The Town of Cave Creek thanks the members of the Planning 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.

All data contained in this General Plan is as of the date of ratification and subsequently as amended.
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The vision of our Town reflects the values and lifestyles we desire to maintain and enhance in the future.

**TOWN VISION**

We are focused on maintaining our western heritage that is defined by our passion for open space and low density residential development. We promote outdoor lifestyles such as equestrian, hiking and biking activities. Dramatic views, trails, open spaces and wildlife habitats are the hallmarks of the quality of life we seek and desire to protect. We also desire to encourage our developing artistic community.

Over the ten year life of this General Plan, we strive to:

- Contribute to our unique character and diverse lifestyles;
- Conserve our rich, varied, self-sustaining natural environment;
- Encourage tourism and development in this historic town core compatible with the Town’s character.
- Recognize and promote the commercial corridor development opportunities afforded by the two primary transportation arterials, Cave Creek Road south of Carefree Highway and the Carefree Highway generally west of Cave Creek Road consistent with the character of Cave Creek.
THE PURPOSE OF THIS PLAN
Provide information and recommendations to Town decision makers regarding the existing Quality of life and lifestyles enjoyed by the residents of Cave Creek.

HOW THIS PLAN SHOULD BE USED
In accordance with Arizona law, the General Plan guides land use and zoning decisions by the Town. The General Plan does not change existing zoning; however, future zoning changes must conform to the General Plan. The public is encouraged to consult the General Plan, as well as the Town’s other adopted and accepted guidelines (a list of which can be found in Appendix A) as it provides specific information with respect to 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 residential 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 owners and considers the potential impacts of development on Town services.

PROTECTING CAVE CREEK’S OPEN SPACES AND NATURAL ENVIRONMENT
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.
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 Commission, and 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 Arizona law continues the tradition of using Planning 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, 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 Amendments to the General Plan, by encouraging open discussions, communications programs, and information services.

Strategies:
• Conduct as minimum of one public meeting prior to the statutorily required Planning Commission and Town Council public hearings.
• Encourage public comments at all public hearings.
• 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 Commission, Town Council meetings, and public hearings to the following:
• Arizona State Land Department
• Arizona Public Service (APS)
• Cave Creek Unified School District
• City of Phoenix Planning Department
• City of Scottsdale Planning Department
• Daisy Mountain Fire District
• Deer Valley Unified School District
• Forest Service – United States Department of Agriculture – Tonto National Forest
• Local Chambers of Commerce
• Maricopa Association of Governments
• Maricopa County Flood Control District
• Maricopa County Parks Department
PUBLIC INVOLVEMENT

- Maricopa County Planning Department
- Town of Carefree Planning Department
- United States Bureau of Land Management
- 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.

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 Arizona law.

Since the adoption of Growing Smarter legislation in Arizona, each municipality is required to adopt a General Plan to guide the development and preservation of that community. Further, once adopted, state law requires that a General Plan be updated at a minimum of every ten years through a stringent and inclusive public hearing process.

The General Plan will be updated in compliance with the requirements of Arizona Revised Statutes and the Town of Cave Creek Town Code.
INTRODUCTION
This section provides a description of the general area in which Cave Creek is located and information about our heritage.

REGIONAL AREA DESCRIPTION
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 Carefree Highway. This north/south route connects Phoenix and Flagstaff. The 101 Loop is accessible 12 miles to the south, via Cave Creek Road. This road provides connections to the commercial and shopping areas in the Phoenix 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 and Bartlett Lake, as well as Spur Cross Ranch Conservation Area, Cave Creek Regional Park, Desert Awareness Park, Black Mountain Summit Preserve and selected nature preserves of the Desert Foothills Land Trust.

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, Scottsdale to the southeast and various parts of Unincorporated Maricopa County. The Town encompasses approximately 38 square miles.

OUR HERITAGE
The Town of Cave Creek is named for Cave Creek Wash, a stream that originates in the remote areas about 25 miles to the north. It flows through the Town, and continues south into Phoenix. 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 Town's Historic Town Core.

The Town of Cave Creek can trace its European based history back more than 100 years, although Native Americans were living in these foothills long before any Europeans came. Various tribes of prehistoric Native Americans 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 people used the waters of Cave Creek Wash and nearby springs to irrigate their fields. These inhabitants occupied the land from about 800 A.D. until 1400 A.D. and left the area due to a changing climate. 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.

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 mostly eastward from California, The Tontos resisted their influence and raided their mining camps. To protect the miners, 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 a Native American trail through the Cave Creek area, the military forces built the first wagon road through the present Town of Cave Creek. This road connected Fort McDowell with Fort Whipple at 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. On Christmas Eve of 1873, the Army ambushed a small group of Apaches at the Cave. With this campaign, the area became safe for settlement.

In 1874 William Rowe found a rich gold deposit on Gold Hill to the north-east and far above the Creek. His discovery touched off a gold rush to the area. His discovery touched off a gold rush to the area. Tales of great riches to be had soon circulated through mining camps and saloons.

In 1877, Jeriah Wood, a cattlemen from Missouri, built a home along Cave Creek Wash which he named Cave Creek Station. This became the location of a post office called Overton. By 1886, local families had established a one-room schoolhouse.

After a brief boom of about 20 years, mining activities quickly declined. The desert has reclaimed many of these mining sites although some remains of our mining history have been preserved in the Spur Cross Ranch Conservation Area, some private holdings and other open space locations.

**TWENTIETH CENTURY CAVE CREEK**

In 1900, Cave Creek had a population of 97 people. James D. Houck bought Cave Creek Station and turned it into a sheep shearing camp. Other sheep ranchers followed. A post office and school were built and regular stagecoach service to Phoenix was established. Cattlemen followed the sheep ranchers but they also found it hard work to make a meager living. Later, some of the ranches, including Spur Cross and Rancho Mañana, 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 telephone service came to the village of Cave Creek and in 1952, Cave Creek Road was finally paved all the way from Phoenix.

Cave Creek citizens banded together in 1974 to transfer ownership of 250 acres around the summit of Black Mountain from the Bureau of Land Management to the Maricopa County Park Department. This was done to preserve the summit property from development.

In 1986, shortly after the incorporation of Carefree, Cave Creek was incorporated as a self-governing community. Zoning was established to provide for planned growth from the Western theme of the Town Core, to progressively larger lot zoning in the outlying areas. Building envelopes established on many large lots have preserved natural desert in spite of private ownership.

Since 1991 the Desert Foothills Land Trust has assembled 11 separate preserves within the Town of Cave Creek, mostly in riparian areas along the creek, as it flows through the Town from the boundary of the Tonto National Forest, south to Carefree Highway.

The purchase of the 2200 acre (roughly 3 square miles) Spur Cross Ranch Conservation Area occurred in the year 2000. This was achieved in a consortium between the Town, Maricopa County and the State of Arizona. Each of the three partners provided approximately $7.5 million. The Spur Cross movement helped define our community and unify us in our successful efforts to honor and preserve our High Sonoran Desert environment.
Town boundaries were expanded in 2008 including approximately 4,000 acres of natural desert zoned open space.

The Town of Cave Creek purchased the Cave Creek Water Company in 2007 to secure water supplies and support planned growth.

*The Cave Creek Museum houses and displays items that reveal the history of Cave Creek. Books giving more details about the history of Cave Creek are available at the Cave Creek Museum or the Desert Foothills Library.*
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 (Land Use Map – Appendix B-1) that shows the land use categories and locations that we desire for development within the Town boundaries. The nine (9) Land Use Categories are: Open Space; Desert Rural; Medium Density Residential; High Density Residential; Mixed Use; Commercial Use; Public Facility Use; Historic Town Core, and Carefree Highway Plan. 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 38 square miles. About one-half of the Town contains land uses which could be developed. The remainder of the land area of the Town is either designated as Open Space or mandated Open Space through ordinance. 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.

