

## MEMORANDUM

TO: Carrie Dyrek, Town Manager  
Ian Cordwell, Planning Director  
Ernie Bunch, Mayor  
Ron Sova, Vice-Mayor  
Susan Clancy, Council Member  
Mary Elrod, Council Member  
Thomas McGuire, Council Member  
David Smith, Council Member  
Eileen Wright, Council Member  
Bob Voris, Chair, Planning & Zoning Commission  
Ted Bryda, Vice-Chair  
Paul Eelkema, Commissioner  
Dick Frye, Commissioner  
Reg Monachino, Commissioner  
Peter Omundson, Commissioner  
Fred R. Mueller, Chair, Board of Adjustment  
Paul Eelkema, Board Member  
Jay Johnson, Board Member  
Brian Sirower, Board Member  
Adam White, Board Member

FROM: Undersigned; former elected and appointed Cave Creek officials

SUBJ: Cave Creek General Plan 2005; Proposed Changes in 2018

DATE: January 17, 2018

We thought it might be useful to take this opportunity and offer a reminder to current elected and appointed officials and town staff, that the Town of Cave Creek, as it exists today, is the result of considerable time and effort from earlier volunteers. The initial priority was to save Cave Creek from annexation by the city of Phoenix and what would have been an immediate transition from rural to urban lifestyle. The success of these 1980's residents, serving on Cave Creek's Incorporating Committee started our ongoing journey in self-governance.

Further volunteer efforts were invested to adopt public policies and town documents that continue to govern our community, including the council vote to clarify desert rural residential zoning at a density of one-residence-per-five acres and one residence-per-acre, over much of the town, except where other parcels were grandfathered or planned for higher density purposes.

Other resident volunteers contributed their time over the years, serving on earlier town councils, planning and zoning commissions, boards of adjustments and special subject committees.

Today, our town still has a large number of experienced former town officials, whose history remains both record and resource. They have helped steer the town rudder and can still read the winds to warn of approaching squalls and dangerous currents.

So let us endeavor to set the record straight.

*The Town of Cave Creek is a residential community with a commercial corridor, and not the other way around.*

*This has always been a rural community and even with inevitable change and growth, remaining rural is a community preference and resident goal.*

*The primary attraction has, and will continue to be, the area's unparalleled and sensitive natural beauty, now challenged with balancing growth and preservation.*

This letter is to make you aware of a growing concern among some local residents, that the Town of Cave Creek appears to be losing a healthy balance between its lifestyle and governance policies.

The return of another proposed General Plan for voter consideration in 2018 increases that concern. This is particularly true, because of the failure of the 2016 version to attract adequate voter support. This should have been a clue to subsequently realign this managing document to the actual values and vision of Cave Creek residents.

Everyone knows The Town of Cave Creek is a special destination and home for residents and visitors since its settlement in 1876 and incorporation in 1986. Residents chose not to become an urban extension of the Valley -- the nation's fifth-largest metropolis -- not in lifestyle and not in infrastructure.

As a small town, Cave Creek remains vulnerable to development exploitation and economic pressures that prioritize profit at the expense of community welfare. The last council agenda had a proposal for special event vehicle racing in the business core, clearly adjacent to nearby neighborhoods. This only highlights the Town's governance imbalance.

We suggest that current town officials and any replacement language to the current 2005 General Plan, focus on the basics: preserve the natural desert setting, develop infrastructure that is proportionate to a community of less than 6,000 residents and consider public projects that first recognize the fiscal demands of the Town's sizable debt load and servicing.

It remains useful to remember the local preference for small and non-invasive government. Less is (still) more.

We know that change is inevitable -- and growth brings more change -- but urbanizing Cave Creek is not our destiny.

Addendums: 2

## Listed below are some of the proposed policy changes

### Current General Plan

Differentiates between Community (Public) Trails and Neighborhood (Private) Trails

Washes crossings are left in their natural state

Underground parking is recommended for future parking needs

Allows a maximum of eight dwelling units per acre in High Density Residential zoning

Historically, any change to zoning one acre or more are considered to be Major Plan amendments

### Proposed General Plan

Designates that all trails through the town are public, even those on private land

26' high bridges, as proposed by Maricopa County, span the washes on School House and Spur Cross Roads

Recommends above-ground multi-tiered (or multi-level) concrete parking structures in the town core

There is no limitation on the maximum number of units that can be built in High Density Residential zoning

Major Amendments to the General Plan are rezonings involving more than ten acres of land

The intent of numerous policies, and the language that defines us as a unique, rural community, is diminishing

"In the Historic Town Core encourage low-rise, low-intensity retail, lodging, office, civic/cultural and neighborhood service uses that will complement a primary tourist specialty market."

