

**Beaver Creek Regional Council  
Meeting Minutes – February 6, 2008  
Rimrock / Lake Montezuma Fire Station**

Council Member Attendance:

Fred Shute – Friends of the Well; Bill Cowan – Beaver Creek Kiwanis; Jeanette Rhoda – Concerned Citizens Group; Fred Roberts – BC Adult Center; Sharon Brooks – Lake Montezuma Property Owners Association; Bob Bruno – Thunder Ridge Property Owners Association; Kala Pearson – Lower McGuireville Property Owners; Yolanda Sprinz – Lake Montezuma Women’s Civic Group; Susan Fish – Rimrock Airport Association;

Absent were: Lance Morris – Blackhawk Point Yavapai Apache Reservation.

The meeting was called to order by President Fred Shute at 6:00 p.m.

**AGENDA ITEM 1) INTRODUCTION:**

Council members stated their names and represented organizations. Fred Shute introduced the Yavapai County District 3 Supervisor Chip Davis, Yavapai County Sheriff Steve Waugh and Lieutenant Jay Parkison Eastern Area Command as the guest speakers.

**AGENDA ITEM 2) APPROVAL OF MINUTES:**

Bill Cowan pointed out some name discrepancies on item 4 of the minutes. Bill Cowan moved and Susan Fish seconded to accept the minutes as written.

**AGENDA ITEM 3) TREASURER’S REPORT**

Brooks gave the Treasurer’s report. The fund balance is \$1,166.89. There were no disbursements for January.

**AGENDA ITEM 4) GUEST SPEAKER**

Yavapai County Supervisor Chip Davis – SB1575 and ADWR Rules

Supervisor Davis presented the status and intent of SB1575 as sponsored by Senator O’Halleron. He advised that the new law must be adopted unanimously by the County Board of Supervisors for it to take effect in Yavapai County. SB1575 will assist the County in land use planning. Davis advised on two new House Bills that may impact B1575:

The House Bill 2144 was introduced that prohibits counties and municipalities from allowing land divisions of five or fewer lots, tracts or parcels without a assured water supply certificate issued by the director of water resources, or unless the sub-divider has obtained a written commitment of water service for the subdivision from a city, town or private water company designated as having an assured water supply by the director of water resources pursuant to section 45-576 or is exempt from the requirement pursuant to section 45-576.

House Bill 2310 amending Sections 45-454, 604 and 634 of the Arizona Statutes relating to water. Beginning January 1, 2010, In an active management area, Wells shall not withdraw more than four acre-feet per year for non-irrigation use. For persons who withdraw water from an exempt well in an active management area, information shall be collected and maintained on a monthly basis and filed with the director.

Audience Q&A and discussions followed on the adequacies of Arizona water laws not modified since the 1930s; interpretation of adequate and 100 year water supply; the effects of lot splits in the county, Proposition 207 and the need for public input in rule making.

**GUEST SPEAKER** - Yavapai County Sheriff Steve Waugh briefly presented his opposition to the governor's plan to house state prisoners in Yavapai County jails. Gov. Janet Napolitano, in an effort to stem the bleeding from a treasury facing a \$1.2 billion shortfall next year, has proposed transferring state prisoners with sentences of less than one year to county jails throughout Arizona. Sheriff Waugh stated that according to his calculations, to house 500 prisoners for a year, at \$79 per day, would cost the county \$14.4 million, not including the cost of building adequate facilities to house them. The county houses about 520 prisoners of its own on any given day, leaving 164 open beds. Additional jail space would need to be constructed to house the other 340 state prisoners. Additionally, the county is projected to fill the 164 open beds within the next two years.

AGENDA ITEM 5) GUEST SPEAKER: Lieutenant Jay Parkison Eastern Area Command – Beaver Creek Area Crime.

Lieutenant Parkison provided crime statistics for 2007 in a handout and highlighted some of the crime incidents. The report indicated Traffic Violations having the most number of incidents at 318, followed by Animal Problem at 59 incidents and Suspicious Persons at 58 incidents. The report also noted the following statistics: Arson – 1; Assault – 9; Burglary – 16; Control Substance – 14; DUI Alcohol/Drugs – 17; Sex Offense – 3; Theft – 16; Theft Auto – 2; Vandalism – 13. Lieutenant Parkison advised the existence of two crime units: Special Crime Unit on Drugs and the Partners in Narcotics. He also advised that the Silent Witness program was returning to Yavapai County, while the TIPS (Turn In the PusherS) program will cease to exist. The loss of school resource officers are being replaced by law enforcement deputies in schools by the Do Right By Kids program. The Beaver Creek Sheriff sub-station is opened Mon. – Thurs 11:00 to 1:00 during the winter months and 9:00 to 11:00 during the summer months. Maggie Holt is the volunteer manning the sub-station. The phone number is 567-7710

AGENDA ITEM 6) COMMITTEE REPORTS

The Open Space, Recreation and Youth; Water Resources Committee reports were deferred to the next meeting.

The Transportation Committee reported that the I-17 TI construction was scheduled for bid in June with contract issue scheduled for July. Hopefully construction could start as early as August. Janet was attempting to arrange a guest speaker from ADOT to address the Council at a future meeting. A Transportation Committee Briefing report was distributed to the Council.

