TOWN OF CAVE CREEK

GENERAL PLAN

2018

Adopted by Resolution No. R2018-03
April 2, 2018

Ratified: __________ Election
ACKNOWLEDGEMENTS

Town of Cave Creek Town Council

Mayor
Ernie Bunch

Vice Mayor
Ron Sova

Council Members
Susan Clancy
Mary Elrod
Thomas McGuire
David Smith
Eileen Wright

Town of Cave Creek Planning Commission

Chairman, Bob Voris
Vice Chairman, Ted Bryda (Vice Chairman position expired 12/31/17)
Vice Chairman, Dick Frye (Elected Vice-Chairman 1/18/18)

Commissioners
Tom Davenport (Term began: 1/1/18)
Susan Demmitt (Term expired: 12/31/17)
Paul Eelkema
Reg Monachino
Peter Omundson (Term expired: 12/31/17)
John Patton (Term began: 1/1/18)

Water Advisory Committee

Tony Geiger (Chairman: Term Expired: 12/31/17)
Betsy Wise (Vice-Chairwoman: Term Expired: 12/31/17)
Bob Morris (Chairman)
Kerry Smith (Vice-Chairman)
Betsy Dixon
Ralph Ferro
Wendy Kerychuk (Term began: 1/1/18)
Open Space Advisory Committee

Vincent Francia (Chairman)
Russ Carlson
Kaolin Cummins
Adrienne Goldberg
Janet Mohr
Jane Rhodes

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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(prepared by Yogish Mantri, Consulting Traffic Engineer)
PREFACE

People who decided to live in Cave Creek feel it is a unique place. No doubt each of us has different reasons for feeling that way. We do share many of them. We appreciate and value our western heritage. Explaining what that means can be difficult. For most of us "western" means a context where nature dominates the transformations any one of us might make to the natural environment. We also respect the unique character of the southwestern landscape, plants and animals. We want to protect our dramatic views and night skies. Our landscapes are open and characterized by natural trails, publically available open spaces, wildlife corridors and limited paved areas.

These are some of the hallmarks of the natural environment in Cave Creek that we all cherish and seek to protect. We recognize how they enhance the quality of our lives. The outdoor lifestyles such as equestrian, hiking and biking activities that we seek to promote are different in this context than more dense environments. In the more urban settings, the people’s transformations dominate the natural environment and outdoor activities must adjust to them.

In Cave Creek we accept and value our natural setting so what we do can be complemented by that setting.

Kerry Smith
Resident, Cave Creek
FOREWORD

THE GENERAL PLAN

Cave Creek’s General Plan is intended to represent the citizens’ vision and values for the development of the Town during the next ten years. This vision is expressed as goals, objectives, and policy/action statements to guide the Town Council and Town staff. In the process they may identify areas where ordinances, codes, technical guidelines or policy changes are warranted or where existing practices should change. Overall, there are a few general principles that unify what the General Plan identifies as values Cave Creek citizens want to promote during the next ten years.

The people want to be assured that Cave Creek has:

- A reliable water system providing abundant, clean water;
- An efficient sewer and waste water treatment system;
- A low density rural residential environment;
- Dark skies, a quiet environment and protection of views;
- Public Open Spaces for their enjoyment and recreation;
- A robust, vibrant Historic Town Core entertainment and tourist district contributing revenue to the Town;
- A safe, reliable transportation network system that facilitates use by automobiles, horses, pedestrians, hikers and bikers with well-maintained streets and trails;
- Commercial areas outside the Historic Town Core that provide complementary business activities to the Historic Town Core offering citizens services and goods they can use, as well as, revenue needed for operation of the Town; and,
- A well-managed, efficient Town government responsive to their concerns.

The Planning Agency (Planning Commission) has used an open process to develop the Plan and has worked diligently to reflect the citizens’ desires in the 2018 General Plan. The process to develop the 2018 General Plan has been conducted in compliance with applicable Arizona Revised Statutes (ARS).

The General Plan is a recommendation from the Planning Agency to the Town Council. The Town Council can accept the General Plan, as recommended, reject it, modify it, keep the expired General Plan, or write their own Plan. Once approved by the Town Council, the General Plan is submitted as a resolution to the qualified voters of Cave Creek for ratification or rejection. Once ratified by the voters, revisions may be made by a Council resolution.

The General Plan is not a law, code or ordinance; it is a resolution required by two Arizona Revised Statutes (ARS), ARS 9-461.05 and ARS 9-461.06.

ARS 9-461.05 covers the General Plan authority, or its requirement to exist, and its scope, or elements. All the Elements in the 2018 General Plan comply with the law.
ARS 9-461.06 provides for changes or modification to the Plan that constitute amendments and major amendments; it also addresses the expiration of the Plan and the method of re-adoption. The 2018 General Plan complies with the requirements of ARS 9-461.06.

The General Plan is supported, and actualized by the codes, ordinances, agreements and technical guidelines found in Appendix A, Acknowledged Documents. These Acknowledged Documents are not adopted as part of the 2018 General Plan. Rather they are affirmed and recognized to exist as mechanisms that help to facilitate the goals, objectives and policy/action statements expressed in the Plan.
The vision of our Town reflects the values and lifestyles we desire to maintain and enhance in the future.

**TOWN VISION**

*The citizens of Cave Creek have elected to make the Town of Cave Creek a Dark Sky, Rural, Low Density Residential Community and want it to continue this way in the future.*

Cave Creek citizens are focused on maintaining the 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 artistic community.

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

- Continue to contribute to our unique western, equestrian character and diverse lifestyles by honoring the Town’s western heritage and culture that establishes our Wild West brand.

- Encourage the preservation of our dark skies and quiet, peaceful environment with cooperation from our fellow citizens and working with adjacent communities to mitigate the impacts of development.

- Conserve our rich, varied, self-sustaining natural environment.

- Encourage tourism and development in the 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. Commercial development in the corridor should be complementary to the businesses in the Town Core. We need to continue to recognize that a vibrant Town Core is essential to the character of Cave Creek.
THE REASON FOR THIS PLAN
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, stated 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.

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, as may be amended. 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’s natural environment includes 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
The General Plan addresses the potential impacts of development on Town services, principally among them is the impact on the Town’s water supply and the need to not over commit our CAP allocation through development. With respect to water, we must seek additional sources of water to supplement our CAP allocation and require that new developments provide assured (“wet”) water supplies as a condition for their approval.

PROTECTING CAVE CREEK’S OPEN SPACES AND NATURAL ENVIRONMENT
The Town has taken significant 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 a 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 hearings.

➢ 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 Commerce Department
• Arizona Department of Water Resources
• 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
• 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.

➢ 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.
- To augment public notification of official Town business, notices for all Council, Commission and Committee activities will be noticed in utility statements and will be available on the Town’s website as well as the Town’s social media in the form of a calendar of events.

**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 Loop 101 (Pima Freeway) is accessible approximately 12 miles to the south, via Cave Creek Road or Scottsdale Road. These roads provide connections to the commercial, medical 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 of 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. Tales of great riches to be had soon circulated through mining camps and saloons.

In 1877, Jeriah Wood, a cattleman 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 Cave Creek was incorporated as a self-governing community. Maricopa County zoning was carried over to the Town. In 1994 the Town of Cave Creek adopted its own zoning 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 citizens of Cave Creek voted to tax themselves to pay for the purchase. The Spur Cross movement helped define our
community and unify us in our successful efforts to honor and preserve our High Sonoran Desert environment.

**TWENTY-FIRST CENTURY CAVE CREEK**

The new century is bringing a variety of new challenges to Cave Creek. As adjacent municipalities extend their boundaries and associated development farther north, Cave Creek must do what it can to influence such development to honor our dark skies, low density, and quiet environment.

The General Plan is the guideline for how the Town can bring its visions to reality. The Town must practice careful stewardship of its open spaces and its commercial opportunities to compliment the Town Core while strengthening the Town’s fiscal position and services to the Town’s residents and visitors.