As of the ratification date of this General Plan, 45.7% of the land in the Town of Cave Creek is privately owned. Various public entities (this category includes Spur Cross Ranch Conservation Area) own 20.8%; 32.1% is owned by the Arizona State Land Department and 1.4% is owned by the Bureau of Land Management (Table 1).

Table 1 – 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>Private</td>
<td>10,956</td>
<td>45.7%</td>
</tr>
<tr>
<td>State Trust</td>
<td>7,697</td>
<td>32.1%</td>
</tr>
<tr>
<td>Public</td>
<td>4,992</td>
<td>20.8%</td>
</tr>
<tr>
<td>Bureau of Land Management</td>
<td>325</td>
<td>1.4%</td>
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</table>
### Table 2 – Town of Cave Creek Population

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ACTUAL</th>
<th>PROJECTED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,925</td>
<td>3,728</td>
</tr>
</tbody>
</table>

* Based on Maricopa County Association of Governments Socioeconomic Projections and land capacity under current zoning

### Table 3 – Town of Cave Creek Housing Units

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ACTUAL</th>
<th>PROJECTED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,779 *</td>
<td>2,245</td>
</tr>
</tbody>
</table>

* Based on 2000 and 2010 Census
** Based on Maricopa Association of Government’s Socioeconomic Projections
( ) Estimated
PLANNING CONSIDERATIONS

- The Town wants to maintain a quality of life based on low-density housing and managed commercial growth consistent with the carrying capacity of land and resources, especially water, and all other infrastructure. 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 7,697 undeveloped acres of State Trust Land, of which approximately 4,000 undeveloped acres currently identified as Open Space, will have substantial impacts on Cave Creek.

- Undeveloped residential land is mostly located on steep slopes and adjacent to and within recognized flood zones. Development of these parcels should be monitored to conserve important views, ridgelines, and sensitive areas.

- The mission of the Arizona State Land Department (ASLD) is to manage the Land Trust and maximize its revenues for the beneficiaries. All uses of land must benefit the Land Trust, a fact that distinguishes it from the way public land, such as parks or national forests, may be used.

- Arizona State law addresses “Adoption and amendment of general plan; expiration and re-adoption”. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre.

- In 2008 the Town and ASLD entered into three pre-annexation agreements and one development agreement wherein the Town was given a process by which to acquire the open space within a twenty-year period.

In 2000, the Town approached the Arizona State Land Department (ASLD) with the request to acquire land held in trust with the State in order to preserve said land as open space. Representatives of the Land Department outlined a process whereby a land use study would be conducted for all State Land holdings from New River to Carefree in order to plan for the highest and best use, while potentially allowing for the conservation of land with environmentally significant features, such as steep slopes and drainage areas. Eventually the land use study was limited to land located both within Cave Creek’s jurisdictional boundaries as well as the Town’s Planning Influence Area, as determined by the Maricopa Association of Governments (MAG).

Town and ASLD staff collaborated for several years while gathering input from citizen groups. That input was used to both determine appropriate land uses within the Town and provide a minimum value of one dwelling unit per acre for all land held in trust with the ASLD in the Planning Influence Area. Concurrently, the Town Council negotiated for the planning of three areas of State Land holdings to be potentially annexed to within the Town’s jurisdictional boundaries. These areas became known as Willow Springs,
Rogers Wash, and Apache Wash. In 2007, as a precursor to the proposed annexations, the Town amended the Cave Creek General Plan and Zoning Ordinance to enable the rezoning of 360 acres of State Land in the vicinity of Carefree Highway and 32nd Street to General Commercial, Commercial Buffer, and Desert Rural (DR-70), at 120 acres each.

Eight years of planning and negotiation culminated in the approval of three annexations of State Land by the State Selection Board in October, 2008. The Town and State entered into three pre-annexation agreements as well as one development agreement that addressed the planning for State Land already located within the Town at the time of approval. The agreement enabled the Town to amend the General Plan and Zoning Ordinance Map to allow for future development and conservation. The Town will continue to explore means to assure permanent conservation of those lands that have been temporarily rezoned open space pursuant to the agreement.

2016 Land Use Element
The 2016 Land Use Element was based on these cornerstones; 1) Development of residential property would be low density in nature and type; and 2) An identifiable/interconnected open space network would be developed. The General Plan emphasizes the maintenance of Cave Creek’s natural setting and environment and allows for development that contributes to the character of the Town.

Key land use issues defined in the 2016 General Plan include:

- Maintaining The Town of Cave Creek as a rural community.
- Maintaining the character of the Historic Town Core.
- Conserving the dispersed single-family housing development pattern.
- Ensuring that the community’s quality of life is maintained and enhanced by any decisions, including those that develop new tax bases.
- The General Plan Land Use categories are:
  1. Open Space
  2. Desert Rural
  3. Medium Density Residential
  4. High Density Residential
  5. Mixed Use
  6. Commercial Use
  7. Public Facility Use
  8. Historic Town Core
  9. Carefree Highway Plan
Discussion

- The Cave Creek 2016 General Plan Land Use Map (Appendix B-1) includes nine (9) land use categories that closely mirror the Town’s Zoning Ordinance (The Zoning Ordinance is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).
- The Town adopted the current Historic Town Core Plan in 2012. The Historic Town Core Plan includes detailed land uses for the Town Core area. (The Historic Town Core Plan is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).
- The 2016 General Plan reflects current development patterns.
- The 2016 General Plan shows additional current and potential commercial areas generally located at:

  1. Cave Creek Road and Carefree Highway Intersection.
  2. Carefree Highway and N. 32nd Street Intersection.
  3. The north boundary of the Cave Creek Regional Park (+/- 100 acres).
  4. The Town adopted the current Carefree Highway Plan in 2014, and subsequently amended in 2015 (The Carefree Highway Plan is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).
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/Action: Encourage low-density development.

      2) Policy/Action: Continue to permit horses and other large animals on desert rural residential lots two acres and larger.

      3) Policy/Action: 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/Action: 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/Action: Encourage businesses to locate in all commercial areas outside the Historic Town Core.

      2) Policy/Action: 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.

   D. **Objective:** Continue to monitor opportunities to amend the Zoning Ordinance as set forth in the Town of Cave Creek Zoning Ordinance Procedures.

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/Action: Promote the development of parks, civic and public facilities, where economically feasible.
B. 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/Action: 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.

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

*The Town’s natural environment is our greatest asset and defines our rural lifestyle.*

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

1) Policy/Action: Continue to enforce Codes that encourage building and construction techniques that minimize disturbance to the natural vegetation, topography and wildlife.

2) Policy/Action: Continue to enforce Codes that encourage limits to the maximum amount of disturbed area associated with development which would include the size of the building footprint.

3) Policy/Action: Promote and encourage conservation of accessible open space.

4) Policy/Action: Continue to enforce Codes that encourage the restoration of all building sites to the natural topography and landscape to the greatest extent possible.

B. Objective: Protect and restore the natural desert environment, where appropriate.

1) Policy/Action: Prohibit the development of golf courses.

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

3) Policy/Action: Collaborate with the Maricopa County Flood Control District to monitor development near erosion hazard zones along Cave Creek and its tributaries.

4) Policy/Action: Protect all officially recognized floodway zones.

C. Objective: Support the development of residential land in appropriate locations within the Town.

1) Policy/Action: Support residential projects appropriate to the desert rural development patterns, open space values and character of the Town.
4. **Goal:** Support land use proposals that have the potential to positively impact the Town of Cave Creek

**A. Objective:** Support land use proposals that have the potential to enhance the quality of life enjoyed by residents of the Town.

