

# Beaver Creek Community

## ***Vision 2020***

*A Path to the Future*

# Brief History

Last Community Plan accepted by Yavapai County:  
1992

1<sup>st</sup> Community Plan Update Committee meeting:  
December 4<sup>th</sup>, 2007

Survey sent out: October, 2008

Community Meeting: November 15<sup>th</sup>, 2008

# Brief History

## Mail totals for zip code 86335

PO Boxes: 1023

HCR 64: 471

HCR 49: 391

TOTAL: 1813

## Mail totals for zip code 86342

PO Boxes: 479

TOTAL both zips: 2292

Non-BC: 1772

Complete total: 4064

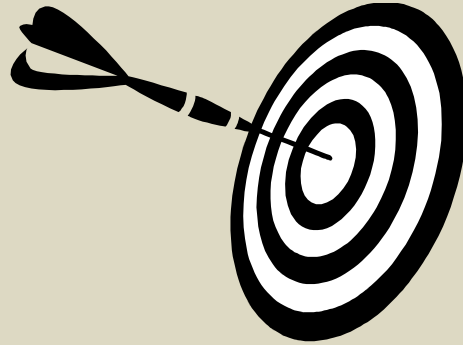
# Brief History

**% of Beaver Creek Community returns:  
14.4%**

**% of out of area returns:  
3.8%**

**% of overall return:  
9.8%**

# Survey Details



Sign in Post Office

Newspaper coverage

Newsletter and website

Sandwich boards

# Survey Details

## **Major majority (90%+):**

Cultural, archaeological, and historical assets should be protected.

Wildlife preservation is important to our community.

Laws for littering/dumping should be enforced.

# Survey Details

## **Large majority (80-89%+):**

Rural lifestyles should be preserved.

Community-wide events unite our community.

Montezuma Well's aquifer must be protected.

Individual household water conservation is important.

Preservation of Wet and Dry Beaver Creeks is important to the environmental health of our communities.

Reusing gray water and/or rain harvesting is a good idea for our community.

Consider water availability in land-use decisions.

Preserving the historical and medical emergency aspects of the Rimrock Airport is important (#8 on map).

Small privately owned shops and professional services are needed in community

Single-family unit homes are compatible with our community

Camping, fishing, and hiking programs for youth are important.

# Survey Details

## Majority (70-79%)

Continuing Education and Enrichment Classes for all ages should be offered in our community.

Horses and farm animals are a positive contribution to our community character.

Tourism is good for our area.

Preschool and after-school programs are needed for our area children.

A full-service library is important for the Beaver Creek area.

Reusing gray water and/or rain harvesting is a good idea for my household.

Public easements should be maintained to a level of safety for emergency access.

Planned growth is acceptable.

Signage restrictions should be enforced.

Dark skies are important.



# Survey Details

## **Majority (70-79% Continued)**

Rimrock Airport should be protected from any adjoining zoning conflicts.

Site-built homes are compatible with our community

Agricultural and ranching businesses are compatible with our community

Home-based businesses are compatible with our community

More open space should be planned in new subdivisions.

Forest Service land exchange should be considered for public uses such as parks, schools, and community center

The following park sites and types are needed in the community:

Hiking trails

Picnic

Band shell

Playgrounds

Swimming facilities

# Community Meeting

Pancake breakfast – Kiwanis

Facilitated by League of Women Voters and Yavapai College

Bree Run

Door prizes

125 in attendance

# Vision Statement

The Beaver Creek Community enjoys friendly neighborhoods, a quiet lifestyle, and many cultural and historical assets they wish to preserve. They value the creek that runs through the area, uniting the communities with a common name. While realizing the need for additional services in our communities, residents expect planned, responsible growth.

The Beaver Creek Community recognizes that growth is inevitable but it must be planned growth. Private property rights should be balanced with community needs. When making Land Use decisions it is important to residents to consider local water availability and protect out dark skies. Preservation of Rimrock Airport is important for its historic and emergency medical aspects. Compatible commercial development could be categorized as home-based businesses, small shops and services, a grocery store, tourism and agriculture. Single family homes are preferred over multi-family or clustered multi-family.

# Vision Statement

**(Cont.)**

Improved access in and out of the area and/or alternate routes was determined as very important along with public transportation.