The General Plan Map, outside of the Town Core, has been drawn in a manner to protect and promote low density, desert flora and fauna preservation and conservation, open space, limited high volume traffic corridors, and best uses of sewer and water infrastructure.

The Town's finite water supply and its sewage collection and treatment system must be continuously protected and monitored carefully and thoughtfully. The Town must use its water system and facilities in a manner to bring fiscal balance and water service to best serve and protect its citizens and to promote beneficial and conservative water use.

The Town of Cave Creek purchased the Cave Creek Water Company in 2007 to secure water supplies and support planned growth. Additionally, the Town purchased the Desert Hills Water Company, designed and constructed a Wastewater Treatment Plant and modernized the Water Treatment Plant.

Town boundaries were expanded in 2008 to include approximately 5,418 acres of State Trust Land. Approximately 2,905 acres of that annexed area were designated open space. Approximately 1,125 (Core Site) acres of State land were already in the Town’s boundaries to make a total of approximately 4,000 acres of open space. The expansion was approved by Town Council action.

In 2008, the Town completed three annexations of State Trust Land with the implementation of three pre-annexation agreements (Rogers Wash, Willow Springs, and Apache Springs) and one Development Agreement for State Land already within the Town boundaries (the Core Site Land). Those agreements describe the process for preserving and developing those lands over a twenty-year period. Approximately 4,000 acres of the Rogers Wash, Willow Springs, Apache Springs and the Core Site Land have been zoned by the Town as open space for either conservation or recreation purposes.

Arizona State Land Department’s mission is to manage the Land Trust and to maximize its revenues for the beneficiaries. All uses of the land must benefit the Trust.

*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. It should be noted that the Land Use Element contained and depicted within the General Plan Land Use Map is the governing document, until such time as the General Plan is amended by Council Resolution or a new General Plan is prepared, voted on and approved by Council and ratified by a vote of the Town’s registered voters.

The General Plan Land Use Map and the Town’s Zoning Map are not necessarily the same, for the Town Council by Resolution can adopt an amendment to the General Plan as specified in ARS 9-461.06. After the amendment is approved, a change to the zoning map must be submitted to the Planning Commission for a recommendation to the Council and for a vote by the Council. This zoning change affects only the parcels specified in the zoning change request.

THE TOWN OF CAVE CREEK TODAY AND IN THE FUTURE

The Town of Cave Creek encompasses almost 38 square miles. Approximately 46% 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. It is important to remember that 54% of the Town’s area is publicly owned and controlled.

As of the ratification date of this General Plan, 46% of the land in the Town of Cave Creek is privately owned. Various public entities (this category includes Spur Cross Ranch Conservation Area) own 21%; 32% is owned by the Arizona State Land Department (ASLD) and 1% 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>46.0%</td>
</tr>
<tr>
<td>State Trust Land</td>
<td>7,697</td>
<td>32.0%</td>
</tr>
<tr>
<td>Public</td>
<td>4,992</td>
<td>21.0%</td>
</tr>
<tr>
<td>Bureau of Land Management</td>
<td>325</td>
<td>1.0%</td>
</tr>
<tr>
<td>Total</td>
<td>23,970</td>
<td>100.00%</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>
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</thead>
<tbody>
<tr>
<td></td>
<td>2,925</td>
<td>3,728</td>
</tr>
<tr>
<td><strong>TOCC</strong></td>
<td>*</td>
<td></td>
</tr>
</tbody>
</table>

* Based on 2016 Maricopa County Association of Governments Socioeconomic Projections and land capacity under current zoning. The build-out figure was not adopted by MAG.

# 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>2000</td>
<td>2005</td>
</tr>
<tr>
<td></td>
<td>1,779</td>
<td>2,245</td>
</tr>
<tr>
<td><strong>HOUSING UNITS</strong></td>
<td>*</td>
<td></td>
</tr>
</tbody>
</table>

Based on 2000 and 2010 Census

** Based on 2016 Maricopa Association of Government’s Socioeconomic Projections

( ) Estimated
PLANNING CONSIDERATIONS

- The Town wants to maintain a high 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. The coordination of all land use decisions with water availability is essential to assure the Town is sustainable.

- The Town desires a vibrant, fiscally healthy Historic Town Core to reinforce and maintain its character and historic western heritage. Commercial development in the Cave Creek Road/Carefree Highway commercial corridors should be complementary to the entertainment and tourist activities in the Historic Town Core.

- 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.

- The mission of the 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. ASLD manages 32.0% of the Town's area.

- 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 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 into 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 agreements, change of land use and rezoning of 7,686 acres of land still owned by the State were implemented in public hearings by resolution (for land use and agreements) or ordinance (for rezonings). No referenda were filed. No voter approval was obtained.

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.

**2018 Land Use Element**

The 2018 Land Use Element is based on these cornerstones; 1) Development of residential property would be low density in nature and type; and 2) An identifiable non-public open space network would be considered when developing land subject to private property rights of owners whose land might be desired for the purposes of interconnecting the network. 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. Underlying these cornerstones are the facts that consideration and plans of action will always, among other factors, consider private property rights, water supply, the effects of urban light spill on our night skies, and increased levels of traffic.

Key land use issues defined in the 2018 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. Specific Area Plan (Town Core & Carefree Highway Plan)
9. Potential Resort Location
**Information**

- The Cave Creek 2018 General Plan Land Use Map (Appendix B-1) includes 12 land use categories. Zoning changes must comply with the General Plan text and Land Use Map.

- The Town adopted the current Town Core Plan in 2012. The Town Core Plan includes detailed land uses for the Town Core area. (The Town Core Plan is listed in Appendix A and can be accessed via the Town website at [http://www.cavecreek.org/DocumentCenter/View/1055](http://www.cavecreek.org/DocumentCenter/View/1055)).

- The 2018 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).
GOALS, OBJECTIVES AND POLICIES

1. **GOAL: PRESERVE THE RURAL AND LOW DENSITY LAND USE PATTERN OF CAVE CREEK**

   The character of development, varied lot sizes and the existing desert rural land uses of Cave Creek contribute to a small, western town look and feel.

   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 provided they can be served using the Town’s existing sewer and Waste Water Treatment systems in accordance with applicable Town ordinances.
      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.**

      1) Policy/Action: Investigate possibilities of establishing a new zoning district to allow ranch uses on DR-43 properties that are currently in undeveloped areas and not affecting current DR-43 uses.
2. Goal: Encourage new development that enhances the quality and fiscal vitality of the community.

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

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

1) Policy/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.

C. Objective: From an economic perspective, new commercial opportunities should be targeted which enhance the community’s sales tax base that provides security for the fiscal health of the Town.

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: Promote and encourage conservation of accessible open space.

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.
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.

   1) **Policy/Action:** Encourage the development of energy-efficient housing.

   2) **Policy/Action:** Review the requirements of the Zoning and Subdivision Ordinances to permit all types of 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:** Require residential developments to comply with 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 LAND USE CATEGORIES
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.

The four Desert Rural Land Use categories are:

DR-190: Desert Rural Residential: 190,000 square feet per lot (minimum lot size) (approximately 4.3 acres);

DR-89: Desert Rural Residential: 89,000 square feet per lot (minimum lot size) (approximately 2.0 acres);

DR-70: Desert Rural Residential: 70,000 square feet per lot (minimum lot size) (approximately 1.6 acres);

DR-43: Desert Rural Residential: 43,000 square feet per lot (minimum lot size) (approximately 1 acre).
RESIDENTIAL AREAS
Overview: The areas designated residential have historically been zoned for ½ acre lots and higher densities in the vicinity of the Town's commercial core areas.

Medium Density Residential
Density Range: One 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 zone included in this land use:
- MR: Multiple Residence: 6,000 square feet per lot (minimum lot size); maximum 8 dwelling units per acre.