1) **Policy/Action:** Participate in the enhanced notification process to review and provide comments on land use proposals that have the potential to impact the Town of Cave Creek.

2) **Policy/Action:** Participate in State, County, local and regional activities that may impact the development patterns or lifestyles 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/Action:** The Land Use Map (Appendix B-1) should provide transitional land uses between low/medium residential areas and high density residential areas, as well as non-residential land uses.

2) **Policy/Action:** 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/Action:** Encourage the development of energy-efficient, affordable housing.

2) **Policy/Action:** 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, impact on projected water supplies and legal requirements.

**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/Action:** Encourage residential developments to occur through the subdivision process rather than isolated elements of the lot split process.
GENERAL PLAN LAND USE CATEGORIES
The nine land use categories, as identified in the Introduction of the Land Use Element, and described below, correspond to the land use categories shown on the General Plan Land Use Map (Appendix B-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. 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.

Density Range: One (1) principal residential dwelling unit per lot of record.

Purpose and Intent: To prevent urban and desert land use conflicts by protecting scenic vistas, protecting natural habitats and natural features such as hillside and washes, and to ensure that residential development is harmonious and sensitive to the natural environment.

There are four zoning divisions included in this land use:

DR-190: Desert Rural Residential: 190,000 square feet per lot (minimum lot size);

DR-89: Desert Rural Residential: 89,000 square feet per lot (minimum lot size);

DR-70: Desert Rural Residential: 70,000 square feet per lot (minimum lot size);

DR-43: Desert Rural Residential: 43,000 square feet per lot (minimum lot size).
RESIDENTIAL AREAS
Overview: The areas designated residential have historically been zone for ½ acre lots and higher densities in the vicinity of the Town’s commercial core areas.

Medium Density Residential
Density Range: One (1) principal residential dwelling unit per lot of record.

Purpose and Intent: To conserve and protect residential areas intended for single residential dwelling unit uses, taking into consideration existing conditions, current land use, lot sizes and future land use needs.

There are two zoning divisions included in this land use:

R-35: Single Family Residential: 35,000 square feet per lot (minimum lot size);
R-18: Single Family Residential: 18,000 square feet per lot (minimum lot size).

High Density Residential
Density Range: Density of any given parcel is directly dependent upon the topography, geography, size and shape of the subject parcel along with associated development regulations as contained within the Town of Cave Creek Zoning Ordinance.

Purpose and Intent: This land use designation provides opportunities for multiple family residential uses within the Town.

There is one zoning division included in this land use:
MR: Multi-Family Residential: 6,000 square feet per lot (minimum lot size)

COMMERCIAL
Purpose and Intent: To allow for a diverse mix of business enterprises serving the needs of citizens and the tourist trade.

Commercial Locations (As shown on the Land Use Map – Appendix B-1)

- Carefree Highway and Cave Creek Road Intersection and vicinity;
- The North Boundary of the Cave Creek Regional Park (+/- 100 acres);
- 240 acres in the vicinity of North Carefree Highway between 28th Street and 34th Street;
- Historic Town Core – Listed in Appendix A and accessed via the Town’s website at www.cavecreek.org;
- Carefree Highway Plan – Listed in Appendix A and accessed via the Town’s website at www.cavecreek.org
OPEN SPACE
Overview: To conserve and protect public open space, and to provide recreational areas, there are three (3) zones of Open Space as delineated in the Town of Cave Creek Zoning Ordinance. (The Zoning Ordinance is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

PLANNING INFLUENCE AREA
Overview: These are areas adjacent to or near the Town where development can influence the quality of life within the Town (Planning Influence Area Map – Appendix B-2). Development of these areas should reflect the rural, low density style of development within the Town of Cave Creek.

MIXED USE AREAS
Overview: This land use alternative offers the ability to plan for various uses, such as office, commercial, institutional and residential being comingled in a single project, with a coherent design and practical function.

PUBLIC FACILITY USE AREAS
Overview: The purpose of this land use category is to provide for areas within the community for the location of Public Facilities. Facilities include, but are not limited to, sewage-disposal systems, water-supply systems and other Town owned utility systems as well as offices and maintenance uses.

AGGREGATE AREAS
Overview: Per Arizona legislation, the Land Use Element shall contain identified sources of aggregates. Aggregate resources include land which is primarily used for active mining of cinder, crushed rock or stone, decomposed granite, granite, pumice and sand. Currently, no such aggregate resources, by State definition, are present within the Town of Cave Creek.
LAND USE ELEMENT

GENERAL PLAN AMENDMENT PROCESS
Arizona law 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 and Minor Amendments will be processed in the same manner, the only difference is in the timing requirements. Any Town initiated amendment to the General Plan may be processed at any time, subject to all other amendment criteria.

GENERAL PLAN AMENDMENT CRITERIA
Residents of Cave Creek enjoy open spaces and primarily a low density lifestyle. To ensure new development is appropriate to the land uses envisioned and existing in the Cave Creek General Plan, an 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 or 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 such approval will result in:
  - A change to the descriptions of any of the densities or intensities of the General Plan Land Use Map categories; 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

A Minor General Plan amendment is related to ten (10) acres or less. Any other land amendment is considered to be Major.

The recommendation to the Planning 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:

- 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 environment identified in the Plan? How does the proposed amendment contribute to the Town’s existing and proposed recreation, parks, and open space and natural environment?
- 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 services? 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 February 1st 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 Commission for review, consideration, discussion, and recommendation. The Planning Commission recommendation, together with the staff report, shall be forwarded to the Town Council for review, discussion and possible 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.

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 Commission for review, discussion and recommendation at a regularly scheduled public Planning Commission meeting. The Planning 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.
INTRODUCTION

The Water Resource Element provides information on water demand and supply. This element is prepared in conformance with Arizona law.

The Town of Cave Creek, with voter approval, acquired the assets of the Cave Creek Water Company and engaged in the water utility business in 2007. It also acquired the Desert Hills Water Company in that general timeframe.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE

The Town of Cave Creek’s Water Department provides the Town of Cave Creek’s water service as well as servicing areas outside the Town boundaries. Cave Creek Water Department is classified by the Arizona Department of Water Resources (ADWR) as a large provider in the Phoenix Active Management Area (AMA). The Cave Creek Water Department serves approximately 2,650 meters within the Town of Cave Creek and the adjacent area. The remaining properties, not served by the Water Department, are served by approximately 800 private wells inside the Town’s corporate boundary and its adjacent service area.

For additional information, please see Appendix C – The Cave Creek Water Supply and Future Demands.

PLANNING CONSIDERATIONS

- The Town purchased the water companies to control the vital resource and to provide for the future water needs of the Town of Cave Creek.

- Additional water storage facilities may be needed to meet emergency requirements and to provide a reliable gravity-fed water supply.

- Evidence of external water supply must be required prior to approving proposals for new development.

- Treated waste water reuse options need to be considered and planned for, including more efficient utilization of the Waste Water Treatment Plant.

- The Central Arizona Project (CAP) water entitlement to the Town of Cave Creek must be protected, including the development of alternate sources of acquiring CAP water, should the current supply line fail.
GOALS, OBJECTIVES, AND POLICIES

1. **Goal:** Supply 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:** Explore opportunities to provide potable water to citizens who need to convert from private wells to the Town supply as a result of declining groundwater levels.

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

      2) Policy/Action: Explore opportunities to extend water service to existing well users in order to reduce the number of wells drawing from the critical ground water sub-basin.

   B. **Objective:** Assure potable water is provided that complies with federal, state and local water quality standards.

      1) Policy/Action: The licensed Utility Manager shall report water quality to the Town Manager and the Town Council on a monthly basis.