Preservation of Wet Beaver creek and the protection of Montezuma Well's aquifer are very important to the Beaver Creek Community. Household water conservation needs to be promoted as well as the use of gray water and harvesting of rain water. Areas for further study are: adequate water supply, quality of creek water, seasonal flooding and drainage, and the need for waste water treatment facilities.

Residents in the communities treasure the open spaces offered here, the beautiful vistas, and favorite recreational spots. Public parks, limited Forest Service swaps for public lands, and continued open space in future housing developments are important to the residents.

# Results

## Community Character Issues

Preserve cultural, archaeological, and historical assets and sites

Maintain dark skies

Clean up trash, i.e. roads, property, creek

Protect and maintain rural, small town feel

Community center for all ages

Encourage service-oriented businesses

# Results

## Community Character Goals

### Goal 1: Protect rural values

- a. Remain unincorporated, and create a sense of community while preserving the uniqueness of each community.
- b. Document the history, attractions, and attributes our communities offer.
- c. Continue and expand our community events – parades, buzzard day, spaghetti dinner, etc.
- d. Continue community cleanup events and work to establish a ‘neighborhood clean’ attitude.
- e. Promote existing dark sky ordinances.

### Goal 2: Preserve cultural assets

- a. Increase awareness of the uniqueness of Montezuma Well
- b. Identify and preserve historical sites
- c. Establish a visitor center to provide information about cultural, archaeological, and historical assets

# Results

## Community Character Goals

### **Goal 3: Establish a Community Center**

- a. Consider community needs
- b. Determine a location
- c. Develop a plan
- d. Explore funding sources, seek community input and participation, execute plan.

### **Goal 4: Attract service-oriented businesses that reflect the needs of the community.**

- a. Encourage and attract small businesses that provide community services.
- b. Identify potential commercial areas in the community
- c. Encourage buying local
- d. Develop a community business guide

# Results

## Land Use Issues

**Managing planned, orderly growth**

**Attracting and supporting businesses that meet community needs**

**Protecting Rimrock Airport from any adjoining zoning conflicts**

**Determining how and where the Beaver Creek Communities grow**

**Maintaining current density zoning for new development**



# Results

## Land Use Goals

### **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.

# Results

## Land Use Goals

### **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.

# Results

## Land Use Goals

### **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.

# Results

## Land Use Goals

### **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.

# Results

## Land Use Goals

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

Inform residents of zoning violation complaint procedure

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

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

# Results

## Transportation Issues

Road Improvement

Trails

Community Access

Public transportation

Traffic

Growth

# Results

## Transportation Goals

### **Goal 1: Design roadways to complement Yavapai County and Beaver Creek Community vision.**

- A. Encourage the completion of reconstruction of the I-17 McGuireville in a timely manner.
  - 1. Maintain communication between community liaison and ADOT personnel
  - 2. Assist ADOT in advising project status and road closings to the community.
  
- B. Promote improvements to FS119 from Montezuma Well to FS 618 and SR-179.
  - 1. Advocate road widening to a 2-lane all weather surface with shoulders sufficient for trail use;
  - 2. Advocate installation of sized culverts and drainage ditches as needed to minimize flooding.
  - 3. Advocate proper safe-sight distances and road signage.
  - 4. Advocate speed limits based on design as well as speed studies.
  - 5. Advocate for the re-vegetation of cut banks with native seed.

# Results

## Transportation Goals

### Goal 1 (Cont.)

6. Identify, protect, or mitigate any cultural resources and protect or mitigate any sites affected by construction activities.

7. Identify, protect, or mitigate federally protected, threatened, endangered and sensitive plants and animals (TES species).

C. Stress collector loops around congested areas; and for safe secondary access.

1. Promote a secondary access road from the Indian Lakes portion of Lake Montezuma to Beaver Creek Rd via Brockett Ranch Road.

2. Advocate improved access to Dry Beaver/Bice Road community.

D. Investigate secondary access to the Camp Verde area other than I-17.



# Results

## Transportation Goals

**Goal 2: Work with Yavapai County to improve Beaver Creek area roads, addressing safety, capacity, environmental, and multi-modal issues. |**

A. Encourage the widening (add left or right turn lanes) of Beaver Creek Road and Cornville Road in areas of high traffic concentrations for improved safe usage.

B. Provide input for Yavapai County five year Road Improvement and Maintenance Plans.

C. Develop safe pedestrian access across area creeks and washes

1. Promote the addition of shoulders for pedestrians use, bicycle riders, motor vehicle drivers, and other users on Montezuma Avenue Bridge and on Montezuma Lake Road north of the bridge.

