easements from developments adjacent to washes, trail corridors identified in this plan or other plans incorporated into this Plan by reference as a condition of plat or building permit approval.

4) Policy: Continue to pursue opportunities for funding to purchase Section 9, Township 6 North, Range 4 East.

5) Policy: Continue to support the assessment of development fees specifically for trails.
E. Objective: Provide adequate facilities for equestrians, pedestrians, bicyclists, and persons with disabilities.

1) Policy: Encourage the dedication and development of trail heads, parking areas, hitching posts, and other facilities for bicycles, equestrians, and pedestrians when feasible and appropriate.

2) Policy: Designate the location and provide for the maintenance of areas for safe bicycle, pedestrian, and equestrian traffic on all new public roads along existing and planned trail alignments.

3) Policy: Consider the creation of an adopt-a-trail and volunteer programs for trail maintenance and construction.

4) Policy: Provide information to landowners about the benefits and incentives available for land preservation.

18. Goal: Provide for parking facilities within the Town of Cave Creek which are safe and minimize the visual impact upon the community.

A. Objective: Discourage multi-level above-ground parking facilities and encourage below-ground parking.

B. Objective: Discourage parking which backs out onto Cave Creek Road.
CIRCULATION ELEMENT

Figure 7 Town of Cave Creek - Trails Map
CIRCULATION ELEMENT

*Figure 8 Town of Cave Creek – Circulation Map*

Circulation Map Amended by Resolution R2007-01
Figure 9 Cave Creek Streets - Cross Sections
Cave Creek Cross Sections
GROWTH AREA ELEMENT

INTRODUCTION
The Growth Area Element includes goals, objectives, and policies that provide guidance about how we envision the future development of areas in the Town where we want to maximize the use of existing infrastructure and services. The Growth Area Element further acknowledges multimodal transportation concerns and contains goals to balance these concerns with the Town’s rural lifestyle and quality of life.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town has historically favored slow growth in a manner that is congruent with the rural character of the Town. This is expected to continue into the future by maintaining low residential densities and maintaining a Town Core that accommodates the vast majority of retail and commercial development and facilitates multimodal transportation.

Expansive growth to the south of the Town (in the northernmost parts of Phoenix and Scottsdale) has made its way toward the Town of Cave Creek in recent years. This growth provides opportunities to Town residents in the form of access to additional employment and shopping opportunities. The designation of appropriate growth areas will contribute to encouraging appropriate commercial and higher density development in areas with suitable infrastructure and service capacity.

The Growth Area Element is a new requirement in the General Plan process and therefore lacks an overall basis for comparison to previous plans adopted by the Town. The Growth Area Element is predicated on some goals, objectives, and policies, in common with the 1988 General Plan which include:

- Preservation of the Town’s rural character through small-scale commercial development, low residential housing densities and land uses which do not impose on our landscape.
- Permission and encouragement of commercial development to create/maintain a single service core in the Town Core.

PLANNING CONSIDERATIONS
The northward expansion of the urban 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 and along Carefree Highway. An important goal of this Plan is to mitigate traffic impacts to the Town, and to maintain a Town Core design that preserves mobility of residents.

The Town Core is planned for a mix of land uses that include office, commercial, lodging, residential, and open space. The Town will strive to balance quality of life issues such as enhancing recreational opportunities and preserving historic building design, with practical concerns such as creating employment opportunities for residents and mitigating the impact of traffic on residents.

As population growth continues regionally, the Town will continue to implement its adopted design guidelines within the Town Core so as to protect the community’s rural character and quality of life while attempting to enhance employment opportunities for residents as appropriate.
GROWTH AREA ELEMENT

GOALS, OBJECTIVES, AND POLICIES

19. GOAL: DESIGNATE APPROPRIATE GROWTH AREAS WITHIN THE TOWN, UPDATING AS NECESSARY.

A. Objective: Support the development of the Cave Creek Town Core as the location of retail and commercial development appropriate to a rural development pattern.

1) Policy: Develop code amendments that concentrate tourist related retail and commercial uses in the Historic Town Core.

2) Policy: The allowable maximum square footage for all commercial development shall be as set forth in the zoning ordinance.

