

# KEEP SEDONA BEAUTIFUL

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November 13, 2019

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**Landscape Magic**

*Dear KSB Friends,*

## **Mega-Developments Proposed Just West of Sedona**

**Attend**

**Yavapai County P & Z Meeting  
Thursday December 19, 2019 9:00 am  
10 S. 6th Street, Cottonwood**

Keep Sedona Beautiful monitors plans for development in the Sedona area, particularly for very large rezoning proposals. Our recent experience with El Rojo Grande demonstrates that citizen action can have an influence on decision makers when they consider large development projects.

Recently, two separate proposals have been submitted to Yavapai County for initial consideration. Each would require a rezoning from RCU-2A (Residential; Rural) to PAD (Planned Area Development).

The **Spring Creek Ranch proposal** is the first one to be considered by the County. It envisions 3,000 units being built off of State Route 89A, near where Page Springs Road meets SR 89A. The developers' Letter of Intent notes that this is **"proposed as a 282 acre master-planned community which will include approximately 1850 Manufactured Home ("MH") lots, 550 Recreational Vehicle ("RV") pads, 400 Rental Units, and a 200 Unit Assisted Living facility."**

You may have seen the front page article on this proposed development that was in the Friday November 8 issue of the Red Rock News. **What the article doesn't mention** is that there's a second



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proposal by a different developer to build approximately 2,000 additional units adjacent to Spring Creek Ranch.

**Adding approximately 5,000 new units, next to each other, 8 miles west of Sedona and 5 miles east of Cottonwood, is the equivalent of adding a new city nearly equal in population to either Sedona or Cottonwood.**

KSB has submitted a response to the County on the Spring Creek Ranch proposal documenting our concerns. Those concerns include potential impact on the unique riparian habitat of Spring Creek, the consequences of increasing the population of the area so quickly and dramatically, the ability of the developer to address water usage and sewer processing, the existence of Native American dwellings on the property, and other items.

In addition, **there is the potential that 2,400 of the lots could be used as short-term RV park units.** The developer's Letter of Intent states, "Short term, transient, rentals will be prohibited, except as to RV park visitors," but they also state that "MH [manufactured home] lots and RV pads will be similar in size and will be utilized interchangeably."

We encourage you to add your voice, by contacting the County to express your opinion on the Spring Creek Ranch proposal. The easiest way is to send an email to [planning@yavapai.us](mailto:planning@yavapai.us). Be sure to include your name and address on your email. Without it, your email will not be included in the record.

**The Yavapai County Planning and Zoning Commission has scheduled a public meeting on the Spring Creek Ranch Proposal for Thursday December 19. This meeting will be held at 9:00 am at 10 S 6th Street in Cottonwood. KSB will update you if we learn of any changes to the schedule.**

We encourage members to attend, and to communicate their opinion on this proposed development to the Planning and Zoning Commission members.

**You can read publicly accessible documents on this development by clicking on the links below:**

- [Letter of Intent submitted by the developer](#)
- [Site Plan submitted by the developer](#)
- [PAD Mailout sent by the County](#)
- [Preliminary Code Review Notes from the County](#)
- [KSB Response to the County on this proposal, expressing our initial concerns](#)

**KSB Gratefully Acknowledges**



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

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