2. Promote pedestrian access across Beaver Creek, south near the confluence of Wet and Dry Beaver Creeks.

3. Encourage neighborhood residents to assist Yavapai County in economical right-of-way acquisition.

4. Support the purchase of necessary public easements and parcels required for crossing placement and parking.

# Results

## Transportation Goals

### Goal 2 (Cont.)

D. Establish and enforce existing speed limits & traffic laws.

1. Work with Yavapai County Public Works to establish consistent speed limits on local roads based on design and speed studies.

2. Work with Yavapai County Sheriff's Office to enforce speed limits on Beaver Creek Road and Montezuma Ave.

E. Provide input for Yavapai County 5-Year Road Improvement and Maintenance Plans.

1. Promote and encourage the improvement of unmaintained, higher use residential, feeder, and collector roads e.g., Montezuma Estates roads, Bice Road, Millennium Way, Brockett Ranch Road, Orlandi Trail, Coronado Trail, Padre Kino Trail, Reay Road, Dragonhead Road, and Culpepper Rd.

2. Consider application of safe dust abatement product to unpaved roads.

3. Encourage the Plan Area community residents to assist Yavapai County in economical right-of-way acquisition.

4. Improve level of maintenance and/or improvements on unpaved neighborhood collector roads.

5. Advocate paving dirt roads on the pre-1974 list.

6. Widen shoulders, improve curves; consider medians, add turn lanes.

# Results

## Transportation Goals

### Goal 2 (Cont.)

F. Encourage use and processes for improvement districts, commercial user agreements and/or road maintenance agreements for private unimproved road communities within the plan area.

1. Recommend that prospective buyers of unregulated (metes and bounds) lot splits understand emergency access, routine maintenance, and improvements of the roads within these

areas remain their sole responsibility. Consistent with present and future state/county statutes, provide notice on the deed of sale or by realtor/seller disclosure.

2. Promote creation of neighborhood road improvement associations and districts (where warranted), and educate residents on conversions strategies of private roads to County standards for dedication to Yavapai County for future maintenance. (e.g., paving, road width, emergency access capability).

# Results

## Transportation Goals

### Goal 2 (Cont.)

3. Provide incentives for large landowners/developers to build roads to County standards when initially developing metes and bounds lot splits.

a. Encourage assessed pro rata construction costs to all subsequent property owners. Assess costs to surrounding developers as well when they attempt to “piggyback” their developments onto these paved roads. This would eliminate the original developer from inequitably bearing the total expense of the road construction.

Source: YCGP: “Implementation Strategy: Consider adopting rural roadway improvement criteria--AASHTO Low Volume Roadway Standards--for small subdivisions in outlying locations and amending Resolution 1036. (TP-5).”(p.38)

4. Advocate for technical expertise and assistance from County resources to communities.

# Results

## Transportation Goals

### **Goal 3: Support public transportation systems.**

A. Promote alternative modes of transportation and increase public transit opportunities to reduce dependence on automobiles and to decrease traffic and air pollution.

B. Encourage public transit opportunities, especially for youth, disabled and elderly.

### **Goal 4: Explore possibilities and benefits of seeking designation of scenic historic roads and trails for corridor preservation, access control and safety.**

A. Scenic: Beaver Creek Road from I-17 to Montezuma Well at FS119– approx 4 miles; and FS119 from Montezuma Well to FS618 – approx 3 miles.

B. Historic: Star Mail Trail - Brockett Road crossing Beaver Creek near the Old Maxwell Ditch and Culpepper Road crossing Beaver Creek at the southern most end of Reay Road. From there it follows Stagecoach Lane to the Montezuma Castle Road and into Camp Verde.

# Results

## Transportation Goals

**Goal 5: Develop a non-motorized community trail system for pedestrians, equestrians and bicyclists.**

A. Promote a walk-able and bicycle-friendly community.

B. Advocate the needs of cyclists, equestrians, and pedestrians as part of future road improvement projects.

C. Recommend and participate in the design and development of an intra community trail system connecting:

Montezuma Haven to Montezuma Estates;

Montezuma Estates to Wickiup Mesa;

Wickiup Mesa to Montezuma Ave.