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;
- Town Core Plan – Listed in Appendix A and accessed via the Town's website at [http://www.cavecreek.org/DocumentCenter/View/1055](http://www.cavecreek.org/DocumentCenter/View/1055);
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 http://www.cavecreek.org/DocumentCenter.

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.
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 and process 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 of any areas designated as Open Space land use in the Town’s adopted General Plan Land Use Map.

- Requests for any change in the areas with Desert Rural land use designation in the Town’s adopted General Plan Land Use Map to any other land use designation with greater densities or intensities.

- Rezoning requests for development densities, intensities and land uses not in conformance with the adopted General Plan Land Use Map.

- Rezoning requests that would result in a contiguous parcel that is not in conformance with the adopted General Plan Land Use Map.

- Requests to amend the text of the adopted General Plan if 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

Desert Rural designation is not eligible for minor amendments. A Minor General Plan amendment is related to less than 10 acres. 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? All land use amendment applications shall provide a preliminary analysis of the impact on water supplies.

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?

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

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 low residential density or commercial development pattern?

What positive impact will accrue to the Town by the proposed amendment?

Does the proposed amendment maintain the Town’s rural objectives?

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, but not process, 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 by the Town Council or if not affirmed by a vote of the citizens of the Town of Cave Creek, the applicant must wait one year from the date of denial before resubmitting the same application to the Town.
INTRODUCTION
The Water Resource Element, among other things, describes a process that assembles information on the current water supply, the current water usage (including estimated water losses), and the commitments to new developments to meet the assured water supply in the future for each of the water systems the Town manages. It also outlines a set of desirable goals, reporting standards and policies that currently do not exist. 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 purchased the water companies to control our vital resource and to provide for the future water needs of the Town of Cave Creek.

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 ADWR as a large provider in the Phoenix Active Management Area (AMA). As of 2016, Cave Creek Water Department served approximately 2,622 accounts through the Cave Creek Water Company and 1,723 through the Desert Hills Water Company. Additionally a significant segment is also supplied hauled water. The remaining properties in Cave Creek, not served by the Water Department, are served by approximately 800 private wells.

THE CAVE CREEK WATER SUPPLY AND FUTURE DEMANDS
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 southwest 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. Cave Creek has five inactive groundwater wells, and one active well that is used to supply water to the Rancho Mañana Golf Course. The Town has opted not to use the wells 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 four and possibly five of the original wells 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 Plant 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.

1 ADWR places limits on the amount of water that can be withdrawn.
Several years ago, the Cave Creek Town Council approved a resolution to apply to the ADWR for an additional annual allocation of 1,300 AF of Central Arizona Project water under the category Non-Indian Agriculture (NIA) Water; however, in 2014 the ADWR recommended that the Town’s supply only be increased by 386 AF\(^2\). There are important limitations in this category of water entitlement. More specifically, the ADWR issued a document in February 2013 specifically identifying the prospects for the allocations to be adjusted, noting that:

“This reallocation is for NIA Priority water which has a lower priority than Indian and Municipal and Industrial (M&I) Priority CAP water. This water is expected to have reduced availability, especially during times when Arizona is affected by shortage operations on the Colorado River. The Departments’ analysis of the average availability of this 96,295 af of NIA Priority water predicts that an average of about 64,000 af will be available over the next 100 years, assuming a moderate development schedule on the main stem of the Colorado River. This availability is expected to reduce to an average of about 58,000 AF after 2030 due to projected increases in use for all Colorado River water users. Within this average availability over the next 100 years, it is anticipated that this NIA water supply will be fully available in some years, partially available in other years, and in some years it will not be available at all. Recipients of this reallocation will need alternate water supplies and the necessary infrastructure to use those alternate water supplies in order to meet future firm demands in years of reduced or no availability of this NIA Priority water.”

Assuming two individuals per household and using the information the Town reported for the Cave Creek and Desert Hills Water Systems to the ADWR in 2014 and 2015, the average daily per capita use was:

<table>
<thead>
<tr>
<th>Water System</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cave Creek Water System</td>
<td>179.7</td>
<td>180.7</td>
</tr>
<tr>
<td>Desert Hills Water System</td>
<td>172.9</td>
<td>170.7</td>
</tr>
</tbody>
</table>

The 16-inch pipeline that runs from the CAP Canal up to the Town’s water treatment plant is a key “lifeline” for the Town. Its condition and maintenance are vital to a reliable water supply. Plans must be developed for disruptions and for summer usage level which can exceed the capacity of the line to deliver required water.

In addition to the variability in the NIA water entitlement year by year it was justified as water required for Desert Hills. Acquiring the water from the CAP will require over $500,000. There are also the costs of upgrading the pipeline capacity that will need to be addressed to get the water to Cave Creek. The

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\(^2\) 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). The ADWR recommendation was transmitted to the Dept. of Interior on January 16, 2014. It was considered by the Board of CAP on May 7, 2015. There were meetings and a comment period allowed for the Bureau of Reclamation’s Environmental Impact Assessment in July 2016. No action has been taken.
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, 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.

The Town intends to conform to the State Land Department’s Pre-Annexation Development Agreements for the areas known as Apache Wash, Rogers Wash, Willow Springs and the Core Site recorded with the Maricopa County Recorder’s Office as documents 2009-0065336 (Apache Wash), 2009-0065339 (Rogers Wash) 2009-0065342 (Willow Springs) and 2008-0334349 (Core Site). Developments in these areas are expected to adhere to the Town’s Water Policy.

The CAP water supply is expensive with prices that increase each year 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.

Put forth by the Town of Cave Creek Water Advisory Committee

Town of Cave Creek
2018 General Plan
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 maintain a potable water supply for citizens who need to convert from private wells to the Town supply as a result of declining groundwater levels or other needs.

      1) Policy/Action: Continue to monitor the static groundwater level, identify problem areas and report to the Town Manager and Town Council the forecasted demand periodically; annually is suggested.

      2) Policy/Action: Explore opportunities to enhance groundwater supplies or to extend water service to existing well users in order to reduce the number of wells drawing from the critical groundwater sub-basin. The data should be tracked within a process that assures information on supplies are available.

   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 periodically; a monthly report is suggested.

   C. Objective: Manage the water and wastewater enterprises efficiently.

      1) Policy/Action: The Town of Cave Creek needs a permanent Licensed Utility Manager.

      2) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop a system to provide reports of water usage, commitments and losses for each water system (Cave Creek and Desert Hills) periodically; a quarterly basis is suggested.

      3) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop a system that tracks operating expenses by water system (Cave Creek and Desert Hills) and wastewater system and report periodically; a quarterly basis is suggested.

      4) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop a system that monitors the water infrastructure by water system (Cave Creek and Desert Hills) for any vulnerabilities within the reliability of operations periodically; quarterly reports are suggested.
5) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop a system that evaluates net revenues (total revenue less operating expenses) by water system (Cave Creek and Desert Hills) and wastewater as part of evaluating rates and report to the Town Council periodically; quarterly reports are suggested.

6) Policy/Action: The Town should update its water supply system to conform to the current best practice standards.

7) Policy/Action: Wells that were installed in the Carefree Sub-Basin should be put back into service in order to meet long-term service requirements.

8) Policy/Action: Treated wastewater reuse options should be considered and planned for, including greater utilization of the Wastewater Treatment Plant.

9) Policy/Action: Treated wastewater resuse options should be considered and planned for, including greater utilization of the Wastewater Treatment Plant.

D. 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: The Town Council needs to direct the Town Manager, working with staff, to develop standard operating procedures for actions to be taken in the event of a water emergency.

2) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop a system to assess the amounts of water recorded as used by different categories of users by water system periodically; monthly is suggested. This system will help to identify leaks and areas where targeted efforts are needed to encourage conservation.

3) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop an assessment of the effects of water rate structure on conservation by water system periodically; an annual report is suggested.

4) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to develop plans to acquire and store the Non-Indian Agricultural water entitlement granted to Cave Creek in 2014 as soon as the water is made available. Reporting on an annual basis is suggested.
E. Objective: Maximize access to unused Central Arizona Project water entitlements.

1) Policy/Action: The Town Manager should negotiate with contiguous communities with the goal to interconnect water systems with a specific plan and timescale to assure that the Town has the ability to store and or to bank water associated with the Cave Creek CAP entitlement, to have access to water for emergencies, and to explore the potential for commercial relationships for purchasing potable water in order to more efficiently manage the water system. A report will be provided to the Town Council periodically on the status of this process with a goal of completing arrangements as soon as possible.

2) Policy/Action: Implement emergency plans for access to stored or processed Cave Creek CAP entitlement provided internally or from contiguous communities by inter-connections.

F. 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: Inform the public of the contingency plans for water emergencies and establish Town Code governing implementation of such plans.

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

1) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to establish and update projections for 3, 5, and 10 year time horizons that allow evaluation of the balance between future water availability and future water needs, including the status of the water commitments by water system periodically; annual reporting is suggested.

2) Policy/Action: The Town Council needs to direct the Town Manager, working with staff, to work with the AZ Department of Water Resources and other relevant sources to identify the prospects for contracting for water transfers with other entities that have CAP water entitlements.

3) Policy/Action: The Town Manager should work with the Town Attorney to review ordinances and recommend to the Town Council any modifications that would require developers operating in areas served by either water system meet the Town’s water policy.
4) Policy/Action: Town Council needs to direct the Town Manager, working with staff, to assess and improve the facilities supporting both water systems’ ability to pump water from each system’s wells under their respective agreements with the ADWR for such pumping.

5) Policy/Action: Town Council needs to direct the Town Manager, working with staff, to develop an assessment of the long term viability of the groundwater supplies from each water system’s wells and report periodically to the Town Council. Annual reports are suggested.

6) Policy/Action: Town Council needs to direct the Town Manager, working with staff, to develop plans for each water system and the wastewater system to monitor, upgrade or replace infrastructure as needed.

7) Policy/Action: The Utility Manager should develop water use guidelines for water conservation and public education and a system to monitor their effectiveness.

8) Policy/Action: The Town should evaluate options to assure a reliable water supply through, among others, groundwater, CAP supplies, conservation, recharge facilities, and interconnects with other providers.

9) Policy/Action: The Town should amend the land use planning and approval process so that all land use decisions provide an analysis of the water implications of each proposed change in land use or zoning. Proposals for new developments or modifications in existing developments that are not completed will require documentation that the developer involved provides an external water supply sufficient to meet the complete needs of the new development or the proposed modification prior to approving proposals for new or modified developments.

2. **GOAL:** Increase the use of existing sewer and Wastewater Treatment systems to recover water, fill existing capacity, reuse or store that water, and protect groundwater quality and other environmental elements.

   A. **Objective: Encourage the use of the Wastewater Treatment Plant.**

   1) Policy/Action: The Town Manager, working with staff and in consultation with the Town Attorney should encourage the use of the Town’s wastewater system by discouraging the use of septic tanks for all new subdivisions, commercial and multi-family and new homes where connections to sewer lines are reasonably available.
B. Objective: The Town should encourage greater use of its Wastewater Treatment System.

1) Policy/Action: The Town Manager, in consultation with the Town Attorney should propose modifications to existing Town Code whereby any new subdivision is required to use the Town system, if capacity is available or construct an approved local system which treats waste and returns the water to the Town or inject the treated reclaimed water to an aquifer currently used for groundwater and discourage the use of septic systems.
MISSION

Our community wishes to preserve natural desert as open space.

INTRODUCTION

Two components, preservation and development, must be considered together or neither will be successfully implemented in achieving the Town’s vision. The Open Space Element describes the Town’s ethic for preserving publicly-owned open space and for encouraging conservation of open space on private property in concert with development. This element documents those lands that have been, or are intended to be, preserved as open space.

Open Space has been defined differently in the Town’s Zoning and Subdivision Ordinances. For the purpose of this element, Open Space essentially describes the wash corridors, steep slopes and peaks that have defined Cave Creek since prior to the community’s settlement in 1870. As Cave Creek’s attraction as a destination for tourists and incoming residents alike continues to grow, the preservation of the Sonoran Desert in which the Town of Cave Creek is located becomes imperative.

Our open spaces of High Sonoran Desert are connected by many miles of non-motorized public trails. The General Plan Trails Map (Appendix B-3) shows existing, dedicated trails as well as places that will be considered for new trails if the land owners elect to grant trail easements. Emphasis is given to riparian areas and other natural features on public land as well as places where new trail segments could enhance non-motorized connectivity of different parts of the Town.

Trail connections at the boundaries of the Town provide easy access to a far larger network of trails within the Phoenix Sonoran Preserve, State Trust Land, the Maricopa (County) Trail and more than 4,000 square miles of the Tonto National Forest.

No land owner will be deprived of his property rights on the basis of any of these proposed trails. They are a part of a “wish list” and do not in any way impinge upon the rights of property owners.

The Sonoran Desert is integral to providing connectivity for wildlife corridors, as well as trail connections across the Town. Coyotes, javelina, deer, mountain lions and bobcats use the wash corridors and prescribed undisturbed areas across private property.

The Zoning Ordinance supports preservation through the requirement of a 12-foot Native Habitat Corridor around the perimeter of all Desert Rural Zoned properties. Further, the ordinance establishes minimum undisturbed land percentages for residentially and commercially zoned properties. The establishment of these areas is encouraged to be contiguous with undisturbed areas on adjacent properties to allow for greater connectivity for wildlife corridors. The Subdivision Ordinance requires an assessment of Environmentally Sensitive Land prior to planning residential subdivisions. It includes an incentive whereby density may be transferred to provide for and to encourage greater areas of open space which can be conserved through a plat process.
THE TOWN OF CAVE CREEK OPEN SPACE

The Town of Cave Creek abuts 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.

In 2008, the Town completed three annexations of State Land with the implementation of three pre-annexation agreements (Rogers Wash, Willow Springs, and Apache Springs) and one Development Agreement for State Land already within the Town boundaries (the Core Site Land). Those agreements describe the process for preserving and developing those lands over a twenty-year period.

Table 5 – Town of Cave Creek Major Open Space

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cave Creek Regional Park</td>
<td>2,730</td>
<td>Maricopa County</td>
</tr>
<tr>
<td>Spur Cross Ranch Conservation Area</td>
<td>2,235</td>
<td>State/County/Town of Cave Creek</td>
</tr>
<tr>
<td>Rogers Wash</td>
<td>1,900</td>
<td>Arizona State Land Dept.</td>
</tr>
<tr>
<td>Core Site Land Within the Town</td>
<td>1,125</td>
<td>Arizona State Land Dept.</td>
</tr>
<tr>
<td>Willow Springs</td>
<td>645</td>
<td>Arizona State Land Dept.</td>
</tr>
<tr>
<td>Desert Foothills Land Trust Protected Land</td>
<td>375</td>
<td>Desert Foothills Land Trust</td>
</tr>
<tr>
<td>Within the Town *</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apache Springs</td>
<td>360</td>
<td>Arizona State Land Dept.</td>
</tr>
<tr>
<td>Black Mountain Preserve</td>
<td>75</td>
<td>Maricopa County</td>
</tr>
<tr>
<td>Desert Awareness Park</td>
<td>29</td>
<td>Town of Cave Creek</td>
</tr>
<tr>
<td>Saguaro Hill</td>
<td>6</td>
<td>Town of Cave Creek/Desert Foothills Land Trust</td>
</tr>
<tr>
<td>TOTAL</td>
<td>9,480</td>
<td></td>
</tr>
</tbody>
</table>

*Acreage includes the Desert Enclave Preserve, Go John Canyon Preserve, and the Jewel of the Creek Preserve.

