To the Voters of the Town of Cave Creek

The purpose of this publicity pamphlet is to provide you with information on a proposition that will appear on the May 18, 2021 Special Election ballot for the Town of Cave Creek. The complete text of the proposition and ballot format, including any arguments for or against the proposition is included in this pamphlet. The preparation of this pamphlet is required by State law.

In compliance with the Federal Voting Rights Act, this publicity pamphlet has been prepared in both English and Spanish.

I urge you to carefully read the proposals and sample ballot contained within this pamphlet and the effect a ‘yes’ or ‘no’ vote will have, so that you will be prepared to fully exercise your right to vote Tuesday, May 18, 2021.

Sincerely,

Jane Fuller, Town Clerk
Town of Cave Creek
ALL-MAIL BALLOT SPECIAL ELECTION

The Town of Cave Creek will be conducting an all-mail ballot election on May 18, 2021. No polling place will be provided for this election.

A ballot will be mailed to each qualified elector in the Town of Cave Creek beginning on April 21, 2021.

For this All-Mail Ballot Election, you do not need to request a ballot. You will automatically be sent a ballot via U.S. Mail. Your voted ballot must be returned by U.S. Mail or in person not later than 7:00 p.m. on May 18, 2021 – Election Day.

As an alternative to returning your voted ballot by U.S. Mail, you may return your voted ballot in person no later than 7:00 p.m. on May 18, 2021 – Election Day to one of the locations listed below or any other polling place within Maricopa County for other election scheduled on the same date.

Cave Creek Town Hall
37622 N. Cave Creek Road, Cave Creek, AZ
7:00am – 5:00pm, Monday – Thursday; beginning May 10, 2021; Closed Fridays.
6:00am - 7:00pm on May 18, 2021 – Election Day

REPLACEMENT BALLOT INFORMATION

Voters whose ballots are destroyed, lost, spoiled or voters who do not receive a ballot in the mail may obtain a replacement ballot. Replacement ballots for the Town of Cave Creek All-Mail Ballot Election may be obtained at the location listed below during regular business hours and on Election Day – May 18, 2021 from 6:00am – 7:00pm.

Replacement Ballot Location
Cave Creek Town Hall
37622 N. Cave Creek Road, Cave Creek, AZ
7:00am – 5:00pm: Monday – Thursday beginning May 10, 2021; Closed Fridays.
6:00am - 7:00pm: Tuesday - May 18, 2021 – Election Day

Ballots may be returned by U.S. Mail or dropped off at Cave Creek Town Hall beginning Monday, May 10, 2021: 7:00 am – 5:00 pm. **Town Hall is Closed Fridays.**

In order for your ballot to be counted, it must be received by 7:00 pm on Election Day – May 18, 2021.

CAVE CREEK TOWN HALL WILL BE OPEN FROM 6:00 A.M. TO 7:00 P.M. ON ELECTION DAY, TUESDAY, MAY 18, 2021.
IMPORTANT VOTING INFORMATION

A person is entitled to vote in the election who has resided within the Town limits for 29 days prior to the election, and who is qualified to register to vote as provided in Arizona Revised Statutes § 16-121, as amended and whose voter registration has been received by the Maricopa County Elections Department prior to midnight of the 29th day preceding the date of the election. The last day to register to vote for this election is April 19, 2021.
FULL TEXT OF PROPOSITION

PROPOSITION 461

A PROPOSAL BY THE TOWN OF CAVE CREEK TOWN COUNCIL TO THE
PEOPLE OF CAVE CREEK

OFFICIAL TITLE: A RESOLUTION (R2020-27) OF THE MAYOR AND TOWN COUNCIL
OF THE TOWN OF CAVE CREEK, MARICOPA COUNTY, ARIZONA PROPOSING
APPROVAL OF THE 2020 GENERAL PLAN

DESCRIPTIVE TITLE: A general plan serves as the primary tool for guiding a community’s
future growth and development. Statutes require Council adoption and voter approval of a
comprehensive, long-range general plan for municipality development. The Town of Cave
Creek 2021 General Plan includes the required statutory elements and a few additional elements.

A ‘YES’ vote shall have the effect of approving the Town of Cave Creek 2021 General Plan as
adopted by the Cave Creek Mayor and Council, and it shall become effective as provided by law.

