

**Vision Statement for the Red Rock/
89A Corridor/ Dry Creek Area
of Yavapai County**

**Submitted December 2014 to
YAVAPAI COUNTY**

to supplement the YAVAPAI Comprehensive Community Plan



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Photo courtesy of Norm Hanson in *Red Rock Country Along the Loop Road*, S Braun, N Hanson, B Loewenstein, B Cook, RRRCA.org, 2011.

Introduction

The vision for the Red Rock/89A Corridor/Dry Creek area within Yavapai County provides local insight into citizen concerns about the elements outlined in the Yavapai County Comprehensive Plan adopted in 2012: land use, environmental protection, open space, growth areas, transportation, cost of development, water resources and energy. We hope that the vision statements that we present can become an educational source and guide for county officials when they must make decisions about the area. We much admired and studied the community plan presented to the county in 1992. The state recognized that plan with an award for being fair and balanced so we decided to use it as our starting point.

We began the process of updating the 1992 vision by sending out a questionnaire to 400 households listed on the county tax roles. Of those 148 households participated and 100 were returned by the postal service as undeliverable. Those results are included in the appendix. They helped to inform the vision statements.

The area comprises 60 square miles of high desert situated in the upper Verde Valley beneath the Mogollon Rim. Much of it lies within the Coconino National Forest. Elevations range from 3,800 to 6,000 feet. Spectacular scenery and clean air abound in this land previously occupied by Homesteaders and before them by Native Americans.

Four major watersheds have been identified in our district. Oak Creek covers 15 square miles and Carroll Canyon that runs into Oak Creek, 9 square miles. Dry Creek Watershed runs across all three regions and drains 32 square miles. Draining into Dry creek are Fay Canyon, Boynton Canyon, Long Canyon, Secret Canyon, Bear Sign Canyon and Sterling Canyon. The Spring Creek watershed of 12 acres lies on the western border. Oak Creek is one of the last riparian areas in Arizona.

In the Red Rock area 75% of the land is managed by Coconino National Forest. Only 20% is privately owned. The remaining acreage is designated as state land. The Dry Creek Conservation area contains 38 square miles of which only 4% is privately owned and the remainder is U. S. Forest Service Land. 89A Corridor is bisected by the state highway. The city of Sedona now uses some of the 58 acreage from the Forest Service for its sewage treatment plant. Recently developed ponds from the reclaimed water have attracted bird life. Private lands in that area are made up of manufactured homes and an adjacent ranch.

The Red Rock State Park and US Forest Service recreation area (Crescent Moon) have been developed in the Red Rock area. The Loop Road that runs through Red Rock has become a recommended automobile route for tourists. Palatki, an archaeological site is located and managed by the U. S. Forest Service in the Dry Creek Conservation Area along with nearby Honanki, which lies just outside the district. Many hiking trails are well maintained in this area.

While several large private land parcels have been planned for development the actual build out has been slow. The recession has caused financial distress among developers and a mortgage crisis among homeowners. As a result the population of the area has not grown as rapidly as had been predicted. The greatest concentration of residents occurs in the Red Rock Loop Road area, which grew from 344 in 1990 to 551 in 2010. The whole area is nearly devoid of any economic activity. Most of the residents who live here are retired.

There is a more detailed account of the geology, plant and animal life in the Red Rock area in a book, *Red Rock Country Along the Loop Road*, written and published by residents in 2011. It describes the history of the land from prehistoric Native Americans to Yavapai and Apaches to the early homesteaders. This area was once the bread- basket and winery for Jerome, when at the turn of the 19th century it was the third largest city in Arizona.

Each of the three neighborhoods that make up the community, which the county designates as the Red Rock/89A Corridor/Dry Creek Conservation area, has unique features. But the overall concerns of all the neighborhood are the same as they were 22 years ago. We give the highest priority to the riparian areas of Oak Creek and Dry Creek. They are our most vulnerable resource and their protection is paramount. They are essential to wildlife and plants. And of equal importance the scenic vistas, and the undisturbed beauty of the area must be preserved for once encroached upon they will have vanished. These two values should guide responsible development.