3) Policy: Incorporate the Town Core Plan adopted on March 27, 2000, by reference, into this General Plan.

4) Policy: Maintain the Town's rural character to reinforce its market niche of local retail establishments and restaurants.

B. Objective: Create employment opportunities for residents to live and work in Cave Creek.

1) Policy: License home-based businesses as allowed in the Town of Cave Creek Zoning Ordinance.

C. Objective: Encourage small, independent businesses that complement the Town's quality of life and contribute to its sales tax base.

1) Policy: Encourage low-rise, low-intensity retail, lodging, office, civic/cultural, neighborhood retail and neighborhood service uses that will complement a primary tourist specialty market in the Historic Town Core.
COST OF DEVELOPMENT ELEMENT

INTRODUCTION
The Cost of Development Element includes goals, objectives and policies that provide guidance about how development shall pay its fair share toward the cost of additional public service needs that it generates.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
Providing quality municipal services to the residents and businesses of the Town of Cave Creek is of critical importance. As growth occurs, resources need to be allocated to maintain the existing systems and services, while simultaneously making necessary increases to accommodate new demand. The Town has historically favored slow growth in a manner that is congruent with the rural character of the Town. In 2000, the Town passed a property tax to support the acquisition and maintenance of Spur Cross Ranch Conservation Area as a regional park (refer to the Open Space Element for more information). In keeping with the western lifestyle desired by the Town, public service provision is kept to a minimum and residents are expected to contract for waste pickup, fire and water services. Police services are on a contract basis. The most recent development impact fee schedule for the Town of Cave Creek became effective March 29, 2004. Fee categories include wastewater system, water, public buildings and equipment, transportation system, open space and trails and recreation.

Fire Protection Services
Fire protection service for the Town is currently provided by Rural Metro Corporation, a private firm. Homeowners in the community are charged a subscriber fee for these services. Emergency medical services are provided by Rural Metro or Professional Medical Transport, another private firm. A central 911-dispatch center selects the ambulance that is nearest the emergency location and dispatches the respective unit.

The Rural Fire Station at Cave Creek is located near the intersection of Tom Darlington Drive and Cave Creek Roads. This station has five firefighters on duty at all times. The station is equipped with a pumper fire engine, a 2,500-gallon water tender, a brush fire truck, and an ambulance. The firefighters are also trained to provide emergency medical treatment. Rural Metro also provides the removal of hazardous snakes, hazardous materials response, and fire safety inspections.

Law Enforcement
Law enforcement services are currently provided through a contract. There is a small police substation located at the Town Hall complex.

Schools
The Cave Creek Unified School District serves the Town of Cave Creek and a number of other jurisdictions.

Wastewater
The Town of Cave Creek manages and maintains its own sewer system, composed of a trunk line serving the business district, and a wastewater treatment plant. The wastewater treatment plant is located adjacent to the Rancho Manana Golf Course. The plant was built in 1999 and is located on a 1.5-acre site. All the treated effluent from the sewage treatment plant goes to the Rancho Manana golf course. The plant currently treats approximately 135,000 gallons per day (gpd), with the current design capacity providing for the maximum treatment of up to 233,000 gallons per day. The Town frequently receives requests for additional sewer hook-ups from property owners outside the current sewer district boundaries. If everyone currently included in
the sewer district were to connect to the system, the plant would require the capacity to process approximately 600,000 gpd. The present site is not suitable for expanding the wastewater treatment plant to process 600,000 gpd. The Town is examining options to expand its wastewater treatment capacity which include privatization, an increase in the approved capacity of the current plant, or the construction of additional plants.

The Town of Cave Creek is under a contractual agreement to provide reclaimed effluent water to Rancho Manana in the amount of 320 acre-feet per year. It is in the best interest of the Town to encourage as much treated effluent use as possible. In order to decrease the dependency on CAP water, the Town should encourage all occupants in the Town’s business district to connect to the existing sewer line and abandon the existing septic systems.

**Waste Disposal**
Private companies provide solid waste disposal at resident’s expense.

**Roadway Maintenance**
The Town maintains approximately 90 miles of roads. Maintenance is performed on arterial roads and roads that have been paved prior to the adoption of the General Plan. The Town provides dust control on unpaved public roads.

