

# KEEP SEDONA BEAUTIFUL

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August 24, 2020

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***Dear KSB Friend,***



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## **Please Attend September 17, 2020 Online P&Z Hearing on Spring Creek Ranch**

KSB urges residents of Yavapai County to attend the Planning and Zoning Commission hearing at which this proposal for rezoning will be heard. The hearing will take place at 9:00 AM on Thursday September 17.

Because of the pandemic, the hearing will be "hybrid". While some may be able to attend in person, other citizens will likely connect via Zoom or a similar capability. The county has not yet communicated details, but KSB will inform our members as soon as those details are known.

You may have heard that the developers have recently petitioned the City of Cottonwood to annex Spring Creek Ranch. At a meeting held on Tuesday August 18, **the Cottonwood City Council approved a**

*interest in keeping  
Sedona beautiful!*



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**resolution to "authorize staff to proceed with the annexation of Spring Creek Ranch and Coconino National Forest land."**

A city can only annex land adjacent to current city boundaries. To annex Spring Creek Ranch, Cottonwood also plans to annex 11 square miles of National Forest land, snaking around State Land Trust property and down to Spring Creek Ranch. The crosshatched portion in the photo above shows the land they plan to annex. The relatively small Spring Creek Ranch parcel is outlined in dark black.

**Annexing National Forest land does not open it up to development. Annexation simply puts that 11 acres within Cottonwood city boundaries.**

**Use of National Forest land does not change.**

While this is a significant new dynamic, the more immediate issue is to convince Yavapai County Planning and Zoning that they should once again reject this proposal for development. If the land is annexed to Cottonwood, the zoning it comes with is critically important. KSB believes that the current RCU-2A (2-acre minimum lot size) should remain.

**You can get more information about this proposal for a mega-development by visiting our web site, [www.keepsedonabeautiful.org](http://www.keepsedonabeautiful.org).**

If you question how inappropriate this development is, please take a minute to absorb the following tables:

| <b>Community</b>          | <b>Density per square mile</b> |
|---------------------------|--------------------------------|
| Baltimore, MD             | 7,594                          |
| Minneapolis, MN           | 7,664                          |
| Lowell, MA                | 8,141                          |
| Camden, NJ                | 8,343                          |
| Seattle, WA               | 8,391                          |
| Los Angeles, CA           | 8,484                          |
| Bridgeport, CN            | 9,138                          |
| Long Beach, CA            | 9,348                          |
| <b>Spring Creek Ranch</b> | <b>9,532</b>                   |

| <b>Community</b> | <b>Density per square mile</b> |
|------------------|--------------------------------|
| Cornville        | 201                            |
| Camp Verde       | 257                            |
| Clarkdale        | 399                            |
| Sedona           | 536                            |
| Cottonwood       | 699                            |



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|                           |              |
|---------------------------|--------------|
| Flagstaff                 | 832          |
| Prescott                  | 946          |
| Prescott Valley           | 1,007        |
| <b>Spring Creek Ranch</b> | <b>9,532</b> |

Unless you've already done so, and you are a resident of Yavapai County, we urge you to contact Development Services and each of the County Supervisors, letting them know how you feel about this proposed rezoning.

**In your email and/or letter, you must include your name and address, or the County will not consider it. Only one communication per household is considered.**

**Yavapai County Development Services:**

[planning@yavapai.us](mailto:planning@yavapai.us)

10 South 6th Street  
Cottonwood, AZ 86326

**County Supervisors:**

**Rowle P. Simmons:** [web.bos.district1@yavapai.us](mailto:web.bos.district1@yavapai.us) - 1015 Fair Street Prescott, AZ 86305

**Thomas Thurman:** [web.bos.district2@yavapai.us](mailto:web.bos.district2@yavapai.us) - 1015 Fair Street Prescott, AZ 86305

**Randy Garrison:** [web.bos.district3@yavapai.us](mailto:web.bos.district3@yavapai.us) - 10 South 6th Street Cottonwood, AZ 86326

**Craig L. Brown:** [web.bos.district4@yavapai.us](mailto:web.bos.district4@yavapai.us) - 1015 Fair Street Prescott, AZ 86305

**Mary Mallory:** [web.bos.district5@yavapai.us](mailto:web.bos.district5@yavapai.us) - 1015 Fair Street Prescott, AZ 86305

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## This Month



## Chamber Music Sedona

The mission of Chamber Music Sedona is to enrich the culture of Sedona, the Verde Valley and Northern Arizona by presenting outstanding classical music performed by the world's finest musicians and promote a love of the performing arts through music education programs.

From its humble beginnings in 1982, Chamber Music Sedona has been Northern Arizona's premiere chamber music presenter.

[www.ChamberMusicSedona.org](http://www.ChamberMusicSedona.org)

928-204-2415

**KSB greatly appreciates the support  
Chamber Music Sedona has given us.**

Visit the KSB website for more information on  
our activities, goals and how you can help:

[www.keepersdonabeautiful.org](http://www.keepersdonabeautiful.org)

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