

# Vision 2020 Land Use

## Goals and Objectives

### Goal 1: Preserve Rural Lifestyle

- a) Regulate lot splits through zoning/subdivision code incentives or statute amendments in accordance with established densities.
- b) Designate locations for services and facilities such as parks, additional fire stations, schools, community center, waste transfer station and recycling drop-off centers.
- c) Encourage enforcement of dark sky policy; develop community signage guidelines.

### Goal 2: Preserve open space and protect cultural, archaeological, and historical assets

- a) Coordinate with appropriate agencies on sale/exchange proposals to recognize existing zoning and recreational opportunities.
- b) Identify existing cultural, archaeological, and historical assets in the community and work with appropriate agencies to explore opportunities to protect them.
- c) Increase controlled public access to Wet Beaver Creek.
- d) Encourage clustering and other land use methods for creating and preserving open space within the community, subdivisions and neighborhoods.

### Goal 3: Encourage commercial development that addresses community needs

- a) Encourage and support commercial and service oriented businesses that complement the community character of the area.
- b) Encourage commercial development to provide landscape buffers along roadways and between commercial and residential parcels.
- c) Maintain light commercial and residential service centers.
- d) Discourage future heavy commercial or industrial development not beneficial to the community.
- e) Encourage mixed use zoning and cluster development for light commercial ventures.

f) Incorporate plans for cultural and heritage preservation when developing commercial districts.

**Goal 4: Improve public participation for land use decisions**

a) Urge citizen with hearing request for rezoning, use permits, and designs for new subdivisions, observing pre-established quality criteria.

b) Consider zoning upgrades with regards to community improvement and place priority on existing community plans and input from local citizens regarding local projects.

c) Respect and protect private property rights, balancing those rights with community needs.

d) Foster positive community and developer relations.

e) Encourage developer and property owner participation in community organizations and forums.

**Goal 5: Encourage enforcement of Yavapai County zoning ordinances, trash disposal, building codes, and environmental hazards.**

a) Inform residents of zoning violation complaint procedure

b) Continue community cleanup events by local organizations and in cooperation with Yavapai County.

c) Consider variances from ordinance requirements on a case by case basis.

**D. Implementation Policies, Strategies and Solutions.**

Encourage the selection of at least one Beaver Creek resident as a member of the Yavapai County Planning and Zoning Commission since recommendations of this group affect the Beaver Creek area.

Support Census and get the word out campaigns

Participate in regional economic development initiatives

Distribute elements of the Vision plan to future and existing developers, businesses and associations for consideration in their planning process and incorporation into their designs.

Work in conjunction with Yavapai County and State organizations in resolving problems of lot splits.

Representation at land use initiatives, hearings, studies and planning groups