**Planning Considerations**
- As the Town continues to experience impacts from development outside its borders and Spur Cross Ranch Conservation Area, it may need to increase the level of some services, such as police and infrastructure maintenance.
- New development, which may opt to participate in the Town’s sewer system, may increase flows to the Town’s wastewater treatment facility beyond its current capacity.
- It may be necessary to provide for wastewater services to the Community, which may require the acquisition of lands for the development of a new wastewater treatment facility.

**Goals, Objectives, and Policies**

20. **Goal: Minimize the costs of services and facilities associated with new development.**

   **Accomplishment of this goal will result in additional funds for maintenance and new services.**

   **A. Objective: Concentrate development in areas with existing infrastructure and services that have available capacity.**

   1) **Policy: Encourage the development of low-density residential uses.**

   2) **Policy: Encourage businesses to locate in the Town Core where infrastructure and services appropriate to commercial uses are available.**

21. **Goal: Preserve the existing quality and level of public facility and service provision.**

   **Cave Creek residents expect that the services they receive from the Town will continue to enhance their quality of life.**

   **A. Objective: Continue to recover through fees, 100% of the costs of municipal services and facilities associated with new development.**

   1) **Policy: Encourage new development to pay for its fair share of service and infrastructure costs.**

   2) **Policy: Regularly update the Town’s development fee ordinance.**
22. Goal: Maintain and enhance the fiscal viability of the Town

Keeping the Town fiscally viable will enable it to continue to provide services, facilities and other benefits to residents that will enhance their quality of life.

A. Objective: Maintain and enhance tax revenue streams.

1) Policy: Continue to encourage specialty retail development in the Historic Town Core.

2) Policy: Develop general commercial land uses for those properties along Carefree Highway which are designated as such on the Land Use Map contained herein, so as to encourage larger businesses thus increasing future sales tax revenues for the Town of Cave Creek.

3) Policy: Incorporate grants, in-kind donations, and partnerships when possible and practical to defray the cost to the Town of public services and facilities.

4) Policy: Explore and monitor partnerships with other entities that achieve economies of scale in the provision of municipal services.

5) Policy: Pursue alternate funding sources (e.g. grants, low interest loans, etc.) to mitigate the costs of necessary expansions of municipal services where appropriate.

B. Objective: Enhance the Town’s sales tax revenues without negatively impacting the rural character of the community.

1) Policy: Discourage residential development on parcels designated in the Historic Town Core Plan for commercial uses.

2) Policy: License home-based businesses within the residential areas, as allowed by the Town of Cave Creek Zoning Ordinance.
WATER RESOURCES ELEMENT

INTRODUCTION
The Water Resources Element provides information on water demand and supply. This element is prepared in conformance with ARS §9-461.05.

The voters of Cave Creek authorized the Town to acquire the assets of the Cave Creek Water Company and to engage in the water utility business by Special Election held on September 10, 2002. Town staff has had several meetings with the officers of the Water Company to discuss its purchase since the election.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town of Cave Creek (TOCC) does not have its own water system. The Cave Creek Water Company (CCWC) provides the Town of Cave Creek’s water service as well as servicing areas outside the Town boundaries. CCWC is classified by the Arizona Department of Water Resources (ADWR) as a large provider in the Phoenix Active Management Area (AMA). CCWC serves approximately 1,255 residential units and 150 commercial units within the Town of Cave Creek. The remaining properties within the Town, not served by the CCWC, are served by approximately 350 private wells.

Ultimately, CCWC’s service will be dictated by its CAP water allocation, its ability to pump ground water as determined by ADWR, the number of private wells that exist, and the amount of personal use (gallons/capita/day). This last figure is calculated by dividing the total daily use by the number of residents within the Water Company’s service area. Detailed Water Resources Reference Data is provided in Appendix B.

PLANNING CONSIDERATIONS
• The Town is considering the purchase of a water company in order to meet the demands brought on by growth.
• Additional water storage facilities may be needed to meet emergency requirements and to provide a reliable gravity-fed water supply.
• Available water supply should be considered prior to approving proposals for new development.

GOALS, OBJECTIVES, AND POLICIES
23. GOAL: SUPPLY POTABLE WATER TO MEET THE DEMAND OF THE CITIZENS OF THE TOWN OF CAVE CREEK.