"Discourage development in floodplains, floodways and jurisdictional corridors."

"Promote the high profile, high traffic areas of the Historic Town Core for the primary tourist specialty market."

"Protect from development areas that connect existing and planned open space. These areas could include washes."



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Former Town of Cave Creek Elected, Appointed & Volunteer Committee Members  
1986 - 2018

Name

GEORGE A. ROSS

Phone (602) 363-2540

Town Position(s)

BOARD OF ADJUSTMENT 12 YRS  
Budget COMMITTEE 8 YRS  
FRIENDS OF SPUR CROSS 6 YRS

Name

NAN S. ROSS

Phone 602-384-7494

Town Position(s)

FRIENDS OF SPUR CROSS

Name

MARTHA M. AENOLD

Phone 480 244-6544

Town Position(s)

50 YR RESIDENT  
INCL. COMM. COMMITTEE  
FIRST BOARD OF ADJUSTMENTS

Name

CARL S. Bixler

Phone 602.710.1531

Town Position(s)

Planner 4 YRS  
(Jane was ad Town

Name

Madelyn K. Hrus

Phone 480 488 4047

Town Position(s)

for Spruce James H Hrus  
Town Council 1990

Name

Jacqueline Dennis

Phone 480-488-9702

Town Position(s)

Council - 1986  
Mayor 1987-1991  
Incorporating Comm. 1984-85



Former Town of Cave Creek Elected, Appointed & Volunteer Committee Members  
1986 - 2018

Name

Grace Meeth

Phone (480) 488-5605

Town Position(s) 1995-2009  
Vice-mayor, Planning Commission  
Councilwoman, Board of Adjustment

Name

Lynn Wald

Phone 602 576-7329

Town Position(s) Medicinal Leadership  
Medical chair  
PARCS chair  
Chair of Desert  
AWA

Name

Ronald H. Bosterman

Phone 480-750-0214

Town Position(s)  
Mayor - 93-95  
Town Engineer

Name

Luiz E. Dachs

Phone 602 332 2014

Town Position(s)  
1991 TOWN COUNCIL

Name

Bill Alex

Phone 602-723-4330

Town Position(s)  
Planning Commission - 3 Terms  
Water Advisory Committee - 2 Terms

Name

Gail M. Clement

Phone 928-282-3630

Town Position(s) (See attached)  
Friend of Spur Cross Board Member  
Community Activist & Town Contractor



Former Town of Cave Creek Elected, Appointed & Volunteer Committee Members

1986 - 2018

Name

TOM MURBERTON

Phone 602-697-1000

Town Position(s)

MAYOR, VICE MAYOR, COUNCIL,  
PLANNING & ZONING, BOARD OF ADJUST.

Name

Franky Squ Coon

Phone

Town Position(s)

golden creeker@gmail.com

Name

GILBERT LOPEZ

Phone 480-595-1559

Town Position(s)

1999-2009  
TOWN COUNCIL

Name

Gina Stanfield

Phone 480-595-2455

Town Position(s)

1997-2005  
P&Z / Board of Adjustment  
Terms Town Council

Name

NANCY A. BYRNE

Phone 480-468-3849

Town Position(s)

SPUR CROSS PRESERVATION  
COM., DESERT AWARE COM.,  
GATEWAY PARK -  
CS. MEDIAN COM.

Name

Bob Moore

Phone 480-595-0349

Town Position(s)

2005-2009  
P&Z Commissioner  
Green Committee  
Business Development Committee



Former Town of Cave Creek Elected, Appointed & Volunteer Committee Members

1986 - 2018

Name

Lucretia (Lu) Cartharius

Phone 480-488-3133

Town Position(s)

Chair, P+Z

DF Land Trust, Board

Board of Directors AZ.

CCIA Board

Planning  
Assoc

Town Position(s)

Name

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Phone \_\_\_\_\_

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