- ❖ The committee met on January 16<sup>th</sup> to continue to collect and discuss data for the Beaver Creek Plan Committee. Maggie Holt will be our designated liaison to the committee and ask one of us to substitute if she can't make a meeting. We'll discuss the EXCEL format to collate the transportation committee information at our next meeting.
- ❖ Bill Cowan suggested looking at another location for our I-17 interchange when it is built. We postponed that until the next meeting so that members could visit locations and we could get some more maps.
- ❖ Maxine Gilman brought to the meeting a petition from some Lower McGuireville residents many of whom attended the meeting. We advised them that we could not accept the petition, but that she could give it to the Council. The position of the Transportation Committee on local area road improvement is that it is our function to provide information to residents about County programs for road improvements and to help residents in getting questions answered. Residents living on public roads not maintained by the County have the option of paying for the improvement level that they desire through forming voluntary associations, road improvement and maintenance districts, and county road improvement districts. These are in order from least expensive to most expensive. In March there will be a presentation in Cottonwood at the County Annex on the RIMDs which are the newest option for residents. It is in the best interests of the majority of property owners to work together to find the best possible solutions for individual neighborhoods. This may mean finding some compromises that will work. The Transportation Committee will find a mediator to participate in local meetings if requested to do so.
- ❖ The next two meetings of the committee are scheduled for Wednesdays, February 13<sup>th</sup> and March 12<sup>th</sup> at 5 PM in the Adult Center. The topics for discussion will include data collection, interchange location, and the response received for the Pedestrian/Bike bridge request letter.

The Planning and Zoning Committee reported on their review of the Luna Vista Bed and Breakfast Use Permit application to Yavapai County. Ray Michalowski presented the report based on a hearing held by the BCRC Planning and Zoning committee on January 16<sup>th</sup> at 6:00pm in the Beaver Creek Adult Center.:

It is our conclusion that Kala Pearson and Frank Greene, a husband and wife team and parcel owners, have the right to apply for a Use Permit to allow operation of a 5-unit owner-occupied Bed and Breakfast.

We understand that:

- ❖ A waiver has been requested for screening since vegetation is already in place that performs that function;
- ❖ No Access Plan is required;
- ❖ Roads running through private property are used to access the site and published cautions about speed are already in place;

- ❖ Other B&Bs are approved in RCU-2A zoning;
- ❖ Neighbors in the immediate area 300 – 1000ft support the use permit;
- ❖ The permit does not ask for or does not allow for “special events”
- ❖ As a private household, ‘events’ common to any family are legal and permissible.
- ❖ Local concerns brought forward were a level of mistrust on the intentions of the owners; mislabeling special events as family events; conducting of special events; and road issues related to private vs legal access to the property.
- ❖ Several individuals in attendance who had expressed these concerns unanimously responded in the affirmative when asked, “Would you support this petition if there was a promise of ‘no special events’?”

There was much public comment on the character of special events at Luna Vista versus at the homes of area residents among both supporting and opposing members of the audience. Fred Shute commented that if the Council should support the Luna Vista application, would the owners abide by the stipulation of no special events. Kala Pearson stated that there would be no commercial special events as defined by County ordinance taking place on the Luna Vista Reay Road property, but as private citizens they would still engage in community and family activities in their home. She reported that they had gathered hundreds of signatures on support petitions for the use permit in addition to several letters of support. A chart of the petition signatures and support letters was distributed to the Council members.

After review of the reports and information provided to the Council, Fred Shute motioned and Brooks seconded to accept the P&Z report for support of the Luna Vista Bed and Breakfast Use Permit application to Yavapai County. The motion carried unanimously, with Kala Pearson absenting.

Community Plan Committee distributed the Beaver Creek Community Plan newsletter and announced the website address and meeting scheduled for February 27<sup>th</sup> at 6:30 at the Fire Station.

**AGENDA ITEM 7) OLD BUSINESS:**

Buzzard Rendezvous - Bill Cowan gave an update of the Kiwanis event at Sycamore Point March 28<sup>th</sup>. A committee to organize the event will meet this Friday at 9:00 at the Beaver Creek Baptist Church. Co-sponsors are needed for the event. Cowan suggested that each of the Council organizations sponsor a cook for the BBQ cook-off. The Kiwanis will supply the meat but an original BBQ sauce recipe (not store bought) would need to be used.

The Howdy Tour – Fred Shute thanked Bill Cowan for the informative tour of the community. Bill mentioned that he will be able to accommodate more people on the next tour.

Lima and Associates Letter - Bob Bruno asked if the letter to Lima & Associates from BCRC had been sent. Fred Shute advised it had been sent out. A request for a copy of the letter sent to Lima & Associate be published on the BCRC website. Kala advised that she would post it after she received the copy from Fred.

**AGENDA ITEM 8) NEW BUSINESS: - None**

**AGENDA ITEM 9) NEXT MEETING & ADJOURNMENT:**

The next meeting of the BCRC will be held Wednesday, March 5th. Meeting time is set for 6:00 p.m. at the Rimrock / Lake Montezuma Fire Station. A motion to adjourn by Susan Fish and seconded by Kala Pearson passed unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully Submitted By:  
Kala Pearson – Secretary.