A potable water supply is a crucial element to the ongoing sustainability of the Town.

A. Objective: Acquisition of the Cave Creek Water Company.

1) Policy: Determine the most effective method of acquisition of the Cave Creek Water Company as a municipal facility.
WATER RESOURCES ELEMENT

B. Objective: Assure potable water can be provided to citizens who need to convert from private wells to the Town supply as a result of declining groundwater levels.

1) Policy: Continue to monitor the static groundwater level, identify problem areas, and report the forecasted demand.

2) Policy: Extend water service to existing well users in order to reduce the number of wells drawing from the critical groundwater basin.

C. Objective: Assure that potable water is provided that meets or exceeds minimum federal, state and local water quality standards.

1) Policy: Meet bi-annually to review water quality reports, looking specifically for trends of worsening water quality conditions.

D. Objective: Ensure continued groundwater resource availability to meet the demands of private well owners

1) Policy: Continue to encourage low water use landscaping and other techniques to reduce groundwater consumption.

2) Policy: Initiate recharge within the Carefree/Cave Creek critical groundwater basin.

3) Policy: Encourage residents to conserve water through the installation of low flow toilets and showerheads, and the reduced use of turf.
GLOSSARY

Annexation
To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area
An area of a town that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses.

Arterial
Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the countywide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Bicycle Lanes
These are on-street facilities, typically 5.5 feet wide, designed for bicycle, created by means of pavement striping.

Collector Street
Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial
A land use classification that permits facilities for the buying and selling of commodities and services.

Community Park
A publicly owned land site with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks.

Conservation
The management of natural resources to prevent waste, destruction, or degradation.

Development
The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis for residential purposes.

Floodplain
The relatively level land area on at least one side of a continuous elevated landform, regularly subject to flooding. That part of the floodplain subject to a one-percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.
GLOSSARY

General Plan
A compendium of Town goals, objectives, and policies regarding its long-term development, in the form of maps and accompanying text.

Goal
A general, overall, and ultimate purpose, aim, or end toward which the Town will direct effort.

Historic Town Core
The boundaries of the Historic Town Core are generally located between Spur Cross Road on the west and Scopa Trail on the east and the Grapevine Road alignment to the north and Skyline Drive alignment to the south.

Infrastructure
Services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use
The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Master Plan
A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Mixed-use
Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Open Space
Any parcel or area of land or water that is improved or unimproved, and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety. Open Spaces include functional open space, agriculture, retention/detention areas and floodways and floodplains. Open space may be publicly or privately owned and maintained.

Parks
Open space lands whose primary purpose is recreation, or passive enjoyment by the public.

Paths and Trails
Trails and paths include on-street bicycle lanes, equestrian; multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the Town.

Planning Area
The area directly addressed by the General Plan. A town's planning area typically encompasses the existing town limits, and potentially annexable land which will ultimately form the town limits at build out, and to which the town will provide services.
GLOSSARY

Regional
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rezoning
An amendment to the Official Zoning Map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Site
A parcel of land used or intended for one use or a group of uses and having access to a public or an approved private street.

Subdivision
The division of a tract of land into four or more defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Trailhead
The beginning-point of a trail including parking, trail information, rubbish containers, water and sanitary facilities.

Water Distribution System
The infrastructure that enables water to be delivered from its source to the user.

Wildlife
Animals or plants existing in their natural habitat.

Zoning
The division of a town or county by legislative regulations into areas, or zones, which specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.
APPENDIX A

REFERENCE DOCUMENTS

The following documents as approved and periodically amended by the Town of Cave Creek are hereby referenced in this General Plan:

- Town of Cave Creek Town Code
- Town of Cave Creek Zoning Ordinance
- Town of Cave Creek Subdivision Ordinance
- Town of Cave Creek Town Core Plan and Implementation Program
- Town of Cave Creek Capital Improvements Plan
APPENDIX B

The CCWC water system includes Central Arizona Project water and groundwater. Each of these sources is described below:

**Groundwater**
Analysis of the ADWR Well-55 Database indicates that CCWC's groundwater pumpage has ranged from 151 acre-feet (AF) to 430 AF during the period from 1984 to 2001. Peak groundwater pumpage occurred in 1988, and the minimum groundwater pumpage occurred in 2001. The 17-year (1984-2001) average annual pumpage of CCWC is approximately 297 acre-feet per year (AFY). This does not include any pumping from private wells, which is assumed to be approximately 157 AF annually.