DRY CREEK

Enchantment

Seven Canyons

Boynton Pass
Rd

Dry Creek Rd

Arroyo

CITY of SEDONA

89A CORRIDOR

RED ROCK

89A

Elmerville

Upper
RR Loop Rd

Lower
RR Loop

Oak Creek

Cross Creek

**Red Rock/Dry Creek/89A Corridor
Community Boundaries**

*(The three part area referred to as
"The Community"
in the survey)*



Environmental Element

Introduction. The Red Rock-Dry Creek area is an environment of splendid diversity, which includes the waters, the wildlife and biotic communities, and the varied geologic topography. The four biotic communities, which flourish here, are the Aquatic, Riparian, Pinion-Juniper and Chaparral. Planning for sustaining these resources is a primary desire and concern reported in the survey of citizens. The Red Rock-Dry Creek vision committee strongly endorses the Yavapai County Environmental Element statement of goals, objectives and recommendations. The local Vision Statement, which follows here, will focus on several issues of specific relevance to the Red Rock-Dry Creek district.

The aquatic, riparian and watershed environments. The course of Oak Creek in the Red Rock valley is one of a few, indeed now rare, aquatic and riparian habitats, which remain relatively intact in Arizona. It is a precious remnant of the State's natural history. The Verde Valley watershed, to which Oak Creek is a major contributor, currently provides up to 30% of drinking water for residents of Phoenix metro. For the early Euro-American settlers, the Red Rock Valley was a vital resource for food and water, providing land suitable for agriculture and livestock. These farms and ranches have now been divided for residential use. Most of the streamside lands are privately owned, with exception of federally managed Crescent Moon Ranch and the Red Rock State Park Preserve.

Hundreds of individual wells and septic facilities in proximity to Oak Creek now create stress and threat of significant ecologic disturbance. The older wells of shallow depths have been failing whether overdrawn or the result changing climate. This impacts the health of the creek and riparian areas. The more recent deep wells into the Supai aquifer have remained reliable, but the extent of their reserves is unknown, the levels are decreasing, and only recently has the aquifer come under more intensive studies by the various hydrologic agencies. (Refer to recent reports of the Verde Valley Basin Partnership, and others). All wells, regardless of their depth, pose risk of becoming conduits of contamination to the underlying aquifers, greatly amplified by the sheer numbers of wells and lack of any regularity of inspection.

The multitude of individual Septic systems vary greatly in age and quality; also with minimal inspection of their continuing competence. The effluent of all septic systems does eventually seep into the aquifers, riparian soils and Oak Creek. Even where biologic purity is achieved, the chemical and pharmacologic components are not eliminated and rarely measured.

Erosion is a natural constant in Arizona's desert environment, which, over millions of years, has shaped and carved the beautiful canyons and outcroppings. Modern developments often accelerate the process beyond the capacity of the biosystems of the land and waters to adapt, choking habitats with silt and contaminants. There are two major washes, Dry Creek and Carroll Canyon, which cut across the plan area (along with hundreds of minor washes). They collect the waters of the area's vast watersheds

extending north to the rim of the Colorado Plateau and include portions of urban Sedona. They form, by definition, intermittent waterways and wetlands of importance to wildlife, and their drainage directly affects the volume and quality of water in Oak Creek.

Wildlife and Plants. This area is home to abundant wildlife ranging from invertebrates, amphibians, reptiles, mammals and birds. The Oak Creek riparian corridor from Red Rock State Park to the Verde River is a designated Audubon Important Birding Area. Elsewhere in the Red Rock -Dry Creek area much of the habitat for wildlife is relatively intact, but obstacles to movement between habitats exist in many places in the form of roads, fences and residential development.

Invasive species of plants and animals are increasing, displacing native varieties with a subsequent decrease of biodiversity. Some invasive plants greatly increase risk of wildfires. Arizona Game and Fish biologists report disappearance of all native fish from Oak Creek in the Red Rock Loop area. This is likely due to combination of factors, which include introduction of Rainbow trout and Bass for sport fishing, importation of crayfish, and alteration of spawning habitat.

Air quality and Noise. Air quality in the area is generally good due to lack of heavy industries and relatively modest flow of traffic. Dust pollution is increasing throughout this region of Arizona, and much of it is beyond local control. Local source from construction disturbances, clearings of land, and dirt roads can be regulated and minimized.

Noise disturbances can occur with heavy truck traffic on Hwy 89A. Overflights of low flying aircraft are a major disturbance when they occur and seem to be on the increase from both private and tourist business aircraft using the Sedona airport.

Goal 1. Support the Environmental Element Goals and Objectives as stated in the Yavapai County Plan.