Bice Road to Coconino Forest;

Bice Road to Beaver Creek Road (alternative to the tunnel);

Lake Montezuma Agricultural Acres to Brocket Ranch Road;

Rollins Park to Sycamore Park;

Montezuma Avenue to Beaver Creek Rd;

McGuireville to FS119 via Beaver Creek Rd (or nearby);

# Results

## Transportation Goals

### Goal 5 (Cont)

D. Advocate connecting local trails with adjoining community systems.

1. Promote the establishment of Creek crossings connecting subdivisions to Coconino National Forest trailheads and access points.
2. Coordinate planning and signage for inter-community trail sections with Camp Verde and Cornville.

E. Promote the establishment of hub trailheads within the planning area accessing trails and public lands with the inclusion of parking areas, directional signage, interpretive and resource protection information.

1. Designate trail systems with signage;
2. Identify paths of main historic trails, Chaves Wagon Trail, Russell Wash Trail and the Old Stage Coach roads.
3. Encourage easement agreements for multiuse non-motorized trails to connect residential subdivisions and potential corridor areas to Coconino Forest trail access.
4. Create educational materials and guides for community trails.
5. Urge developers to provide for existing trails and/or access to trails.

# Results

## Transportation Goals

### Goal 5 (Cont)

F. Identify volunteers, private and public grants, donations and other sources for trail development.

1. Actively recruit volunteers from within the community to serve on trail committees and work groups.
2. Identify and solicit private land sources for trail development.
3. Participate and coordinate with Yavapai County Trails Committee, Dead Horse Ranch Trail Coalition, and other groups.
4. Encourage users, volunteers and local organizations to assist in trail maintenance.



# Results

## Transportation Goals

**Goal 6: Identify motorized trail areas and encourage responsible use of OHV vehicles.**

A. Identify trails suitable for motorized use, working with Forest Service, State Land Department and local OHV enthusiasts.

B. Inform the public about available trails, rules and etiquette

C. Promote trails for quiet, slow motorized vehicles such as electric golf carts and bicycles.

# Results

## Water Resources Issues

Obtaining data regarding water availability and use.

Developing a water budget and plan for growth.

Identifying sources of potential water contamination.

Protecting groundwater from septic systems and other leaching sources.

Protecting surface water quality in Wet Beaver Creek, Dry Beaver Creek and Beaver Creek.

Use of reclaimed water, both wastewater effluent and gray-water.

Meeting current Federal groundwater standards, especially arsenic, lead, and selenium.

Protecting riparian areas.

# Results

## Water Resources Issues (Cont.)

Managing growth in floodplains

Water conservation

Awareness of surface water rights requirements.

# Results

## Water Resources Goals

### **Goal 1: Steward the water supply carefully.**

Establish the extent of available groundwater and coordinate growth in accord with defined water resources.

Engage in long-range planning for water right acquisition and storage; encourage active recharge and water recycling programs; designate drainage and floodwater retention for recharge potential.

Apply water allocation/budgeting as a growth management tool county-wide (e.g. discourage unregulated lot-splitting and encourage well monitoring)

Undertake proactive water conservation programs; offer incentives for reducing water consumption by home, farms, and industries.

### **Goal 2: Maintain high water quality standards**

Establish a baseline for water quality and monitor and publish results.

Enforce against groundwater pollution; assist local water treatment and storage expansion systems; discourage proliferation of septic systems

Consider wetlands alternatives for wastewater treatment; favor biological purifications systems (e.g. aerobic techniques)

# Results

## Water Resources Goals

### **Goal 3: Secure and protect natural water resources**

Assure all developments (not only subdivisions) are engineered to protect natural watersheds.

Monitor upland runoff, riparian, and base flows for all county waterways.

Seek easements along drainage ways to prevent incursions, protect the beneficial function of floodplains, and provide recreational opportunities

Maintain water flow and ecosystems, wildlife corridors and other waterways.

### **Goal 4: Work with Yavapai County to prepare an accurate water budget and manage water.**

Support efforts to tie development to water availability.

Participate in regional water planning.

Study effects of growth on water supply

Centralize wells and waste treatment systems

Determine other sources of water resources information (e.g. ADWR Water Atlas) beyond USGS.

This is not addressing small community treatment systems and water companies - this is talking about centralized treatment systems for regions.