   C. **Objective:** Participate in Regional, State and Federal study groups discussing the future of drought on the available water supplies in the Southwestern United States and the potential negative impacts it may have upon the Town of Cave Creek’s water supply.

      1) Policy/Action: Adopt recommendations to implement water conservation methods.

   D. **Objective:** Maximize access to unused Central Arizona Project water entitlements.

      1) Policy/Action: Explore and implement opportunities to establish relationships and arrangements with contiguous communities to store and/or process Cave Creek Water from the Cave Creek CAP entitlement.

      2) Policy/Action: Interconnect water system(s) of contiguous communities to enable access to stored or processed Cave Creek CAP entitlement.

      3) Policy/Action: Implement emergency plans for access to stored or processed Cave Creek CAP entitlement provided internally or from contiguous communities by inter-connections.
E. **Objective:** Establish short and long term plans for addressing water emergencies due to entitlement reductions or catastrophic water access/distribution failures caused by equipment or other water infrastructure failure.

1) Policy/Action: Ensure that connections to contiguous communities are developed and remain functional.

2) Policy/Action: Develop contingency plans for water emergencies and establish Town Code governing implementation of such plans.

F. **Objective:** Ensure that Cave Creek has sufficient water resources and infrastructure to meet future demands.

1) Policy/Action: Establish and update projections to determine the balance between future water availability and future water needs for the Town of Cave Creek.

2) Policy/Action: Predict and plan for the impact of residents who need municipal water to supplement or replace water from private wells.

3) Policy/Action: Seek new sources of water to meet future demand.

4) Policy/Action: Review ordinances that require developers to supply water needed to support new development.

5) Policy/Action: Determine if the Town will need to pump water from the Town’s Cave Creek wells to supplement Central Arizona Project water, and determine its impact on private wells.

6) Policy/Action: Explore the viability of bringing the Town’s per capita annual water usage in line with recommendations of the Arizona Department of Water Resources.

7) Policy/Action: Develop a 10-year plan to upgrade or replace water infrastructure as needed, including water delivery, treatment and storage.

G. **Objective:** Monitor and assess the impact of development on water resources when considering development applications.

1) Policy/Action: Develop a program for assessing water supply expansion availability.

2) Policy/Action: Develop water use guidelines for water conservation and public education.

3) Policy/Action: Implement regulations for water supply neutral developments.

4) Policy/Action: Develop a Water Urgency Plan, as conditions may warrant.

INTRODUCTION
This element describes the natural surroundings 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 (Arizona law) 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 strong environmental values and protecting its natural surroundings and environmental quality while respecting private property rights. 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 Arizona law.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
The Town of Cave Creek planning area ranges in elevation from approximately 1,800 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.

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, Rogers Wash, Apache Wash and Rowe Wash. Springs, many of them seasonal or intermittent, are of historic value and provide valued habitat.

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 long drainage ways. Riparian vegetation is further classified as either Xeririparian Mixed Scrub or Mixed-Broadleaf Woodland. The riparian areas may also support limited wetlands formation. Special status species in the planning area include protected plants and special interest wildlife species.
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 non-motorized access.

- Recreational use of Spur Cross Ranch Conservation Area should be restricted to public uses that display and preserve the natural environment.

GOALS, OBJECTIVES AND POLICIES

1. **GOAL: PROTECT IMPORTANT NATURAL SURROUNDINGS FROM DEVELOPMENT.**

   The Town’s natural surroundings are one of the cornerstones that shape our development pattern, lifestyle and economy. We must protect and conserve them to ensure that the Town of Cave Creek remains a desirable place to live and visit.

   **A. Objective: Conserve mountains and hillsides in the planning area.**

   1) **Policy/Action:** Encourage development techniques that minimize disturbance on hillsides and mountain sides with greater than 15% slope.

   2) **Policy/Action:** Work with property owners, the Desert Foothills Land Trust and other entities to preserve natural and aesthetic views of our hillsides and mountain slopes.

   **B. Objective: Limit disturbance of stream courses and design trails to minimize impacts to riparian habitats as well as wildlife habitat and movement corridors.**

   1) **Policy/Action:** Encourage placement of utilities underground and adjacent to roads.

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

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

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

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

   6) **Policy/Action:** Minimize the development of road or utility crossings that would have negative effects on native vegetation or wetlands in the planning area.
ENVIRONMENTAL PLANNING ELEMENT

7) Policy/Action: Promote placement of trails primarily in uplands parallel to stream courses, with limited stream/wash crossings.

8) Policy/Action: Ensure proper grading.

9) Policy/Action: Ensure that drainage designs submitted to and approved by the Town are followed.

10) Policy/Action: Follow the Town of Cave Creek Technical Design Guidelines, as applicable. (The Technical Design Guidelines are listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

11) Policy/Action: Encourage private and public open spaces to be adjacent to drainages and contiguous with protected natural open space on contiguous lots.

2. **GOAL: RETAIN THE NATURAL CHARACTER OF THE PLANNING AREA.**

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

A. **Objective: Retain natural character along roadways.**

1) Policy/Action: Avoid disturbance of significant vegetation such as large trees and saguaros to the extent possible during roadway design.

2) Policy/Action: Use only the indigenous plant palette adopted by the Town for revegetation of roadsides and medians. Encourage local salvage and revegetation.

B. **Objective: Preserve our quiet skies.**

1) Policy/Action: Continue to work with the Federal Aviation Administration (FAA), Phoenix Sky Harbor Airport and regional airports in an effort 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 areas immediately adjacent to residences.**

1) Policy/Action: Distribute information brochures or other media to educate new homeowners on the ecological and aesthetic values of using indigenous vegetation for landscaping.
D. **Objective: Preserve our dark skies.**

1) **Policy/Action:** Encourage property owners to install only the level of outdoor lighting necessary for safety, security and utility purposes.

2) **Policy/Action:** The Town shall actively educate current residents and businesses on the value of retrofitting existing light fixtures through focused educational outreach, newspaper articles, brochures, etc.

3. **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/Action:** Progressively decrease development density with greater proximity to open spaces and wildlife habitats. Comply with the Town of Cave Creek General Plan Map and Zoning Ordinance governing Land Use.

B. **Objective: Enhance wildlife habitat by encouraging open spaces on contiguous lots.**

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

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

2) **Policy/Action:** Defer to Maricopa County Flood Control Regulations any proposed developments adjacent to floodplains and floodways.
B. Objective: Protect local ambient air quality.

1) Policy/Action: Continue the use of dust treatments on major unpaved roadways to minimize PM-10 (fugitive dust) emissions.

2) Policy/Action: Collaborate with appropriate agencies to monitor noxious and hazardous emissions.

5. Goal: Protect and improve environmental quality within the Cave Creek Planning Area.

A. Objective: Protect air quality in the planning area.

1) Policy/Action: 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: Adhere to the Town’s Technical Design Guideline – No. 4 Landscaping for conserving native plant species. (The Technical Design Guideline – No. 4 – Landscaping is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

1) Policy/Action: Continue to implement landscape requirements, which incorporate an approved plant list.

2) Policy/Action: Encourage the salvage and relocation of significant vegetation.

3) Policy/Action: Protect and conserve native plant species in accordance with applicable laws.
INTRODUCTION
The Open Space Element describes 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 Arizona law, 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 on the southern edge of the Tonto National Forest and is in the Central Arizona Basin and Range province 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. See Table 4 Town of Cave Creek Major Open Space.

As of the ratification date of the General Plan, the open space is depicted in Table 4 and on the Major Open Space Map – Appendix B-4. The most prominent feature of the Town is the magnificence of the hills and washes. Publicly owned open space comprises approximately one-fourth of the incorporated land of Cave Creek. Spur Cross Ranch Conservation Area (SCRCA), which was purchased by the State, County, and Town, is designated a conservation area. The main entrance to the SCRCA is via Spur Cross Road.