A ‘NO’ vote will have the effect of keeping the current (2005) General Plan in effect until a new
statutory compliant General Plan is presented and approved by the voters of the Town of Cave
Creek.
RESOLUTION NO. R2020-27

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CAVE CREEK
MARICOPA COUNTY, ARIZONA, FINDING CERTAIN FACTS AND ADOPTING THE PROPOSED
GENERAL PLAN OF THE TOWN OF CAVE CREEK, ARIZONA AND ORDERING THAT THE
PROPOSED GENERAL PLAN BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE TOWN
OF CAVE CREEK, ARIZONA FOR RATIFICATION AND PROVIDING NOTICE OF THE PLAN
AND SUCH SUBMISSION TO THE VOTERS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A.R.S. §9-461.06 requires the Town of Cave Creek to update its General Plan;
and

WHEREAS, the Town has consulted with, advised and provided an opportunity for official
comment by public officials and agencies, the county, appropriate school districts, associations of
governments, public land management agencies, other appropriate government jurisdictions, public
service corporations, civic, educational, professional and other organizations, together with property
owners and citizens and has indicated properly located sites for public purposes on the "Proposed
General Plan; and

WHEREAS, at least sixty (60) days prior to the notice of the Planning Commission's first
hearing on the Proposed General Plan, the Planning Department as the designated Planning
Agency of the Town provided a copy of the Proposed General Plan to the Mayor and Council and
submitted a copy for review and further comment to:

1. Arizona Commerce Authority
2. Arizona Department of Commerce
3. Arizona Department of Environmental Quality
4. Arizona Department of Transportation
5. Arizona Department of Water Resources
6. Arizona Public Service
7. Arizona State Fire Marshal
8. Arizona State Land Department
9. Bureau of Land Management
10. Carefree-Cave Creek Chamber of Commerce
11. Cave Creek Merchants & Events Association
12. Cave Creek Unified School District
13. City of Phoenix
14. City of Scottsdale
15. Daisy Mountain Fire Department
16. Deer Valley Unified School District
17. Forest Service
18. Maricopa Association of Governments
19. Maricopa County Assessor's Office
20. Maricopa County Clerk of the Board
21. Maricopa County Department of Transportation
22. Maricopa County Flood Control District
23. Maricopa County Parks & Recreation Department
24. Maricopa County Planning & Development
25. Maricopa County Sheriff's Office
26. Maricopa County Water & Waste Management
27. Rural Metro Fire Department
28. Southwest Gas
29. Town of Carefree
30. 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.

WHEREAS, the Planning Commission of the Town having held two public meetings on the Proposed General Plan as well as a public hearing and provided notice of such hearing by publication in a newspaper of general circulation as required by law, at least fifteen (15) days and not more than thirty (30) days prior to the hearing; and

WHEREAS, the Mayor and Town Council held a public hearing on the Proposed General Plan and notice of such hearing was published in a newspaper of general circulation as required by law, not less than fifteen (15) days nor more than thirty (30) days prior to the hearing; and

WHEREAS, the Town's General Plan shall consist of map(s) and statement of community goals and development policies with descriptive text covering the objectives, principles and standards used to develop the essential elements of the plan.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CAVE CREEK, ARIZONA AS FOLLOWS:

Section 1. Required Notice and Hearings Given and Held

The Mayor and Council of the Town of Cave Creek, Arizona find and determine that notice has been given in the manner required by Arizona Revised Statutes of the proposal of the Town to adopt a new general plan (other than such notice as required for the election described in Section 5) and that each of the required publications have been made in a newspaper of general circulation in the Town.

Section 2. Date of Adoption

The Proposed General Plan of the Town of Cave Creek, Arizona shall be deemed to have been adopted as of the date of this Resolution and shall be valid for a term of ten (10) years from the effective date as set forth in Section 5 of this Resolution. Nothing herein shall preclude the Mayor and Council of the Town of Cave Creek, Arizona from adopting a new General Plan or revising the adopted General Plan in the manner provided by law prior to this date.
Section 3. Submission to Qualified Electors of the Town

The Proposed General Plan of the Town of Cave Creek, Arizona as adopted by this Council shall be submitted to the qualified electors of the Town of Cave Creek, as a referred item at an election to be held May 18, 2021.