Goal 2. Support specific efforts to conserve the unique aquatic, riparian and watershed environments of the Red Rock-Dry Creek area.

Objective a. Encourage landowners to monitor and update septic systems for which they are responsible.

Objective b. Encourage use of small, techno-advanced collective waste disposal systems in neighborhoods where there are clusters of houses.

Objective c. Support the work of the Verde Valley Basin Partnership, along with other agencies, in assessment and planning for future water resources.

Objective d. Support the work of governmental and non-profit agencies in monitoring quality of water in Oak Creek.

Objective e. Educate landowners and the public about soil erosion, watersheds and their ecologic importance to Oak Creek.

Objective f. Educate landowners of lands bordering creek and washes about the opportunities for establishing *Conservation Easements and /or partnerships with trusts for public lands.*

Objective g. Educate residents and tourists on the problem of E. Coli pollution from pets and humans, which run off into Oak Creek.

Goal 3. Protect wildlife corridors.

Objective a. Educate public and landowners about minimizing obstructions by road and fences.

Objective b. Preserve open spaces within and around buildings.

Goal 4. Educate the general public and private landowners about problems created by invasive species of plants and animals.

Objective a. Prohibit importation of non-native species.

Objective b. Encourage programs by citizens and government agencies for eradication of invasive species.

Goal 5. Raise awareness of issues of air quality and noise pollution.

Objective a. Support efforts to reduce dust pollution from roads and disturbances of soils.

Objective b. Support efforts by Sedona airport to severely restrict low altitude flights and promote good practices by commercial tourist flights.

Recommendations:

1. Encourage collaboration amongst the numerous public agencies responsible for management of ecological sensitive habitats. Support the current studies for maintaining or creating wildlife corridors.
2. Conduct periodic regular surveys on the health and diversity of wildlife. and their habitats.
3. Conduct regular periodic surveys of surface waters, aquifers and of the hundreds of individual wastewater septic systems.
4. Educate and support private land owners about benefits and opportunities for establishing Conservation Easements

Land Use Element

Introduction. Deliberations about compatible land use are the "ground" that sets the context and direction for all other elements of a Community Plan. The 2013 Yavapai County Plan presents a well-balanced set of concepts and principles for guiding these decisions. The County plan also requests input from each of the designated plan communities regarding their unique character, needs and vision of their future.

Character of the Red Rock-Dry Creek plan area and its three districts. The initial draft of the County Plan designated this area as "transitional"...somewhere between rural and metro... with expectation that the area was destined to become urban. Citizens of Red Rock-Dry Creek strongly opposed this categorization with the result that the final plan re-designated the area to be a rural community. Of note, when the City of Sedona was incorporated in 1988, the residents of Red Rock declined inclusion within the jurisdiction of the city.

The plan area consists of 60 sq. miles made up of three distinct districts, each having its own character and history.

1. The Red Rock Loop area is located along the environmentally sensitive riparian habitat of Oak Creek. These green ribbons of native flora and fauna are now but a fraction of the riparian areas that once reached into every corner of Arizona. 95% have been destroyed or seriously altered from their former state. 19% of land in the RR Loop district is privately owned. Much of this land lies along the Oak Creek floodway as it attracted the original homesteaders in search of suitable land for agriculture and grazing. Today, most of the farms and ranches have been converted to residential use. Oak Creek has been designated by the State to be a "Unique Scenic Waterway." Seventy-seven percent of the land is under administration of Coconino National Forest, 4% is owned by the State. There are two facilities for public access: the Crescent Moon federal recreation site which provides the most popular views of Oak Creek with Cathedral Rock; and Red Rock State Park, a 286 acre riparian preserve and environmental educational center.

2, The Dry Creek Conservation District of about 38 sq. miles is the least populated district but represents 63% of land in the total plan area. Only 4% is privately owned, consisting of parcels entirely surrounded by Coconino National Forest, and includes the only 2 resort complexes of the area at Boynton Canyon and Long Canyon. There are expansive vistas of the high desert against the spectacular backdrop of the Red Rock Secret Mountain Wilderness. This area is bisected by Dry Creek, the major collector for this large watershed. Many archeological sites, two of which provide guided public access, are located here.

3. State Hwy 89A bisects the entire community area and forms the 89A Corridor District. Public lands border most of the highway with exception of residential areas of Sunset Hills and Sedona Shadows, and a time-share resort. A bit further South is the site of the Sedona Wastewater Treatment facility, which recently developed expansive ponds and marshes for

wastewater treatment. It has become a popular habitat for birds and bird watchers. The 89A corridor provides largely unspoiled scenic vistas into the Sedona Area.