**CAP Water**
In 2001, CCWC received 1100 AF of CAP water. CCWC delivered about 282.2 AF CAP water to the Rancho Manana Golf Course. CCWC also has a contract with the Town of Carefree to supply untreated CAP water to Carefree’s recharge facility adjacent to the Desert Forest Golf Course. Currently, CCWC is in the process of amending its CAP subcontract that will increase its entitlement from 1,600 AFY to 1,800 AFY, reflecting the transfer by Berneil Water Company of 200 AF of its CAP water entitlement. In addition, ADWR has recommended an additional 806 AF of CAP water for municipal and industrial use to CCWC.

CCWC owns and operates a mixed-media water treatment system, which is capable of treating 1.7 million gallons per day (mgd) and, with limited expense, expansion to 3.0 mgd. This system treats CAP water, which is co-mingled with groundwater. Groundwater from the Carefree/Cave Creek Groundwater Basin must be blended with CAP water to reduce the concentration of arsenic; however, the treatment facility may have to be modified to address the need to reduce arsenic levels to conform to U.S. Environmental Protection levels required to be in place by January of 2006.

The CCWC distribution system includes one 200,000-gallon water storage tank, and four 100,000-gallon water storage tanks. The water mains are constructed of ductile iron, polyvinyl chloride and asbestos cement pipe.

Based upon a 2003 report detailing current groundwater conditions, it has been recommended that all supplemental demands beyond the amount of reclaimed effluent provided by the Town should be comprised of CAP supplies.

CCWC is currently the only water provider for the Town of Cave Creek. To evaluate the condition of future water supply for the Town, it is beneficial to analyze CCWC’s annual water use report submitted to ADWR, and use this report as a basis to make reasonable projections in terms of future water supply for the Town.

For comparison purposes, the Town of Cave Creek has made a projection based on the population growth associated with new residential construction. Table 3 – Town of Cave Creek Population is the basis for the 2005 and 2030 estimates. This does not include the CCWC’s commitment to supply untreated CAP water to Carefree for recharge purposes.
APPENDIX B

Table 6 – Town of Cave Creek Water Usage

<table>
<thead>
<tr>
<th></th>
<th>CCWC Actual in 2001</th>
<th>TOCC 2005 Estimated</th>
<th>TOCC 2030 Estimated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Demand In Acre Feet</td>
<td>749.3 AF</td>
<td>504 AF</td>
<td>845 AF</td>
</tr>
<tr>
<td>Housing Units Served</td>
<td>1,855</td>
<td>2,245</td>
<td>3,760</td>
</tr>
<tr>
<td>Use Rate Per Housing Unit</td>
<td>0.404 AF (360.6 gal/hu/day)</td>
<td>(200 gal/hu/day)</td>
<td>(200 gal/hu/day)</td>
</tr>
<tr>
<td>Average Persons per Household (2.35)</td>
<td>153.5 gpcd (2.35 p/hu)</td>
<td>100 gpcd (2.0 p/hu)</td>
<td>100 gpcd (2.0 p/hu)</td>
</tr>
<tr>
<td>Commercial Demand In Acre Feet</td>
<td>171.8 AF</td>
<td>190 AF</td>
<td>300 AF</td>
</tr>
<tr>
<td>Total Potable Demand In Acre Feet</td>
<td>921.1 AF</td>
<td>674 AF</td>
<td>1142 AF</td>
</tr>
</tbody>
</table>

Gallons Per Capita Per Day = gpcd

A review of CCWC's 2001 water usage report indicates that residential demand accounts for approximately 81.3 percent of the total potable demand, and commercial demand covers approximately 18.7 percent of the total potable demand. These percentages of allocation are not anticipated to vary greatly as the Town grows.