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Cave Creek Regional Park</td>
<td>2,730</td>
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<tr>
<td>Spur Cross Ranch Conservation Area</td>
<td>2,235</td>
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<tr>
<td>Rogers Wash</td>
<td>1,800</td>
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<tr>
<td>Willow Springs</td>
<td>640</td>
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<tr>
<td>Apache Springs</td>
<td>340</td>
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<tr>
<td>Black Mountain Preserve</td>
<td>75</td>
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<tr>
<td>Desert Awareness Park</td>
<td>27</td>
</tr>
<tr>
<td>Saguaro Hill</td>
<td>6</td>
</tr>
</tbody>
</table>

There are approximately 380 acres of preserves and conservation areas under protection or ownership of the Desert Foothills Land Trust in the Town planning area. In addition, there are approximately 4,000 acres of Arizona State Trust Land in the Town planning area, much of which is zoned as open space.

The 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 (Appendix B-3) is included to show connectivity with Desert Awareness Park, Spur Cross Ranch Conservation Area, the Cave Creek Regional Park, the Phoenix Sonoran Preserve and Maricopa Trail extensions outside Cave Creek.
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). The SCRCA is a 2,235-acre area located at the northern end of the Town of Cave Creek. Spur Cross Ranch Conservation Area includes unique stream features and habitat along Cave Creek Wash, numerous archaeological sites, and Elephant Mountain, 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 Spur Cross Ranch Conservation Area Master Plan includes the following vision statement: “To protect and enhance the conservation area’s archaeological, historical and natural resources including the integrity of its ecological processes, while providing opportunities for non-motorized public day-use recreation and education.” The Jewel of the Creek Preserve, managed by the Desert Foothills Land Trust, has provided access contiguous with SCRCA within the creek’s most important habitat.

Cave Creek Regional Park
This 4.5 square-mile (2,730 acres) area is currently under Maricopa County jurisdiction. The Cave Creek Regional Park includes a visitor’s center, ramadas, picnic areas, horse trailer parking and non-motorized trails used by hikers, bicyclists, and equestrians and is an important open space resource. The Cave Creek Regional Park is primarily oriented towards use as a recreational and a nature study area. Rodeo grounds, currently controlled by the Town of Cave Creek, located on the southwest corner of the Park, has established the Cave Creek Regional Park as an important equestrian area. The Cave Creek Regional Park Trails are connected to the Town or Cave Creek Trail System.

DESERT AWARENESS PARK
Desert Awareness Park was established in 1994. The approximately 27-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.

FUTURE OPEN SPACE NEEDS
The National Recreation and Parks Association states that the objective of open spaces 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 amenities help reflect the livability and character of the Town.

In addition to land identified on the Major Open Space Map in Appendix B-4, and the open space land owned by the Desert Foothills Land Trust, the Town considers many privately owned undeveloped areas as open spaces which are integral to its visual and cultural character.

MOUNTAIN AREAS AND RIDGELINES
Mountains and steep slopes (generally greater than 15%) are integral elements of the open spaces that define Cave Creek. Many of these contribute to views throughout the Town, and are considered important open space elements.
Ridgelines also create the silhouette of open space for the Town. Ridgelines that are not subject to development are considered open spaces that contribute to the rural desert visual character of the Town.

The Town’s ridge and mountain views include Elephant Mountain, Apache Peak, Seven Sisters, Go John Mountain and other mountains within Cave Creek Regional Park. Near the Town Core are Black Mountain, the hills near Town Hall, Saguaro Hill and Brenner’s Hill. Continental Mountain, which is highly visible from Cave Creek, is adjacent to the Tonto National Forest and is privately owned, developable land. Prominent within the Tonto National Forest are Black Mesa, New River Mesa, Sugarloaf Mountain, and Skull Mesa. Some of these features include public trails with their own scenic views.

**Wash Corridors**
Most of the Town of Cave Creek is drained by Cave Creek Wash and its tributaries. But a small area on the northwestern part of Town is drained by Rogers Wash westward into Skunk Creek.

These ephemeral streams may contain running water, springs and long-lived aquifers available to plant life. They are therefore important visual assets and animal habitat. Native animals also use these washes to circulate among localized habitats. Cave Creek Wash has been identified as in important bird watching area.

Floodplains are often found above the riparian habitat because plants have less access to groundwater on floodplains. These areas, however, are generally not suitable for development because they are susceptible to flooding in major storm events.

Our largest tributaries of Cave Creek Wash include Cottonwood Creek, Galloway Wash, Apache Wash, Rowe Wash, Willow Springs Wash and Fleming Springs Wash.

**Desert Bajadas and Highlands**
These regions include large areas of High Sonoran Desert located outside stream floodplains but lower than ridges and mountains. This includes the majority of Cave Creek that has been developed for homes and businesses. In the southern parts of Town relatively flat bajadas are underlain by deep sandy soils, while highlands to the north are rocky terraces and low hills.

These areas support desert plants such as saguaros and other cacti as well as desert trees and shrubs. While this region has not been as high a priority for preservation as mountains and washes, it is still important for its natural beauty, animal habitat and wildlife corridors.

**PLANNING CONSIDERATIONS**

- Habitat supporting several unique species of wildlife is located along the Cave Creek Wash, in the 100-year floodplain, mostly on private property. This area has been identified by the National Audubon Society as the “Cave Creek Ecosystem Important Bird Area”.

Town of Cave Creek
2016 General Plan
GOALS, OBJECTIVES AND POLICIES

1. GOAL: CONSERVE NATURAL OPEN SPACE ASSOCIATED WITH LAND DEVELOPMENT.

   Our natural open spaces are one of the principal elements of our development pattern, lifestyle and economy. We must protect and conserve them to ensure that Cave Creek remains a desirable place to live and visit. In that regard the Town has identified three kinds of open space which are described in the Town of Cave Creek Zoning Ordinance (The Zoning Ordinance is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

A. Objective: Limit disturbance of ephemeral washes.

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

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

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

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

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

   6) Policy/Action: Minimize the development of roads and utilities that would have negative effects on natural vegetation and habitat especially in wetlands in the planning area.

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

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

   2) Policy/Action: 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.

   (Please refer to the Town’s Technical Design Guideline No. 4 – Landscaping which is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

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

   2) Policy/Action: 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/Action: Adopt an Open Space Conservation Master Plan.

E. **Objective:** Continue to identify and develop methods for acquisition of open spaces.

1) Policy/Action: Consider direct land purchases from private landowners or density transfer agreements to protect open spaces in the planning area.

2) Policy/Action: 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/Action: Place as “highest priority for protection from development” areas that connect existing and planned open space areas identified in this Plan or other documents acknowledged in this Plan. These areas could include washes, mountains/hills and vegetation in the planning area.

2) Policy/Action: 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 acknowledged in this Plan; 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.

2. **GOAL:** RESPECT PUBLIC AND PRIVATELY OWNED OPEN SPACE BY CONSERVING AND PROTECTING THE GEOLOGY, FLORA, FAUNA AND WATER RESOURCES WITHIN THEM.

3. **GOAL:** PROTECT, CONSERVE AND ENHANCE JURISDICTIONAL WASH CORRIDORS.

A. **Objective:** Discourage development in floodplains, floodways and jurisdictional wash corridors.

1) Policy/Action: Continue to collaborate with Maricopa County Flood Control District to protect jurisdictional waterways from proposed development.

2) Policy/Action: Minimize crossings of Cave Creek Wash to preserve the visual, auditory and environmental quality of the wash corridor and associated wildlife corridors and habitat.
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. Arizona law 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, businesses, recreation areas as well as facilitate regional travel.