Goal 1: Maintain compatible land use.

Objective a. Sustain the rural character of the plan area and preserve its natural landscapes.

Objective b. Keep intact the public lands of the USFS and State. Discourage or prohibit USFS land trades that in any way would compromise the size and diversity of scenic, ecological or cultural values. A clear majority of respondents to the community survey support a designation of a National Scenic Area, by Congress, for the public lands.

Objective c. Mitigate fragmentation of the landscape, such as lot splitting and creation of mazes of new roads, which will have negative impact on scenic open space, wildlife corridors and sensitive habitats, watersheds and riparian areas.

Objective d. There are several undeveloped parcels in the Dry Creek Conservation Preservation district, which, if developed in the future, should be rezoned to the more restrictive designation. The former Schuerman ranch on Upper Red Rock Loop Rd. is zoned for high-density development. The Red Rock-Dry Creek Vision Committee recommends rezoning this property to a more restrictive category (see Growth Element section for further history of this property's situation).

Goal 2. Support specific measures for conservation of especially sensitive landscapes and ecosystems.

Objective a. Support, refine and enforce the standards, which regulate construction on floodplains, slopes and watersheds.

Objective b. Support preservation and protection of riparian areas located on private lands through the use of voluntary Conservation Easements or by sale/transfer of these lands to a public or private trust for protection from development.

Goal 3. Support variety of land uses and design when compatible with the parameters of this vision statement.

Objective a. Commercial and industrial developments are not compatible with the scenic-rural qualities of the Red Rock-Dry Creek area. The Hwy 89A corridor could accommodate small business that serve needs of local residents, but residents of that area strongly oppose projects that disrupt scenic views, or create air pollution or noise pollution, or diminish the night sky. There also would be safety concerns about increasing on-off traffic on Hwy 89A. In general, commercial projects, which are proposed by outside corporate entities often fail to consider the established values of an area. Therefore, all projects must have opportunity for citizen input. They must be appropriately zoned, and have an existing adequate level of infrastructure.

Objective b. The pressures for construction of high-density residential developments will always exist. If or whenever such a project gains a foothold. it should be designed as a Planned Area Development which can properly account for

water resources, waste water disposal, minimal modification of landscape, erosion control and safe-guarding open spaces and ecosystems.

Goal 4. Maintain coordination with and amongst existing Local (County), State and Federal entities. Elsewhere in this vision statement examples are cited of deficient coordination and confusing jurisdictions amongst these agencies.

Goal 5. Maintain public participation criteria for land use decisions.

Objective a. Encourage or require developers and buyers of properties to become familiar with these community vision statements.

Objective b. Encourage meetings with representatives of the community and community organizations regarding proposals for local projects.

Recommendations:

1. Maintain current zoning for low density housing for all private parcels in the Red Rock-Dry Creek area.
2. If any land is traded from public (USFS) into private hands the zoning should be redesignated from RCU-2A to the more restrictive designation, R1L-2.
3. The former Schuerman ranch/Bella Terra property is currently zoned for high-density development and should be rezoned to a more restrictive low-density category.
4. Extend the boundary of the Dry Creek Conservation Area westward to include Honanki and adjacent lands.
5. Encourage a regard of Red Rock-Dry Creek lands and communities as constituting a unique category of Park-like land.
6. Support National Scenic Area designation of the public lands.
7. Coordinate and collaborate so that appropriate oversight can be assured for responsible development even though that responsibility is now spread amongst many layers of government agencies and the owners of private land.
8. Support specific measures for conservation of sensitive landscapes and ecosystems by conducting periodic but regular surveys to update information on the status and health of these areas.

Open Spaces Element

The survey results show very strong sentiment in the community for preserving our Open Spaces and the Coconino National Forest. Open Space is defined by the Yavapai County Plan as “dedicated, reserved or conserved lands, generally held in the public domain for specific purposes, such as for recreational uses, and for unique historic, environmental or scenic quality protection.”

Yavapai County does not have jurisdiction over the Federal forest lands, which make up much of the Red Rock-Dry Creek area. However, the large presence of the Coconino National Forest, along with its policies and regulations, bear heavily on resident’s choice to live here. The Forest Service also has a considerable impact upon the direction and scope of the County’s Comprehensive Plan.