In 2001, CCWC withdrew 151.4 AF of groundwater and received 1,110 AF of CAP water to serve as its demand. In addition to the potable demand discussed previously, CCWC delivered 282.2 AF of CAP water to the Rancho Manana Golf Course in 2001. Rancho Manana Golf Course has a conservation allotment of 332 AFY. It is currently being served by both reclaimed effluent and CAP water; however, it does have a surface water right for 200 AF of water from Cave Creek. The reclaimed effluent supply generated by the Town sewer system has increased from 8 AF in 1991 to 105.3 AF in 2001. According to Town engineers, the Town sewer system will be able to generate a minimum of 246 AF of effluent for the Rancho Manana Golf Course at build out in 2030.

CCWC has a groundwater withdraw limit of 630 AFY that has been set forth by ADWR. According to the President of CCWC, the Company is currently capable of producing no more than 530 AFY. Review of ADWR pumpage records reveals that CCWC has a historical average pumping rate of 297 AFY. The peak withdrawal of 430 AF occurred in 1988.
Utilizing information derived from CCWC’s 2001 Water Usage Report, the number of residential housing units and commercial meters are estimated based on assumptions of available future water supply. It should be noted that these estimates represent a maximum number of households for residential and a maximum number of meters for commercial use. Two scenarios of water supply projections are presented below:

**Scenario 1**

**Assumptions**

No additional CAP allocation is contracted for by CCWC, thus its CAP allocation is fixed at 1,600 AFY. The conservation allotment of 332 AFY is projected to be the demand of the Rancho Manana Golf Course, and 246 AF of effluent will supply the golf course demand. Therefore, 86 AF of CAP water is reserved for meeting the rest of the golf course demand, leaving 1,514 AF of CAP water for potable use. Limited by CCWC’s production capability, 530 AFY is projected to be a maximum groundwater source of supply. The total available water supply is estimated to be 2,044 AFY. Approximately 81.3 percent of this volume of supply (1,662 AFY) will be allocated for residential water supply, and 18.7 percent (382 AFY) will be designated as commercial water supply.

**Table 7 – Water Usage – Scenario 1**

<table>
<thead>
<tr>
<th>Projections</th>
<th>Arizona Department Of Economic Security Projections at Build out</th>
<th>Town of Cave Creek Projections at Build out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Demand</td>
<td>1,662 AFY (1,483,738 gpd)</td>
<td>1,662 AFY</td>
</tr>
<tr>
<td></td>
<td>153.5 gpcd (2001 data)</td>
<td>100 gpcd</td>
</tr>
<tr>
<td></td>
<td>360.6 gallons/household/day (assuming 2.35 persons per household)</td>
<td>200 gallons/household/day (assuming 2.0 persons per household)</td>
</tr>
<tr>
<td></td>
<td>4,114 households available for service (a population of 9,668)</td>
<td>7,399 households available for service</td>
</tr>
<tr>
<td>Commercial</td>
<td>382 AFY (341,028 gpd)</td>
<td>382 AFY</td>
</tr>
<tr>
<td></td>
<td>1,024 gallons/meter/day (average for 2,000)</td>
<td>1,024 gallons/meter/day</td>
</tr>
<tr>
<td></td>
<td>333 meters allowed for service</td>
<td>333 meters allowed for service</td>
</tr>
</tbody>
</table>
Scenario 2
Assumptions
In addition to the current 1,600 AFY CAP allocation, CCWC is attempting to acquire 200 AFY of CAP allocations which would be transferred from Berneil Water Company, and 806 AFY of CAP reallocations from ADWR. In this scenario, CCWC will have 2,606 AFY of CAP water. Similarly to Scenario 1, 246 AFY of effluent will be delivered to the Rancho Manana Golf Course, and the remaining 86 AFY of golf course demand will be supplemented by CAP water, leaving 2,520 AFY of CAP water for potable use. Limited by CCWC’s production capability, 530 AFY is projected to be the maximum groundwater supply. Consequently, total available water supply is estimated to be 3,050 AFY. Approximately 81.3 percent of this volume of supply (2,460 AFY) will be allocated for residential water supply and 18.7 percent (570 AFY) could be designated as commercial water supply.