This section is prepared in accordance with Arizona law and describes the current Transportation System for the Town of Cave Creek to help provide an understanding of possible needs associated with future growth. Specific design details and requirements are contained in the Town of Cave Creek Technical Design Guidelines No. 2 – Transportation and No. 5 – Trails. (The Technical Design Guidelines are listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE
Cave Creek is located at the northeast corner of the greater metropolitan area, and has much less through traffic than other jurisdictions.

The major road network for Cave Creek, is shown on the Circulation Map (Appendix B-5). This exhibit classifies major roads in Cave Creek according to the standard classification system. Street cross sections that represent Town roads are described in the Town of Cave Creek Technical Design Guideline No. 2 – Transportation. (The Technical Design Guideline document is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org).

The Town continues to work with the State Land Department and Land Trusts to obtain access and trails in State Trust Land and Preserves.

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.
Circulation Element

Cave Creek Road north of Carefree Highway fills a major collector street role. It is a 4-lane divided street that travels through the heart of Cave Creek and into the adjacent Town of Carefree. 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 establishments and other non-residential uses. The Town has implemented the construction of bicycle lanes and pedestrian pathways. The Town is also actively seeking placement of equestrian trails through the Historic Town Core area that are not in conflict with bicycle and/or pedestrian pathways.

The Towns of Cave Creek and Carefree have jointly accepted the Transportation Framework Study prepared by the Maricopa Association of Governments. The study addresses short and long-range plans for the consideration of bicycle, pedestrian, equestrian and vehicular traffic in both Town Cores. The study also identifies possible solutions to issues created by parking and special events in both communities. The Transportation Framework Study is listed in Appendix A and can be accessed via the Town’s website at www.cavecreek.org.

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 sale 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 Historic Town Core, and winds its way north to Spur Cross Ranch Conservation Area.

- School House Road is a minor collector street with two lanes that also travels north from Cave Creek Road into residential areas of Town. It begins at a 4-way stop sign controlled intersection adjacent to the post office and several commercial developments.

- Fleming Springs Road is a northeast southwest running two lane minor collector street with a “T” intersection at Spur Cross Road and a 4-way stop intersection with School House Road, where it continues on.

- Cloud Road, 32nd Street and 26th Street are 2-lane paved minor collector streets in the western extension of Cave Creek. 32nd 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.
Carefree Highway is maintained and operated by Maricopa County. It is a principal 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. The Town continues to address the impact of motorized and non-motorized modes of transportation.

- 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 and safety needs of the 4-way stop sign at Cave Creek Road and School House Road, creating congestion.

- Access across Cave Creek Wash 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. The road surfaces on many roads have become degraded and are in need of extensive maintenance or replacement.

- There is a shortage of parking in the Town Core during special events.

- Review and plan for all weather wash crossings for School House and Spur Cross Roads to address periodic flooding, fires and other potential catastrophic events. The need to provide emergency service access and safe evacuation routes for northern Town residents drives this issue.
GOALS, OBJECTIVES, AND POLICIES

1. **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/Action: Discourage new roadway crossings or enhancement of existing roadway crossings of Apache Wash, Ocotillo Wash, Cave Creek Wash and other significant washes.

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

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

   4) Policy/Action: 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/Action: Limit all roads other than Cave Creek Road and Carefree Highway, to two lanes maximum, with a standard design providing shoulders instead of curb and gutter.

   2) Policy/Action: Discourage the use of traffic lights.

   3) Policy/Action: Discourage the extension of Spur Cross, Fleming 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, traffic patterns and rural character of the Town.

   4) Policy/Action: 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.

   5) Policy/Action: Encourage future development along Cloud Road to take access from Cloud Road to maintain a neighborhood appearance.
2. **GOAL:** PROVIDE SAFE AND APPROPRIATE ACCESS TO TOWN RESOURCES AND SERVICES AND REGIONAL TRANSPORTATION CONNECTIONS.

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

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

1) Policy/Action: Provide safe roads to access established recreational sites, trailheads and for emergency use.

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

3) Policy/Action: Identify locations for trailheads throughout the Town to assure adequate areas for bicycle parking, horse trailer parking and horse hitching.

4) Policy/Action: Implement the Emergency By-Pass Route Evacuation Plan as identified in the Historic Town Core Plan and plan for alternate access in other anticipated bottlenecks throughout Cave Creek.

B. Objective: Work with Arizona State Land Department and Land Trusts to obtain access and trails in State Trust Lands and Preserves.

C. Objective: Periodically review the accepted Cave Creek/Carefree Transportation Study.

**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.

The Town established a 70-vehicle parking area at the Neary Water Tank site located at 6109 E. Hidden Valley Road, south of Cave Creek Road.
GOALS, OBJECTIVES AND POLICIES

1. 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 on to Cave Creek Road.

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

FUTURE TRAFFIC
Traffic levels in Cave Creek will continue to 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 north of Carefree Highway is not expected to become a major transportation corridor.

TRAILS

INTRODUCTION
The purpose of the trail system is to connect and provide non-motorized access throughout the Town and its open space areas. The Town has identified over 50 miles of existing trails along washes, roads and other natural features.

There is a well-developed system of trails in the Cave Creek Regional Park and Spur Cross Ranch Conservation Area. There are also hiking and biking trails along sections of the Cave Creek, Grapevine, Andora, Ocotillo and Willow Springs washes, with connections along Cave Creek, Spur Cross and School House Roads. The Town continues to work with property owners to secure connecting trails to provide safe access to a Town wide inter-connecting network of trails.

Additional details related to the design, designation and construction of trails are contained in the Town of Cave Creek Technical Design Guideline No. 5 – Trails (listed in Appendix A and accessed via the Town’s website at www.cavecreek.org). Existing and proposed trails located within the Town are also identified in the Technical Design Guideline No. 5 – Trails.

Trails in Cave Creek are now connected with hundreds of miles of trails in the Phoenix Sonoran Preserve as well as an extensive network of trails outside Cave Creek accessed via the Maricopa Regional Trail. A route for the Maricopa Regional Trail has been planned to the north and east from Spur Cross Ranch Conservation Area.
TRAIL PLANNING CONSIDERATIONS

- The Town recognizes only those trails located within public parks and lands, public rights-of-way and dedicated trail easements.

- Wildcat trails are not an official part of the Town’s trail system.

- Existing and proposed trail locations as shown on the Trails Map (Appendix B-4) are for general location purposes only. Detailed survey plans are created at the time of trail construction.

- Trail placement, design, construction and maintenance shall be as provided for in the Town of Cave Creek Technical Design Guideline No. 5 – Trails (listed in Appendix A and accessed via the Town’s website at www.cavecreek.org).

- Trail signage is important in maintaining the safety of trail users. It is the Town’s policy to sign trails within the Trail System. The number of location of signs should be carefully considered.

- With the exception of emergency services and maintenance vehicles, all trails located within the Town’s Trail System shall be reserved exclusively for non-motorized use only.

- Planned trails are not authorized for public use until they are dedicated.

- Trailheads and trail parking shall be clearly identified and signed.

GOALS, OBJECTIVES AND POLICIES

1. **Goal:** Provide safe and appropriate access to Town services and regional trail connections.

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

      1) Policy/Action: Continue to prohibit motorized vehicle use on any public trail.

      2) Policy/Action: Identify locations for trailheads throughout the Town to assure adequate parking for bicycle parking, horse hitching, horse trailer parking and personal vehicle parking.
2. **Goal:** **Provide transportation facilities for non-motorized travel.**

   **A. Objective:** Integrate facilities for bicycles, horses, pedestrians and persons with disabilities within the Town’s transportation system.

   1) **Policy/Action:** Encourage developers to include public or private facilities such as shade structures, hitching posts, and bicycle racks to be included as part of any improvements to existing or future developments.