Cave Creek Regional Park – 2,730 acres *

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. The rodeo grounds, currently controlled by the Town of Cave Creek and located at the southwest corner of the Park, has contributed toward establishing the Cave Creek Regional Park as an important equestrian area in the region. The Cave Creek Regional Park Trails are connected to the Town of Cave Creek’s Trail System.
**Spur Cross Ranch Conservation Area – 2,235 acres** *

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.

**Black Mountain Summit Preserve - 75 acres** *

Black Mountain Summit Preserve is approximately 235 acres in area in both Cave Creek (approximately 75 acres) and Carefree (160 acres). The Preserve is owned and managed by Maricopa County. Access to the property is from the north through Cave Creek on a trail that is located along the School House Road alignment within a 66’ wide Bureau of Land Management Patent Reservation for public easement.

**Desert Awareness Park – 29 acres** *

Desert Awareness Park was established in 1994. The approximately 29-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 is approximately one-fourth of a mile west of the Vermeersch Road alignment.

**Saguaro Hill – 6 acres** *

Overlooking downtown Cave Creek is a magnificent hill known as “Saguaro Hill”, named for the hundreds of saguaro cactus. This hill is a Cave Creek landmark, and was the first land purchased by the Desert Foothills Land Trust (DFLT) in 1997. In 2007, in partnership with the Town of Cave Creek, an additional two acres were added to the east side of the preserve, successfully creating approximately 6 acres of permanently conserved land for the community.
Desert Foothills Land Trust (DFLT) Preserves - 375 acres *

The DFLT is a well-respected organization working to conserve the most sensitive and important open spaces in the North Valley including areas in the Town of Cave Creek. Part of their Mission statement is to conserve and steward sensitive lands and species for the survival of the Sonoran Desert.

In addition to Saguaro Hill, the DFLT has preserved approximately 375 acres within the Town of Cave Creek boundaries, including well known areas such as Desert Enclave Preserve, Go John Canyon Preserve, and the Jewel of the Creek Preserve.

* The Preserved Open Spaces provide connectivity to approximately 50 miles of the Town’s non-motorized trail system for use by residents and visitors.

FUTURE OPEN SPACE

The objective of open space is to enhance the livability and character of the Cave Creek 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, and its desire to protect as much open space as possible for future generations of citizens and wildlife to enjoy.

Arizona State Trust Lands – 4,030 acres of 7,686 acres are zoned open space

Resolution Numbers R2008-12 Willow Springs, R2008-13 Rogers Wash, R2008-14 Apache Wash, and R2008-15 Core Site Land were adopted by the Cave Creek Town Council on March 17, 2008. These Resolutions authorize the State of Arizona and the Town of Cave Creek to enter into a 20 year term agreement to facilitate the annexation, zoning designation and development of these State Trust Lands.

<table>
<thead>
<tr>
<th>Location</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Site Land</td>
<td>1,125</td>
</tr>
<tr>
<td>Rogers Wash</td>
<td>1,900</td>
</tr>
<tr>
<td>Willow Springs</td>
<td>645</td>
</tr>
<tr>
<td>Apache Springs</td>
<td>360</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,030</strong></td>
</tr>
</tbody>
</table>

The Pre-Annexation Development Agreements and Core-Site Development Agreement that are referenced by the aforementioned Resolutions are acknowledged in Appendix A of the General Plan.
GOALS, OBJECTIVES AND POLICIES

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

   Our natural open space is one of the principal elements of our development pattern, lifestyle, values and economy. We protect and conserve open space to ensure that Cave Creek remains a unique and 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 http://www.cavecreek.org/DocumentCenter/107).

   A. **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: Prioritize 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: Prioritize 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.

      3) Policy/Action: Prioritize protection from development those areas that have significant natural landscape features, vegetation, wildlife habitat or activity or areas that provide views of the mountains or other important features identified in this Plan or other documents acknowledged in this Plan.

      4) Policy/Action: Provide strategies for acquiring open space, including partnerships with organizations such as the Desert Foothills Land Trust, and sources of the acquired acquisition funds.

2. **GOAL: Respect Public and Privately Owned Open Space by Conserving and Protecting the Geology, Flora, Fauna and Water resources Within Them.**
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 addresses 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. 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 CAVE CREEK ENVIRONMENT
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 Xeroriparian 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, subject to fiscal resources. These uses may include passive uses, such as multi-use non-motorized trails, or more developed recreational facilities.

- It is important to protect unique and sensitive riparian plant and wildlife habitats along Cave Creek Wash and its tributaries on public lands and to seek cooperation of private landowners in this endeavor. Controlling non-motorized access to these areas is desirable.

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

- When considering projects, special consideration must be given to cultural and sacred sites, springs and caves.

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: 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: When washes must be crossed on public land, ensure that they are as nearly perpendicular to the wash as is reasonable and on private land encourage the same.

   3) Policy/Action: Coordinate wash conservation corridors or drainage easements with the Town and other jurisdictional agencies 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 jurisdictional waterways.
6) **Policy/Action:** Through effective planning and site plan review, minimize the development of road or utility crossings that would have negative effects on native vegetation or wetlands in the planning area.

7) **Policy/Action:** Only permit placement of trails located along stream courses and washes that are reasonably parallel with the stream/wash and limit stream/wash crossings.

8) **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 [http://www.cavecreek.org/DocumentCenter/Index/44](http://www.cavecreek.org/DocumentCenter/Index/44).

9) **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 Sonoran desert, defined by the vegetation, wildlife and views is integral to the enjoyment of the Town of Cave Creek residents. Dark skies have a social and economic value; they must be protected from inappropriate, excessive or unnecessary light trespass onto neighboring properties. The nighttime sky should be protected by good lighting ordinances, an educational outreach program, neighbors cooperating with and respecting each other and, when necessary, code enforcement.

**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 help ensure that the Town is not affected by FAA or other designated flight paths

**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.

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.

E. **Objective:** Preserve our dark skies.

1) **Policy/Action:** Actively enforce that property owners 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.

### 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 commercial businesses and construction sites.

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

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.
**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 (which can be accessed via the Town’s website at [http://www.cavecreek.org/DocumentCenter/View/832](http://www.cavecreek.org/DocumentCenter/View/832)) and No. 5 – Trails (which can be accessed via the Town’s website at [http://www.cavecreek.org/DocumentCenter/View/514](http://www.cavecreek.org/DocumentCenter/View/514)).

**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 [http://www.cavecreek.org/DocumentCenter/View/832](http://www.cavecreek.org/DocumentCenter/View/832)).

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 completed construction of bicycle lanes and is implementing a system of 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 (meaning the Town has acknowledged receipt of the study) the Transportation Framework Study prepared by the Maricopa Association of Governments. The study suggests 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 http://www.cavecreek.org/DocumentCenter/View/2602.

Other streets in the Town of Cave Creek are two lanes wide, having a bituminous or chip seal surface, or are unpaved. Some cross the numerous washes at grade, while others are served by culverts. 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 the base of Black Mountain and continues north through a 4-way stop sign controlled intersection at Cave Creek Road adjacent to the post office and terminates at State Land approximately 2 ¼ miles from the 4-way stop.

- 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.

- 32nd Street and 26th Street are 2-lane paved major 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, as well as with adjacent parks and the National Forest.

- Growth in traffic along Cave Creek Road may affect 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 roads. They are two lanes wide, having a bituminous or chip seal surface, or are unpaved. The Town is currently in year three of a ten-year road maintenance program.

- There is a shortage of parking in the Town Core during special events.
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 transportation corridors 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. The purpose of this Policy/Action item is to prevent these roads from becoming reclassified above the classification of “Collector Road” as defined in the Technical Design Guidelines (No. 2 Transportation Design Guideline), accepted by Town Council on 9-21-09, effective on 9-22-09. The Transportation Design Guideline can be accessed via the Town’s website at [http://www.cavecreek.org/DocumentCenter/View/832](http://www.cavecreek.org/DocumentCenter/View/832).