Table 8 – Water Usage – Scenario 2

<table>
<thead>
<tr>
<th>Projections</th>
<th>Arizona Department Of Economic Security</th>
<th>Town of Cave Creek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2,480 AFY (2,213,689 gpd)</td>
<td>2,480 AFY</td>
</tr>
<tr>
<td></td>
<td>153.5 gpcd (2001 data)</td>
<td>100 gpcd</td>
</tr>
<tr>
<td></td>
<td>360.6 gallons/household/day (assuming 2.35 persons per household)</td>
<td>200 gallons/household/day</td>
</tr>
<tr>
<td></td>
<td>6,138 households available for service (a population of 14,426)</td>
<td>11,041 households available for service</td>
</tr>
<tr>
<td>Commercial</td>
<td>570 AFY (508,863 gpd)</td>
<td>570 AFY (508,863 gpd)</td>
</tr>
<tr>
<td></td>
<td>1,024 gallons/meter/day (average for 2,000)</td>
<td>1,024 gallons/meter/day (average for 2,000)</td>
</tr>
<tr>
<td></td>
<td>497 meters allowed for service</td>
<td>497 meters allowed for service</td>
</tr>
</tbody>
</table>
Water supply projection indicates that water supply will run short in 2015 if CCWC’s CAP allocation is fixed at 1,600 AFY. An additional CAP allocation of 1,006 AF will barely meet the water demand in 2030. A hydrologic study conducted by Allen, Stephenson & Associates indicates that groundwater resource in the Cave Creek Area of the Critical Groundwater Basin is limited, especially during drought period. Leakage from ephemeral stream channel flows provides significant recharge to the local aquifer. Lack of this stream recharge results in significant water level declines corresponding to a mild pumping regime. It is highly possible that the future groundwater withdraw would be much less than 530 AFY (CCWC has a historical average pumping rate of 297 AFY). Therefore, a reduced groundwater resource would lead to a shortage of water supply before 2030, as envisioned in Scenario 2 based on AZDES projections. Supporting data related to the above is provided for in Tables 9 and 10.
## Table 9 - Town Of Cave Creek Water Allocation Table
**CAP Allocation Fixed at 1600-Acre Feet Per Year - Scenario 1**

<table>
<thead>
<tr>
<th>Year</th>
<th>AZDES Population Estimates</th>
<th>Available In Acre Feet Per Year</th>
<th>Usage In Acre Feet Per Year</th>
<th>Shortfall In Acre Feet Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
<td>Commercial</td>
</tr>
<tr>
<td>2005</td>
<td>6,259</td>
<td>2044</td>
<td>1032</td>
<td>113</td>
</tr>
<tr>
<td>2010</td>
<td>8,981</td>
<td>2044</td>
<td>1481</td>
<td>119</td>
</tr>
<tr>
<td>2020</td>
<td>11,163</td>
<td>2044</td>
<td>1841</td>
<td>126</td>
</tr>
<tr>
<td>2025</td>
<td>12,579</td>
<td>2044</td>
<td>2074</td>
<td>131</td>
</tr>
<tr>
<td>2030</td>
<td>13,682</td>
<td>2044</td>
<td>2256</td>
<td>137</td>
</tr>
</tbody>
</table>

## Table 10 - Water Allocation Table
**CAP Allocation Fixed at 2606-Acre Feet Per Year – Scenario 2**

<table>
<thead>
<tr>
<th>Year</th>
<th>AZDES Population Estimates</th>
<th>Available In Acre Feet Per Year</th>
<th>Usage In Acre Feet Per Year</th>
<th>Shortfall In Acre Feet Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
<td>Commercial</td>
</tr>
<tr>
<td>2005</td>
<td>6,259</td>
<td>3050</td>
<td>1032</td>
<td>113</td>
</tr>
<tr>
<td>2010</td>
<td>8,981</td>
<td>3050</td>
<td>1481</td>
<td>119</td>
</tr>
<tr>
<td>2020</td>
<td>11,163</td>
<td>3050</td>
<td>1841</td>
<td>126</td>
</tr>
<tr>
<td>2025</td>
<td>12,579</td>
<td>3050</td>
<td>2074</td>
<td>131</td>
</tr>
<tr>
<td>2030</td>
<td>13,682</td>
<td>3050</td>
<td>2256</td>
<td>137</td>
</tr>
</tbody>
</table>