   2) **Policy/Action:** Develop a Trails element within the Town's Master Transportation Plan.

   3) **Policy/Action:** Provide signs for non-motorized crossings in areas where there is a potential for pedestrian, bicycle or equestrian conflicts with vehicles.

   4) **Policy/Action:** Clearly mark trails that are open to public use.

3. **Goal:** **Provide accessible, non-motorized trail connections to recreational open spaces.**

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

   1) **Policy/Action:** Continue to work with Arizona State Land Department and 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.

   2) **Policy/Action:** Provide trail connectivity between the Cave Creek Regional Park, Spur Cross Ranch Conservation Area, the Tonto National Forest, significant wash corridors and mountains in the planning area.

   3) **Policy/Action:** Continue to promote non-motorized connectivity throughout the Town of Cave Creek.

   4) **Policy/Action:** Identify opportunities for connections to the south along Carefree Highway to the Sonoran Preserve Cave Creek Buttes Recreation Area.

   5) **Policy/Action:** Protect/enforce trail and conservation easements.

   6) **Policy/Action:** Continue to identify opportunities to provide additional access to trails in the Cave Creek Regional Park.
CIRCULATION ELEMENT

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

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

9) Policy/Action: Maintain an inventory of historic trails and their locations in the Town. Encourage the integration of historic trails into the Town’s Trail System.

10) Policy/Action: Encourage developers and landowners to authorize trails as a part of development.

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

1) Policy/Action: 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 and enjoyment of cultural resources, vegetation and views.

1) Policy/Action: Develop a program informing trail users about the ecology and history of the area.

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

1) Policy/Action: Continue to apply for Federal, County, State and other grants for the acquisition of land and the design, construction and maintenance of trails.

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

3) Policy/Action: Encourage dedications for trail easements from developments adjacent to washes and trail corridors.

4) Policy/Action: Maintain the adopt-a-trail and volunteer programs for trail maintenance and construction.

E. Objective: Establish uniform standards of trail usage.

1) Policy/Action: Except for considerations of safety and environmental protection, implement uniform non-motorized access and regulations for trail use.
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. 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 vibrant Historic Town Core and supporting additional commercial areas, as identified.

With the annexation of State Trust Lands in the Rogers Wash, Apache Wash and Willow Springs areas, the Town’s current boundaries match those of the designated Planning Influence Area for Cave Creek. The annexation lands currently have land use designations and zoning classification already established. The vast majority of the land is designated for low density single residential uses with a minimum lot size of one acre per dwelling unit. Lands with slopes in excess of 15% have been designated as suitable for open space.

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 for the Town in the form of access to additional employment and shopping.

The Growth Area Element is a statutory requirement in the General Plan which includes:

- Preservation of the Town’s rural character through appropriate commercial development, low residential housing densities and land uses.
- Encouragement of commercial development that creates employment and shopping opportunities for community residents as well as economic benefits for the Town.

Planning Considerations
The northward expansion of the urban area south of the Town of Cave Creek is a concern to the Town interns 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 negative traffic impacts to the Town.

The General Plan identified 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 with practical concerns such as creating employment and shopping opportunities for residents as well as providing economic benefits for the Town, while mitigating the impact of traffic on residents.
GOALS, OBJECTIVES AND POLICIES

1. **Goal**: Support appropriate commercial growth areas within the Town, updating as necessary.

   **A. Objective**: Maintain the Historic Town Core's character and to support its market niche of local retail establishments and restaurants.
   
   1) Policy/Action: Acknowledge the Historic Town Core Plan.
   
   2) Policy/Action: Acknowledge the Carefree Highway Plan.
   
   3) Policy/Action: Continue to identify other opportunities for commercial growth.

   **B. Objective**: Encourage employment opportunities for residents to live and work in Cave Creek.
   
   1) Policy/Action: Recognize the benefit of home-based businesses to support our citizens, as allowed in the Town of Cave Creek Zoning Ordinance.
   
   2) Policy/Action: Encourage businesses that complement the Town’s quality of life and contribute to the Town’s economic base.
   
   3) Policy/Action: In the Historic Town Core encourage low-rise, low-intensity retail, lodging, office, civic/cultural, neighborhood retail and neighborhood service uses that will complement a primary tourist specialty market.

2. **Goal**: Reinforce residential development compatible with the rural development pattern described herein.

   **A. Objective**: Monitor the Town of Cave Creek Subdivision Ordinance to insure appropriate guidelines for rural development patterns.
INTRODUCTION
The Cost of Development Element includes goals, objectives and policies that provide guidance about how development shall satisfy its share of the cost of additional public service needs that are generated and how that contribution further benefits the community.

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 growth in a manner that is congruent with the rural character of the Town.

DEVELOPMENT FEES AND CAPACITY CHARGES
A development fee is a mechanism in which a fee is assessed to new development so as to ensure that the development satisfies its share for the cost of required additional public service needs. A development impact fee schedule for the Town of Cave Creek was revised in October 2014 in response to new State law. The remaining development fees include elements for General Government and Parks. Fee categories that address wastewater and water are now identified as Capacity Charges. The Capacity Charges will only apply to new development that will use these services.

FIRE PROTECTION SERVICES
Fire protection service for the Town is currently provided by Rural Metro Corporation, a private firm. Homeowners who elect to subscribe to Rural Metro 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. Currently a mutual response agreement exists between Rural Metro, Daisy Mountain, the City of Phoenix and the City of Scottsdale for fire protection.

LAW ENFORCEMENT
In addition to the Town Marshal, law enforcement services are currently provided through a contract with the Maricopa County Sheriff’s Office.

SCHOOLS
Open enrollment is available in the State of Arizona. The citizens of Cave Creek are served by the Cave Creek Unified School District and the Deer Valley Unified School District, as well as private and charter schools.

WATER
Water supply is of significant importance to how development takes place in Cave Creek. This is discussed in the Water Resource Element of the General Plan.
WASTEWATER
The Town of Cave Creek manages and maintains its own sewer system that serves the Town’s businesses and some residences. The majority of residents, however, are on private on-site sewer systems. Currently, the treated effluent is sold under contract with the Town. Commercial development is required to be on the Town’s sewer system.

WASTE DISPOSAL
Private companies provide solid waste disposal at resident’s expense.

ROADWAY MAINTENANCE
Public roadway maintenance is provided by the Town of Cave Creek.

PLANNING CONSIDERATIONS
• As the Town experiences increased demands for service from new development, it may become necessary to increase the level of some municipal services.

GOALS, OBJECTIVES AND POLICIES
1. **Goal: Minimize the Town’s Costs of Services and Facilities.**
   A. Objective: Promote development in areas with existing infrastructure and services that have available capacity.
      1) Policy/Action: Encourage businesses to locate in the Town Core where infrastructure and services appropriate to commercial uses are available.
      2) Policy/Action: Acknowledge that new development is subject to an analysis process that examines water requirements and water usage.
   B. Objective: Encourage residents currently on septic systems to connect to the Wastewater Treatment system, where practical.
      1) Policy/Action: Work with residents to form a Sewer Improvement District, where appropriate.
      2) Policy/Action: Explore alternative funding mechanisms, such as grants.
2. **Goal:** Preserve the existing quality and expand the 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, the costs for the expansion of municipal services and facilities associated with new development.

   1) **Policy/Action:** Require new development to satisfy its fair share of service and infrastructure costs.

   2) **Policy/Action:** Periodically update the Town’s development fee/capacity charge ordinance.

3. **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 and help to protect the value of their property.*

   **A. Objective:** Maintain and enhance tax revenue streams.

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

   2) **Policy/Action:** Encourage commercial development in other commercial areas in the Town.

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

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

4. **Goal:** Provide for the future safety and security of properties and people.