The USFS has authority, under a number of statutes, when it is in the public interest, to exchange lands with non-federal parties within the boundaries of the National Forests. The survey shows our community expressing a resounding opposition to these trades within our area of the Coconino National Forest. The community’s desire to protect and preserve the USFS lands includes a strong desire that “USFS public land in our community should be established as a National Scenic Area to prevent land trades” (125 agreed or strongly agreed, vs. 5 who strongly disagreed, and 11 neutral responses).

While additional hiking, biking and equestrian trails were not seen as a priority, there was overwhelming sentiment against trails for recreational use of motorized off-road vehicles on public lands.

The three major undeveloped parcels in the community are the Bella Terra property on Red Rock Loop Road; LaMerra, off Red Rock Loop Road; and El Rojo Grande Ranch on the frontage road parallel to 89A adjacent to Sedona Pines Resort (timeshares). While private lands are not considered Open Spaces by Yavapai County, our community did express a strong preference for scenic views being preserved. One very popular scenic vista, often photographed, is of Cathedral Rock seen from the Loop Road at the proposed Bella Terra development. The entrance to El Rojo Grande Ranch is set in a picturesque hilly area. Development of these parcels should take into account the public’s desire to have the scenic nature of their settings remain unobstructed.

The community expressed almost unanimously that archeological and historical sites should be preserved (149 agreed or strongly agreed vs. 0, who disagreed or strongly disagreed, with 3, neutral), and there was also agreement that when possible, public lands such as state parks and USFS land should be increased. The community also favored extension of the Dry Creek Conservation Area boundary westward to include the Honanki archaeological site and adjacent lands

Goal 1: Protect and preserve open spaces of the Red Rock/Dry Creek area.

Objective a: New construction should be compatible with scenic views from public roadways, with the height of the proposed buildings not obstructing scenic vistas.

Objective b: Identify archaeological and historic sites within the Red Rock, Dry Creek and 89A corridor area.

Objective c: Place appropriate signage near archeological sites, and monitor these sites for any threat of degradation.

Goal 2: Prevent land trades by USFS.

Objective: Obtain National Scenic Area designation of the USFS lands within the community, which will prevent land trades by law.

Goal 3: Increase public lands, whether State Parks or USFS, whenever possible.

Objective: Seek private funding for purchase and development of the Bella Terra property as an historical park.

Recommendations:

1. Support legislation that would designate a National Scenic Area of Coconino National Forest lands.
2. Support extension of the west boundary of the Dry Creek Conservation Area to include Honanki archeologic site and adjacent lands.
3. Prohibit or severely restrict use of off-road motorized vehicles on public land
4. New construction in the area should be destined to minimize impact on scenic views from roadways.
5. Further identify archaeological and historic sites, which need protection and monitor those sites.

Growth Areas Element

The Red Rock Rural/Dry Creek area is listed by Yavapai County as a Rural Community Area, which they characterize as small clusters of residential homes on a variety of lot sizes and nonresidential development in what was once farming and ranching homesteads. There are three B and B's, one state park and one U.S. Forest Service Park along the Loop Road. The Dry Creek area contains a number of hiking trails as well as prehistoric dwellings open to the public by appointment. Public schools and fire protection are provided by the Sedona Public School System and the Sedona Fire District. The fire station on the Loop Road is not in operation.

Since the 1992 vision statements of the Red Rock/Dry Creek Area Plan, the Red Rock area population grew from 344 to 551 in 2010 and is projected to reach 769 in 2020 (p. 81 of the Yavapai County Comprehensive Plan). The Dry Creek area has two resort/housing/golf course developments already in place, Seven Canyons and Enchantment. There have been four more developments that have been planned in the Red Rock/Dry Creek area since the 1992 plan: low density housing on the former Cross Creek Ranch, low density housing on the former Christmas Tree Farm, low density housing on the former Hi-Lo Ranch and one high density housing on the former Schuerman Farm. All but the Christmas Tree Farm are located in the Red Rock area. The three in Red Rock are located along Oak Creek. Financial problems halted two of the developments. The 89A Corridor contains the sewage treatment plant for Sedona and now hosts a series of wetland ponds that attract bird wild life. The corridor also has three contiguous areas for manufactured homes: one on privately held land, one on rented land; and a third for resort time shares. This area has a restaurant but the small convenience store closed.