Arguments in favor of or in opposition to the Proposed General Plan of the Town of Cave Creek, Arizona may be submitted to the Town Clerk of the Town of Cave Creek, Arizona no later than Monday, February 15, 2021 in the manner provided by law.

Section 4. Notice to Voters

The Town Clerk on behalf of the Town shall include a general description of the Proposed General Plan of the Town of Cave Creek, Arizona and each of its elements in the publicity pamphlet that will be published for the election to be held May 18, 2021 and such information as with other election information shall be translated into Spanish in accordance with the Voting Rights Act of 1965 as amended, and the Town Clerk shall take all other steps necessary to comply with Federal Voting Rights law.

The Town Clerk shall cause to be placed for public inspection copies of the Proposed General Plan of the Town of Cave Creek, Arizona in the following locations and shall post notice of such placement in the same manner as agendas for meetings of public bodies in the Town:

Town of Cave Creek Town Hall, 37622 N. Cave Creek Road, Cave Creek, AZ 85331;

The Town of Cave Creek website: www.cavecreekaz.gov;


Section 5. Effective Date

The Mayor and Council shall canvass the election in the manner provided by law. Upon determination by the Mayor and Council of the Town of Cave Creek, Arizona that a majority of the votes cast on the issue of the ratification of the Proposed General Plan of the Town of Cave Creek, Arizona, the General Plan shall be deemed approved and ratified by the qualified electors of the Town of Cave Creek, Arizona. If a majority of the qualified voters voting on the proposition fails to approve the new plan the current General Plan shall remain in effect until a new plan is approved by the voters pursuant to A.R.S. §9-461.06.
PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Cave Creek, Arizona, this 2nd day of November, 2020.

ATTESTED TO:                                FOR THE TOWN OF CAVE CREEK:

Jane Fuller, CMC, Town Clerk

FOR THE TOWN OF CAVE CREEK:

Ernie Bunch, Mayor

APPROVED AS TO FORM:

William J. Sims, Town Attorney
Cave Creek General Plan

Arizona law requires that each municipality adopt a comprehensive, long-range plan for the preservation and development of the municipality. It further requires that the General Plan shall consist of a statement of community goals and development policies and shall include maps and text setting forth objectives, principles, standards and plan proposals. The plan is also required to address certain elements; those elements are listed below. The General Plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments.

The Cave Creek General Plan was originally adopted in 1993 and periodically amended up to 2005. The Cave Creek Town Council voted to readopt the 2005 General Plan through August 2016 by the adoption of Resolution R2015-11 on April 6, 2015. The 2016 General Plan adopted by the Town Council on April 4, 2016 (Resolution R2016-04) was not ratified by a public vote. The 2018 General Plan adopted by the Town Council on April 2, 2018 (Resolution R2018-03) was not ratified by a public vote. The 2020 General Plan that is being presented to the public for adoption is the most comprehensive to date.

The General Plan serves as a guiding document for implementing the Town Zoning and Subdivision Ordinances, as well as the Capital Improvement Program. The scope of the plan encompasses policy recommendations that address overall community development patterns and long-term land use trends. The General Plan is often considered to be the community’s blueprint for determining actions relative to preservation, growth and development.

Elements of the Cave Creek General Plan

**LAND USE AND GROWTH**

Land Use and Growth integrates the guidance contained in the Vision and Core Values along with community input and the following technical analysis that spans factors including land ownership, anticipated population trends, economic development objectives, desires for open space preservation, environmental constraints, and existing and anticipated development pressures. This information is then used to define and map a series of land use designations to represent the envisioned future land use pattern for all areas in Town. This topic also identifies select areas in Cave Creek that are unique in relation to other areas of Town and includes policies to maintain and/or enhance them.

**CIRCULATION**

Transportation systems do not just provide physical connection, they provide economic, social, and environmental connections. They can impact safety, development, tourism, and emergency response times. This chapter will provide an understanding of possible circulation needs associated with future growth to mitigate the negative impacts that can come with such growth. This section contains existing conditions of all components of the transportation system in Cave Creek; the roadway network, the off-street trail system, transit, and parking as well as related goals, policies and actions to maintain or enhance them. The largest component of the chapter is the roadway network section as it supports multiple modes, motorized, equestrian, bicycle, and pedestrian, upholding one of the Core Values of the General Plan.