   **A. Objective:** Plan for continued vital services.
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.

Density
The number of dwellings or principal buildings, or uses, permitted per net acre of land. Net acre of land shall not include land required for public streets.

Desert Rural
A land use unique to Cave Creek that allows single-family dwellings and/or ranch uses, where appropriate (two acres or more) on lots of record ranging from 43,000 square feet to 190,000, or more, square feet.

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.

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.

Intensity
Any ratio that assesses the relative level of activity of a land use, including, but not limited to, lot coverage or land disturbance.

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

Lot
Any lot, parcel, or combination thereof, shown on a plat of record or recorded by metes and bounds that is of sufficient area and is occupied or intended for occupancy by a use permitted in the Zoning Ordinance and having its principal frontage upon a street or upon an officially approved place.

Lot of Record
A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's office.
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.

Parcel
A piece of land created by a partition, subdivision, deed, or other instrument recorded with the appropriate Recorder. This includes a lot, a lot of record, or a piece of land created through other methods.

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.

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.
ACKNOWLEDGED DOCUMENTS

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

Cave Creek/Carefree Framework Transportation Study

Pre-Annexation/ Development Agreements with the State Land Department
(Willow Springs: Maricopa County Recording No. 2009-0065342)
(Rogers Wash: Maricopa County Recording No. 2009-0065339)
(Apache Wash: Maricopa County Recording No. 2009-0065336)

Town of Cave Creek Carefree Highway Plan

Town of Cave Creek Historic Town Core Plan

Town of Cave Creek Subdivision Ordinance

Town of Cave Creek Technical Design Guideline #1 – Grading & Drainage

Town of Cave Creek Technical Design Guideline #2 – Transportation

Town of Cave Creek Technical Design Guideline #3 – Reserved

Town of Cave Creek Technical Design Guideline #4 – Landscaping

Town of Cave Creek Technical Design Guideline #5 - Trails

Town of Cave Creek Town Code

Town of Cave Creek Zoning Ordinance

Town of Cave Creek Water Master Plan
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APPENDIX B-6

STATE TRUST LANDS (WITHIN THE TOWN’S BOUNDARIES) MAP

ASLD Areas
- Commercial Land Use
- Desert Rural Land Use
- Open Space Land Use

Other Public Areas
- Spur Cross Ranch Conservation Area
- Cave Creek Regional Park

TOWN OF CAVE CREEK
STATE TRUST LAND

NORTH
The Town of Cave Creek’s Water Service Area includes a significant part of its incorporated area as well as the area west of Town in the Desert Hills area and the northwest portion of the Town of Carefree. Its primary water supply (the Central Arizona Project canal) is located 13+ miles south of Town. The water must be pumped uphill approximately 1,000 feet to the Town’s Water Treatment Facility through a sixteen-inch pipeline. Currently, the annual electrical cost for pumping the water up and into the Town’s Water Treatment plant is roughly $200,000. Cave Creek has five inactive groundwater wells, and one active well that is used to supply water to the Rancho Mañana Golf Course. It has opted not to use them over the past seven years because of chemical contaminants in some of the wells and/or in order to protect the groundwater aquifer for the Town’s future use as well as the 450 or so private well owners inside its corporate boundaries as well as an equal number of private well owners in the Desert Hills area.

Based on its original use by the Cave Creek Water Company the Town has the right to pump groundwater from 4 and possibly 5 of the original wells in the amount of 355.1 Acre Feet (AF) per annum, as well as an unlimited supply in all 4 wells in the Desert Hills part of its service area. Only one Town well is currently pumped to provide water to the Rancho Mañana Golf Course when the course’s demands are not met by reclaimed wastewater that is pumped uphill to the golf course from the Wastewater Treatment Plan just north of Carefree Highway. All of the Desert Hills wells are currently being pumped. The number of private wells in the Desert Hills Service Area likely exceeds those within the incorporated boundaries of the Town. Cave Creek has the right to pump all of its wells in its incorporated area but that could possibly damage the Carefree Sub-Basin aquifer and create water supply availability problems for residents on private wells who do not receive CAP water.

Several years ago, the Cave Creek Town Council approved a resolution to apply to the Arizona Department of Water Resources (ADWR) for an additional annual allocation of 1,300 AF of Central Arizona Project water; however, ADWR recommended that the Town’s supply only be increased by 386 AF. An AF of water equals 325,851 gallons or roughly enough water for three families for a year, if used conservatively. This is roughly equivalent to 115 gallons per capita per day (gpcd), a figure that is much lower than the current use. However, it is not a use that can’t be achieved since the City of Tucson’s gpcd figure is even lower than 115 gpcd. The gpcd figure is based on the number of accounts in the Town’s service area that are served water by the Town. This includes all accounts (restaurants, car washes, car rental agencies, private homes, etc.). That total is then multiplied by the average number of people in a typical household that is served within the Town’s Service Area to reach the Town’s per capita use.

Over the past several years, the Town’s consumptive use has been roughly 300 gallons per capita per day. That is about 1.66 times the amount recommended by the Arizona Department of Water Resources. When the Town’s application for the additional CAP water (386 AF) is approved by the Secretary of Interior in 2016, it will be added to the current allocation that was acquired when the Town purchased the privately held Cave Creek Water Company. Ultimately, the Town’s full allocation of CAP water (2,992 AF) plus its groundwater allotment of 355.1 AF, along with the groundwater than can be pumped from the wells in the Desert Hills area, will likely be inadequate to accommodate the final build-out of homes and provide for commercial development in Cave Creek, unless the gpcd use is substantially reduced.
Theoretically, the 16-inch pipeline that runs from the CAP Canal up to the Town’s water treatment plant is adequately sized to transport the Town’s full CAP allocation; however, that would not likely be the future case during the summer when the water demand is much greater than it is in the winter.

The real issue is not likely to be the additional 386 AF that will initially cost the Town over $500,000 to acquire from the CAP; it is the cost of upgrading the pipeline capacity that will need to be addressed to get the water up the hill into Cave Creek. The capital cost of upgrading these facilities could easily be equal to or greater than the cost of the water itself. That does not include the expense of the system maintenance inside of Town, or transferring part of this water over into the Desert Hills Water Company’s Service Area west of Town. These maintenance and replacement costs can be delayed if the Town were to place some of its own wells back into service at some time in the future.

In evaluating the number of homes that could be built on State Trust Land, if this property is not purchased by the Town of Cave Creek, there could be as many as 2,860 new homes built that the Town would be responsible for providing with water. The Town's internal water policy requires that any new development within the Cave Creek Water Company’s Service Area must provide an outside source of water in order for development to occur; however, the Town Council has not reviewed or approved that policy.

In accordance with the State Land Department’s Pre-Annexation Development Agreements for the areas known as Apache Wash, Rogers Wash and Willow Springs and recorded with the Maricopa County Recorder’s Office as documents 2009-0065336 (Apache Wash), 2009-0065339 (Rogers Wash) and 2009-0065342 (Willow Springs) dated 01/27/2009, if the Town is unable to provide an Intent to Serve Water for an Assured Water Supply, the developer will be required to provide the Town with wet water to assure issuance of said certificate (which would be issued by the Arizona Department of Water Resources). Other conditions are listed in the above noted recorded documents and are applicable.

The CAP water supply is expensive at a current annual rate of around $150 per AF, but not as expensive as the cost has been in updating the Town’s water supply system to conform to the current best practice standards, or the future long-term expense of maintaining the system and increasing its capacity to bring additional CAP water into Town. At some point in the future the wells that were installed in the Carefree Sub-Basin by the private Cave Creek Water Company should be put back into service in order to meet long-term service requirements. Additionally and more importantly, the Cave Creek Water Company must reduce its per capita water use.

Put forth by the Town of Cave Creek Water Advisory Committee