   4) Policy/Action: Future development of State Trust Land south of Cloud Road shall tie into existing road alignments at the north side of Cloud Road; such limitation would not preclude connecting those alignments with 32nd Street by loop roads.

   5) Policy/Action: Encourage future development of State Trust Land south of 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 Town Core Plan and plan for alternate access in other anticipated bottlenecks throughout Cave Creek. (See the Cave Creek/Carefree Transportation Framework Study as listed in Appendix A). (This study can be accessed via the Town’s website at http://www.cavecreek.org/DocumentCenter/View/2602).

   **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 Framework 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**: Encourage below-ground parking and consider multi-level above-ground parking, when appropriate.

   B. **Objective**: Prohibit parking which back out on to Cave Creek Road for all new applications.

   C. **Objective**: Continue to identify additional parking throughout the Town Core.

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.
TRAILS

INTRODUCTION
The purpose of the trail system is to connect and provide non-motorized recreational 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 http://www.cavecreek.org/DocumentCenter/View/514). 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 http://www.cavecreek.org/DocumentCenter/View/514)

- 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.

• All new public trails on private property shall be processed in accordance with procedures approved by the Town Council.

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. Trail easements will not become public roadways.

      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.

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 and connectivity.
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. Post regulations at trail entrances and major road intersections.
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, western character of the Town. This is expected to continue into the future by maintaining low residential densities, fostering a vibrant Historic Town Core and supporting additional commercial areas, as identified, consistent with the availability of water.

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. Approximately 2,700 acres 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.

Preservation of the Town’s rural, western, equestrian character is important and will, in part, be accomplished through careful stewardship of appropriate commercial development within the Historic Town Core and in the commercial corridor that is complementary to the entertainment, retail, dining and tourist activities found in the Town Core. The above will be aided by recognition of our historic buildings. Efforts must be made to identify, preserve and protect the “Cave Creek” look and the setting in which it exists.

Maintaining the character of Cave Creek in the next ten years will take a determined effort by the elected leadership, the Commission and Boards, the Town staff and, most importantly, the residents. This will require clear definition of preservation, education for all parties, and ordinances which enforce the direction we seek.

In addition to placing significance and protections on historically significant buildings, this preservation effort will be a valuable tool for building a community sense of what it is that makes Cave Creek a very special place to live and visit.

New commercial opportunities should be targeted which will enhance the community’s sales tax base with the goal of securing the fiscal health of the Town.

Residential and commercial neighborhoods throughout the Town should be maintained and enhanced through appropriate infrastructure investment.
Planning Considerations
The northward expansion of the urban area south of the Town of Cave Creek is a concern to the Town in terms of the impacts to traffic levels and patterns, particularly on Cave Creek Road south of the Carefree Highway and along Carefree Highway westerly. An important goal of this Plan is to mitigate negative traffic impacts to the Town.

The General Plan identifies 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.**

   A. **Objective:** Maintain the Historic Town Core’s vibrant character and foster its market niche of local retail, restaurants, entertainment and tourist businesses and attractions.

      1) Policy/Action: Support appropriate growth element areas within the Historic Town Core, through identification of historically significant buildings by establishing preservation standards for these properties and associated adjacent development proposals.

   B. **Objective:** Maintain the Historic Town Core’s character.

      1) Policy/Action: Acknowledge the importance of protecting the Town’s historic built environment and landscape characteristics which add to the cultural and historic definition of Cave Creek’s character through:

         a) Establishing a citizen committee charged with documenting the iconic/historic qualities of the Historic Town Core by:

            ❖ Creating a map which identifies iconic/historic structures, authenticating their history and establishing a chronology of their use in Cave Creek.

            ❖ Developing guidelines to insure that the purpose for identifying iconic/historic buildings is understood, and the issues related to growth and development related to these character defining elements of Cave Creek can be clearly communicated to interested parties.
C. **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**: Promote the high traffic areas of the Historic Town Core along Cave Creek Road for the primary tourist specialty and entertainment markets.

4) **Policy/Action**: In the areas in the Historic Town Core adjacent to the high traffic areas, foster office, civic/cultural and neighborhood retail and service uses.

D. **Objective**: Foster development along the Cave Creek / Carefree Highway commercial corridor that complements the Historic Town Core.

1) **Policy/Action**: Acknowledge the Carefree Highway Plan.

2) **Policy/Action**: Continue to identify other opportunities for commercial growth.

2. **GOAL**: **REINFORCE RESIDENTIAL DEVELOPMENT COMPATIBLE WITH THE RURAL DEVELOPMENT PATTERN DESCRIBED HEREIN.**

A. **Objective**: Ensure rural development patterns are maintained through the application of the Subdivision Ordinance, as amended from time to time.
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, including infrastructure utilization, development and enhancement, 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 available through 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 critical importance in determining growth in Cave Creek. This is discussed in the Water Resource Element of the General Plan.
WASTEWATER
The Town of Cave Creek owns, manages and maintains the 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
- The Town may experience increased demands for service from new development. Any new contemplated service will require a cost benefit analysis and will be subject to approval by Council.

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: 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, complementary to the Historic Town Core, supplying goods and services required in the area, 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-Principal Arterial Roadway
Roadway of regional importance that provides regional continuity and carries large traffic volumes. It provides high level of traffic mobility and a low level of access to adjacent development. The design speed is 35-55 mph and design volume is 30,000-60,000 vehicles/day. The typical alignment of a Principal Arterial is along the section line. The right-of-way requirement is 130 to 150 feet.

Arterial Minor Roadway
Roadway that provides moderate continuity and carries moderate traffic volumes. The traffic mobility is moderate and access to adjacent land use is more frequent and accepted. The design speed is 35-45 mph and design volume is 20,000-35,000 vehicles/day. The typical alignment of a Minor Arterial is along the section line. The right-of-way requirement is 110 feet to 120 feet.

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

Capacity Charges
Fees charged by the Town to developers, water and sewer customers for present and future capacity of the sewer and water systems, including the Town’s cost of buying water, infrastructure required to transport, store and deliver water, and to collect and treat sewage.

Carrying Capacity (Residential Land)
The number of living units and accessory buildings permitted by the land’s zoning while honoring lot coverage restrictions, setbacks, open space requirements, streets, alleys, and easements.

Carrying Capacity (Commercial Land)
The number of square feet enclosed and under roof permitted by the land’s zoning plus any outside storage or uses such as patios, while complying with all zoning restrictions such as open space, landscaped areas, parking, setbacks, streets, alleys and easements.

Carrying Capacity (Resources)
The capacity of roads, water, sewers to serve new development.

Character (of Development)
Special characteristics of structures and/or areas that separate it from its surroundings and contribute to its individuality.

Character (Town Core)
The eclectic mixture of architecture, materials, and uses that comprise the Town Core area.
**Character (Western)**
The overall architectural appearance of improvements and/or nature of uses and/or uses that are commonly viewed as western.

**Collector/Major Roadway**
Roadway that provides short continuity and carry low traffic volumes. It connects local neighborhood and business traffic on local streets to arterial street network. The design speed is 25-35 mph and the design volume is 20,000 vehicles/day. The typical alignment of a Major Collector is along the mid-section line. The right-of-way requirement is typically 80 to 110 feet.

**Collector/Minor Roadway**
Roadway that provide short continuity and carry low traffic volumes. It connects local neighborhood and business traffic on local streets to arterial street network. The design speed is 25-35 mph and the design volume is 5,000 vehicles/day. The typical alignment of a Minor Collector is along the quarter-section line. The right-of-way requirement is typically 60 to 80 feet.

**Commercial**
A land use classification that permits facilities for the buying and selling of commodities and services. For further clarification, there are three Commercial zones:
- Commercial Buffer (CB),
- Town Core Commercial (TCC) and
- General Commercial (GC)

**Commercial Corridor**
The commercial corridor on Carefree Highway is located between 48th and 54th Streets on the north and between 52nd and 56th streets on the south.