# Results

## Water Resources Goals

**Goal 5: Encourage residents who are in affected groundwater/surface water rights Areas to secure their water rights.**

**Goal 6: Provide information and assistance for residents about:**

Water availability (study results, use, quality, and rights)

Water conservation measures

Use of gray water systems to conserve groundwater

Use of rainwater harvesting systems

Proper care of wastewater disposal systems (septic systems)

# Results

## Water Resources Goals

### **Goal 7: Protect Area natural resources**

Manage growth in floodplains, specifically limiting development and encouraging use as open space for parks and recreational purposes; discourage construction in 100-year floodplains.

Encourage private property owners in these endeavors

Teach riparian values

### **Goal 8: Awareness and control of natural washes and flooding**

Protect natural washes and natural waterways through proper planning and zoning

Study past flooding and determine potential relocation to avoid further personal loss

# Results

## Open Space Issues

**Preserving open space through potential sales or land exchanges**

**Improve creek access**

**Prevent illegal littering and dumping**

**Preserve area wildlife habitat**

**Protect dark skies**

**Expand and interconnect area trails**

**Increase number of area parks**

**Develop outdoor programs for youth**



# Results

## Open Space Goals

### **Goal 1: Enhance parks, recreational opportunities**

- A. Develop an open space master plan identifying geographic features, natural resources to be protected; recreational facilities; the support of open space acquisition and preservation
  - 1. Develop and maintain an inventory of open space areas, recreational resources and access points to these areas;
  - 2. Promote analysis of future needs, policies for managing & protecting open space areas and resources AND implementation strategies to acquire additional open space and establish new recreational resources;
- B. Support policies and implementation strategies to promote a regional system of integrated open space & recreational resources - these strategies must consider existing regional open space plans;

# Results

## Open Space Goals

### Goal 1 (Cont.)

- C. Strive to preserve desirable public lands for recreation, open space protection of wildlife habitats and buffering of residential areas
- D. Work with the Forest Service, state agencies and Yavapai County to identify funding and development of public access, trails and parking infrastructure for forest service parcels
- E. Encourage private land owner incentives for allowing non-motorized access to historical trails
- F. Encourage parks at regional and local levels favoring natural recreational venues;  
Develop youth programs that utilize open space;

# Results

## Open Space Goals

### **Goal 2: Participate in regional planning and strategies for interconnected greenways and trails**

- A. Sponsor public forums on open space planning and trail development;
  - B. Promote the use of greenbelts to separate communities and preserve their identities;
  - C. Identify existing trails for differentiated uses (e.g. non-motorized and off highway vehicles);
  - D. Support the development of community access points to non-motorized trails;
  - E. Support and promote the development of a Sinagua Circle providing for motorized and non-motorized public access and descriptive facilities.
  - F. Promote connecting open spaces to form wildlife corridors; set aside prime wildlife viewing areas;
- Promote the protection of riparian areas, watercourses, and associated floodplains

# Results

## Open Space Goals

### **Goal 3: Preserve open space character.**

- A. Monitor the protection of scenic views, mountain vistas by participating in development plan reviews and promoting sensitivity to natural areas, wildlife habitats and historical preservation;
- B. Promote eco-friendly development during the planning phases of new projects with private property developers;
- C. Encourage the retention of agricultural uses and agribusiness (e.g. ranches, farms);
- D. Support the Yavapai County Open Space and Sustainable Development and Cluster and Open Space options for new subdivisions;
- E. Work with Verde Valley Land Preservation Institute to identify parcels and funding to acquire open space parcels.
- F. Encourage development of conservation easements;
- G. Support programs to acquire open space in the planning area;
- H. Identify potential open space parcels for Verde Valley Open Space planning updates;
- I. Maintain clean air by mitigating sources of pollution;
- J. Protect dark skies by encouraging strict enforcement of Yavapai County dark sky regulations and provide information to residents on how to limit light pollution;
- K. Protect creeks and waterways by encouraging enforcement of Yavapai County land use regulations.

# Results

## Open Space Goals

### **Goal 4: Reduce illegal littering and dumping.**

- A. Support and sponsor public education programs;
- B. Continue to encourage community clean up programs;
- C. Establish a local transfer station;
- D. Support and encourage enforcement of County, State and Federal regulations related to dumping and littering.

# Next Steps

**Implementation strategies**

**Completion of Acknowledgements, Tables, Maps, and Appendices**

**BCRC Approval of *Beaver Creek Vision 2010***

**Submit to County for review and editing**

**Community distribution**

# Resources

## **Beaver Creek *Vision 2020***

<http://www.beavercreekplan.org/index.htm>

## **Beaver Creek Regional Council**

<http://www.beavercreekaz.org/>