**WATER RESOURCES ELEMENT**

Planning for the Town’s future requires proper management of current and future water supplies. The Town is committed to providing safe, reliable, and cost-effective water services. By assessing future water demands and identifying new water resource needs, the Town will be able to plan for and meet the requirements of future development, while ensuring the needs of our current customers. The Water Resource section of the General Plan outlines a set of desirable goals and policies to help ensure sustainable water supplies for the Town.

The Town of Cave Creek, with voter approval, acquired the assets of the Cave Creek Water Company. It also acquired the Desert Hills Water Company. The Town incorporated both water operations into the Town’s municipal services by the end of 2007. The Town purchased the water companies to control this vital resource and to ensure the future
water needs of Cave Creek. The Town also provides wastewater service for a portion of the Town’s residents and businesses.

ENVIRONMENTAL PLANNING
This topic describes the natural surroundings and environmental quality within the Town of Cave Creek. It contains goals, policies, and actions 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 topic addresses the potential effects of the other plan topics on the environment, including natural resources and air and water 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. The Town of Cave Creek is committed to maintaining strong environmental values and protecting its natural surroundings and environmental quality.

OPEN SPACE
The objective of open space is to enhance the livability, character and appreciation of the Cave Creek community by preserving as many of its natural characteristics as possible. Within 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. Two components, preservation, and development must be considered together or neither will be successfully implemented in achieving the Town’s Vision. The Open Space topic 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 topic 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 this topic, Open Space essentially describes the natural land areas, wash corridors, steep slopes, and peaks that have defined Cave Creek since before 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.

COST OF DEVELOPMENT
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 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 and that requires little or no extension of services. Development that occurs within or directly adjacent to existing infrastructure or service areas is the most cost-effective since much of the investment in providing those services has already been made. Building outside of existing service area is very expensive to the community unless the vast majority of costs are borne by the development entity that prompts the need for expansion.

State law requires municipalities to identify various funding and financing mechanisms that may be used to finance additional public services and infrastructure necessary, beneficial, and useful to serve new development. The purpose of this Topic is to identify possible funding implementation options and establish policies that will clarify the roles of the public and private sectors to ensure development pays its proportionate share toward the cost of additional public service needs generated by new development, with exceptions where the public’s interest is being served.

GENERAL PLAN AMENDMENTS
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. Any Town initiated amendment to the General Plan may be processed at any time, subject to all other
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, a major amendment to the Cave Creek General Plan shall include any proposal that would meet one or more of the following criteria:

- Any single application that would, in aggregate, request changes in land use classifications described on the General Plan Land Use Framework Plan (see pg. 24) of 5 acres or more, except if changing to Open Space.
- Any change in land use classification from land designated Desert Rural (DR) to any other land use classification, except Open Space, but including any increase within the DR land use classifications (for example, increasing from DR-1 to DR-2 or DR-2 to DR-3) regardless of size.
- Any change in land use classification for any area designated Open Space on the General Plan Land Use Framework Plan (see pg. 24) regardless of size.
- A modification to the Town boundary or planning area resulting in a net increase in land area.
- Changes to the current roadway classifications or alignments depicted in the Circulation Framework Plan
  - Establishing or upgrading any roadway to a minor collector classification or above within or adjacent to land designated Desert Rural on the General Plan Land Use Framework Plan.
  - Realignment of an established roadway or roadway alignment that has been determined by the Town Manager, or designee, to be impactful to the community.

- Requests to amend the text of the adopted General Plan if their approval will result in:
  - A change to the descriptions of any of the densities or intensities of the General Plan land use classifications
  - A change in the areas identified for open space or conservation; or
  - A change that would eliminate or substantially modify any goals or policies of the General Plan.

Minor General Plan Amendments

Minor amendments to the Cave Creek General Plan are considered as minor text changes, minor land use adjustments, and corrections/updates that do not meet the criteria defined as a major amendment. Minor amendments will involve a standard public review period and can be requested and heard at any time during the calendar year.