On Cave Creek Road the commercial corridor extends from Carefree Highway south to Seven Palms Drive.

**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.

**Conservation Corridors (Wash)**
A non-possessory interest in and along washes, streams and rivers having periodic or constant water inundation, and/or containing substantial amounts of flora, fauna and other life, thereby creating habitat and erosion protection.

**Construction Sites (Normal)**
On any parcel of land, an activity or process that requires a building permit and that adds a building or adds to a building, and any activity that requires a permit for the installation of sewer, water, cable, electricity, storm sewers, or other similar uses.
**Dark Sky Community**
A dark sky community is a town, city, municipality that is dedicated to the preservation of the night sky through the implementation and enforcement of a quality outdoor lighting ordinance, dark sky education and citizen support of dark skies. Dark Sky Communities promote responsible lighting and dark sky stewardship, and set good examples for surrounding communities.

**Density**
The number of dwellings of residential units allowed per lot of record.

**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. For further clarification, there are four Desert Rural Land Use categories:
- DR-190: 190,000 square feet per lot (minimum lot size);
- DR-89: 89,000 square feet per lot (minimum lot size);
- DR-70: 70,000 square feet per lot (minimum lot size);
- DR-43: 43,000 square feet per lot (minimum lot size).

**Developer**
Any owner, individual or company engaged in the activity of converting undeveloped land into a commercial, residential or open space use through improvements on, under, over or to the land.

**Development**
Any human-caused change to improved or unimproved real estate that requires a permit or approval from any department of the Town, County or State, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling activities, and storage of materials for use in conjunction therewith. Routine repair and maintenance activities are exempted except as otherwise defined in the Town’s ordinances.

**Development Fees**
A fee or fees imposed on a developer to pay for the Town's costs of providing services to process applications, review plans, issue permits, inspect construction of improvements as well as fees for sewer and water service, sewage treatment, and infrastructure.

**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.

**Environment (Natural)**
All undisturbed and re-established land and flora, fauna, air, water, minerals, noise and objects of historic, aesthetic, or archaeological significance.

**Environmental Ethic**
Environmental ethics is the moral relationship of human beings to, and also the value and moral status of, the environment and its non-human contents.
**Environmentally Sensitive Land**
An identifiable area of land that contains a natural feature or features protected by government regulations.

**Flood Fringe**
The areas of a delineated floodplain adjacent to the floodway where encroachment may be permitted.

**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. The area susceptible to inundation by a base flood including areas where drainage is or may be restricted by man-made structures which have been or may be covered partially or wholly by flood water from the 100-year flood.

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

**General Plan Amendment (Major)**
A proposal to amend the General Plan for 10 acres or more.

**General Plan Amendment (Minor)**
A proposal to amend the General Plan for less than 10 acres. Desert Rural is not eligible for minor amendments.

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

**High Density Residential**
For further clarification, there is one Multiple Residence zone in the Zoning Ordinance:

   MR: Multiple Residence: 6,000 square feet per lot (minimum lot area).

**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. It is a Specific Area Plan with its own unique provisions and zoning map, adopted by Resolution, April 2, 2012. It is an amendment to the General Plan.

**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.

**Land Use Categories**  
Those twelve (12-5-17) designations shown on the Land Use Map and described in this document.

**Land Uses (Dissimilar)**  
When the permitted uses on a parcel or lot contradict with one or more uses allowed in the adjacent or nearby lot or parcel.

**Local Roadway**  
Roadway that provides direct access to adjacent land use and handles very low traffic volumes. It will connect local traffic to collector street network and will not connect directly to arterial streets. The design speed is 15-30 mph and the design volume is 1,500 vehicles/day. The right-of-way requirement is typically 50 to 60 feet.

**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.

**Minor Arterial Roadway**  
Roadway that provides moderate continuity and carries moderate traffic volumes. The traffic mobility is moderate and access to adjacent land use is more frequent and accepted. The design speed is 35-45 mph and design volume is 20,000-35,000 vehicles/day. The typical alignment of a Minor Arterial is along the section line. The right-of-way requirement is 110 to 120 feet.

**Minor Collector Streets**  
Roadway that provide short continuity and carry low traffic volumes. It connects local neighborhood and business traffic on local streets to arterial street network. The design speed is 25-35 mph and the design volume is 5,000 vehicles/day. The typical alignment of a Minor Collector is along the quarter-section line. The right-of-way requirement is typically 60-80 feet.

**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
Paths and trails 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.

Planning Influence Area
Those areas potentially annexable in close proximity but not inside the Town Corporate Limits.

Plant List (Approved)
A list maintained by the Town of plants permissible for landscaping.

Plant List (Prohibited)
A list maintained by the Town of plants prohibited for landscaping.

Property Rights (Private)
An owner’s private-property rights consist of three basic elements subject to certain reasonable land use restrictions imposed by government: the exclusive right to choose how property will be used, the exclusive right to any benefits derived from property, and the right to exchange property with someone else on terms that are mutually agreeable to the two parties. Private-property rights are subject to such restrictions. National, state, and local governments commonly restrict property rights to some extent. They do so for a variety of reasons, including political traditions and beliefs, the desire to promote the well-being of a community through laws, rules, and regulations.

Public Land
Real property owned by government or the society at large.
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.

Ridgelines
The line described by the crest of an elongated raised band or strip on the surface of something, especially the crest of a chain of hills or mountains.

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.

Roads & Streets
(See Table 6 - Roadway Functional Classification – located behind the Circulation Map).

Rural (Character)
Rural character refers to the patterns of land use and development established by the Town in the rural element of its comprehensive plan: (a) In which open space, the natural landscape, and vegetation are predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Rural (Development Patterns)
See Rural Character

Rural (Lifestyle)
See Rural Character

Rural Community
Low population density relative to more urban areas.

Single Residential Zone
For further clarification, there are two divisions in the Zoning Ordinance:
- R-35: 35,000 square feet per lot (minimum lot size)
- R-18: 18,000 square feet per lot (minimum lot size)
**Services (Municipal)**
Common municipal services are:
- Water supply (Partially supplied).
- Sewage collection and disposal (Partially supplied).
- Refuse removal (not provided in Cave Creek).
- Electricity and gas supply. (Not provided by Cave Creek)
- Municipal health services. (Not provided by Cave Creek)
- Municipal roads and storm water drainage.
- Municipal parks and recreation.
- Fire Protection (Not provided by Cave Creek)
- Police Protection

**Sewage Treatment**
The mechanical and chemical treatment of raw sewage to a quality for re-use.

**Single Residential Zone**
For further clarification, there are two divisions:
- R-35: 35,000 square feet per lot (minimum lot size)
- R-18: 18,000 square feet per lot (minimum lot size)

**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.

**Slope, Steep**
Those areas that exceed 15% slopes as defined in the Hillside Regulations contained in the Zoning Ordinance.

**Slope Measurement Criteria**
Rise (in feet) / 100 feet = % of Slope.

**Specific Area Plan**
A specific plan is a planning mechanism authorized through the Arizona Revised Statutes. A specific plan may, in addition to zoning ordinances and subdivision regulations, offer regulations determining the location of buildings and other improvements with respect to existing rights-of-way, floodplains and public facilities. In addition, the specific plan may regulate the use of land, buildings and structures, the height and bulk of buildings and structures, and the open space around buildings and structures.

**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.

**Town Core Plan**
The Town Core Plan is a Specific Area Plan with its own unique provisions and Land Use Map, (adopted by Resolution No. R2012-03 on April 2, 2012). It is an amendment to the General Plan.
Traffic Impacts (Negative)
Increases in traffic beyond the acceptable capacities of existing streets, roads, and parking.

Trails (Public)
Non-motorized trails that have been accepted and/or created by the Town.

Trails (Wildcat)
Trails that are not dedicated to the Town of Cave Creek.

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

Wash Crossing – All Seasons
Improvements to correct flooding issues at low water crossings

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

Water (Preliminary Analysis)
A study that demonstrates a 100-year supply of water is available to serve a subdivision — although to qualify as an assured supply it must be demonstrated that the developer is financially capable to purchase the water and provide the necessary infrastructure to deliver the water to the individual user.

Water Supply (External)
A water source independent of the Town’s water supply.

Water Supply (Town)
The combined total amount of water available to the Town for delivery to customers and for public uses.

Water Supply (Wet)
The amount of water and infrastructure physically available for delivery to customers.

Western Heritage
Those significant activities, uses and peoples that have historically occupied the Town of Cave Creek.

Western Lifestyle
The lifestyles or behaviorisms, of, and resulting from the influence of, the (often romanticized) attitudes, ethics and history of the American Western cowboy and cowgirl and miners.

Zones
A way of identifying different land uses.

Zoning (Divisions)
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 or accepted and periodically amended by the Town of Cave Creek, are hereby affirmed in this General Plan:

Cave Creek/Carefree Transportation Framework 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)
(Core Site: Maricopa County Recording No. 2008-0334349)

Town of Cave Creek Carefree Highway Plan

Town of Cave Creek-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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(prepared by Yogesh Mantri, Town Consulting Traffic Engineer)
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APPENDIX B
B-1 LAND USE MAP

TOWN OF CAVE CREEK
GENERAL PLAN - LAND USE

Amended Date ______ by Resolution: ________
Amended Date ______ by Resolution: ________
APPENDIX B
B-2 PLANNING INFLUENCE AREA MAP
APPENDIX B
B-3 TRAILS MAP

NOTE: This map is a Planning Document ONLY. This is NOT an Official Trail Access Map.

NOTE: Proposed Trails are NOT Existing Trails until they are Dedicated.

NOTE: Trail Locations Depicted on this Map are Approximate.
APPENDIX B
B-4 MAJOR OPEN SPACE MAP

TOWN OF CAVE CREEK
MAJOR OPEN SPACE

NORTH
Town of Cave Creek
2018 General Plan
## APPENDIX B

### B-5A ROADWAY FUNCTIONAL CLASSIFICATION

<table>
<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>No. Through Lanes</th>
<th>Pavement Width</th>
<th>Shoulder Width</th>
<th>Curb</th>
<th>Existing Functional Classification</th>
<th>Recommended Functional Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carefree Highway</td>
<td>56th Street</td>
<td>Cave Creek Road</td>
<td>2</td>
<td>48'-88'</td>
<td>Varies</td>
<td>Varies</td>
<td>Principal Arterial</td>
<td>Minor Arterial</td>
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<tr>
<td>Carefree Highway</td>
<td>Cave Creek Road</td>
<td>50th Street</td>
<td>4</td>
<td>74'-140'</td>
<td>Varies</td>
<td>Varies</td>
<td>Principal Arterial</td>
<td>Principal Arterial</td>
</tr>
<tr>
<td>Carefree Highway</td>
<td>50th Street</td>
<td>46th Street</td>
<td>5</td>
<td>88'-100'</td>
<td>Varies</td>
<td>Varies</td>
<td>Principal Arterial</td>
<td>Principal Arterial</td>
</tr>
<tr>
<td>Carefree Highway</td>
<td>46th Street</td>
<td>24th Street</td>
<td>4</td>
<td>74'-116'</td>
<td>Varies</td>
<td>Varies</td>
<td>Principal Arterial</td>
<td>Principal Arterial</td>
</tr>
<tr>
<td>Cave Creek Road</td>
<td>Southern Town Limit</td>
<td>Carefree Highway</td>
<td>4</td>
<td>60'-100'</td>
<td>Varies</td>
<td>Varies</td>
<td>Principal Arterial</td>
<td>Principal Arterial</td>
</tr>
<tr>
<td>Cave Creek Road</td>
<td>Carefree Highway</td>
<td>Tom Darlington Drive</td>
<td>4</td>
<td>60'-100'</td>
<td>Varies</td>
<td>Varies</td>
<td>Major Collector</td>
<td>Major Collector</td>
</tr>
<tr>
<td>School House Road</td>
<td>Blue Ridge Drive</td>
<td>Flemings Springs Road</td>
<td>2</td>
<td>16'-36'</td>
<td>Varies</td>
<td>No</td>
<td>Minor Collector</td>
<td>Minor Collector</td>
</tr>
<tr>
<td>Flemings Springs Road</td>
<td>Spur Cross Road</td>
<td>Northern Town Limit</td>
<td>2</td>
<td>24'</td>
<td>Varies</td>
<td>No</td>
<td>Minor Collector</td>
<td>Minor Collector</td>
</tr>
<tr>
<td>Spur Cross Road</td>
<td>Cave Creek Road</td>
<td>Northern Town Limit</td>
<td>2</td>
<td>24'-36'</td>
<td>Varies</td>
<td>No</td>
<td>Minor Collector</td>
<td>Minor Collector</td>
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<td>32nd Street</td>
<td>Carefree Highway</td>
<td>Maddock Road</td>
<td>2</td>
<td>24'-40'</td>
<td>Varies</td>
<td>No</td>
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<td>Major Collector</td>
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<tr>
<td>24th Street/26th Street</td>
<td>Carefree Highway</td>
<td>Saddle Mountain Road</td>
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<td>24'-36'</td>
<td>Varies</td>
<td>No</td>
<td>Major Collector</td>
<td>Major Collector</td>
</tr>
</tbody>
</table>

### Classification Description:

**Principal Arterial -** Roadway of regional importance that provides regional continuity and carries large traffic volumes. It provides high level of traffic mobility and a low level of access to adjacent development. The design speed is 35-55 mph and design volume is 30,000-60,000 vehicles/day. The typical alignment of a Principal Arterial is along the section line. The right-of-way requirement is 130 to 150 feet.

**Minor Arterial -** Roadway that provides moderate continuity and carries moderate traffic volumes. The traffic mobility is moderate and access to adjacent land use is more frequent and accepted. The design speed is 35-45 mph and design volume is 20,000-35,000 vehicles/day. The typical alignment of a Minor Arterial is along the section line. The right-of-way requirement is 110 to 120 feet.

**Major Collector -** Roadway that provide short continuity and carry low traffic volumes. It connects local neighborhood and business traffic on local streets to arterial street network. The design speed is 25-35 mph and the design volume is 20,000 vehicles/day. The typical alignment of a Major Collector is along the mid-section line. The right-of-way requirement is typically 80 to 110 feet.

**Minor Collector -** Roadway that provide short continuity and carry low traffic volumes. It connects local neighborhood and business traffic on local streets to arterial street network. The design speed is 25-35 mph and the design volume is 5,000 vehicles/day. The typical alignment of a Minor Collector is along the quarter-section line. The right-of-way requirement is typically 60 to 80 feet.

**Local Street -** Roadway that provides direct access to adjacent land use and handles very low traffic volumes. It will connect local traffic to collector street network and will not connect directly to arterial streets. The design speed is 15-30 mph and the design volume is 1,500 vehicles/day. The right-of-way requirement is typically 50 to 60 feet.

---

### References:

Town of Cave Creek - General Plan 2016, April 2016
Cave Creek Carefree Transportation Frame Work Study - Final Report, November 2014
APPENDIX B
B-7 SOILS MAP

TOWN OF CAVE CREEK
GENERAL PLAN - SOILS

EXPANSIVE/COMPRESSIBLE SOIL TYPES
- Clayey Upland
- Clay Loam Upland
- Loamy Upland
- Loamy Hills
- Sandy Loam Upland
- Limy Fan

OTHER SOIL TYPES
- Sandy Bottom
- Shallow Upland
- Volcanic Hills
- Limy Upland
- Limy Slopes
- Granitic Hills

LEGEND
- JURISDICTIONAL BOUNDARY
- SECTION LINE
- STREET