Members of the Sedona Shadows community in the 89A Corridor have expressed concerns that rented land on which their manufactured home neighborhood sets is targeted for redevelopment by the landowner. Should Sedona Shadows and the adjoining El Rojo Grande Ranch be developed our survey shows a strong preference for single-family residences and a mixed response to clustered single-family residential development with surrounding dedicated open space. Strong opposition was expressed to multi-family development and resort and timeshare development.

There have been suggestions that the 89A Corridor would lend itself to commercial development. The survey results are clear: there are strong negative sentiments toward light or heavy commercial development, shopping centers or time-shares in the whole area; there are strong sentiments toward maintaining single -family residences on individual lots and preserving the scenic beauty of the area; there is also a strong interest when placing any cell towers and utility wires in such a manner that the scenic integrity of the area is preserved.

Oak Creek, one of the last riparian areas in Arizona with year round water flow, is designated a "unique and scenic waterway." It is clearly a wild life corridor. Even though its banks are subject to periodic flooding, *the delineation of flood plains and wetland areas* is outdated. In the Red Rock area there are washes that feed into Oak

Creek, the largest of which is Carroll Wash. In the Dry Creek area the Dry Creek Wash runs through the area to join Oak Creek. Survey results show a strong sentiment toward updating the designation of wetlands and flood plain as well as being more mindful of the need to protect the wildlife corridors and riparian area.

The one designated high density compact development mentioned in the Yavapai County plan was proposed for 123 lots on 53 acres. Of those lots 26 are located on a flood plain not studied by FEMA and now perched on the fill that was dumped onto the wetlands area by a prior developer. In fact, the second Schuerman Homestead home was located here but abandoned in a flood in 1919. A sewage treatment plan for this proposed development abuts the Carroll Wash. In 2006, several hearings were held by AZ Dept of Environmental Quality that were attended by over 200 residents to express concern over the proposed sewage treatment plant. In addition, one of the entrances to the development was to be located where the Loop Road has a configuration of an S shaped curve and would clearly constitute a dangerous intersection with the Loop Road.

Goal 1. The one high-density potential growth area in the Red Rock area warrants attention because of its location near Carroll Wash and Oak Creek.

Objective a: Review plat plans in reference to flood plains and wetland some of which has had a fill of soil and rocks compromising its integrity

Objective b: Review entrance along the Loop Road where the curves impede driver's vision of oncoming traffic.

Goal 2. Any new buildings in an area should attend to preserving a wildlife corridor along the washes and Oak Creek

Objective: Ensure that fences do not impede on the freedom of wild life movement.

Goal 3. Conserve open areas and water resources

Objective a: Placement of cell towers and utility wires should be placed so as to maintain the integrity of scenery.

Objective b: Wastewater treatments take cognizance of aquifer and Oak Creek.

Objective c: Encourage voluntary monitoring of well water levels and testing by using public education measures.

Goal 4. Any additional development along the 89 A Corridor, the other high density potential growth area designated by the County should preclude timeshares, commercial development and multifamily housing in favor of single family dwellings.

Objective: Preserve the integrity of rural landscapes

Recommendations:

1. Coordinate with FEMA to reassess and establish new flood plains and wetland designations along Oak Creek in the Red Rock area.

2. Coordinate with wildlife agencies to assure corridors for wildlife accessibility to habitat without impedances.
3. Review transportation road conditions periodically.
4. Water conservation and integrity of open space should figure prominently in the review of all development in high-density development.

Transportation Element

The community is accessed by U.S. Highway 89A, a four-lane corridor connecting Cottonwood to Sedona. Red Rock Loop Road functions as the eastern internal corridor and Dry Creek Road as the western internal corridor with significant and increasing traffic.

The Red Rock Loop Road services the bulk of the sub-divided private lands which are in the Red Rock Loop Rural community by providing two access points to this area. Lower Red Rock Loop Road provides entry to the Elmerville community, the Cross Creek community and the Red Rock State Park. Upper Red Rock Loop Road provides access to the Crescent Moon Recreational Area and several areas devoted to houses. The Dry Creek Road services the sub-divided private lands which are to the west of the U.S. Highway 89A. This road provides access to the Enchantment Resort, Boynton Pass and popular hiking trails. Tourists have been encouraged to sightsee along the Loop Road so that there is increased traffic by cars and buses. As a result, the additional traffic takes a toll on the road surfaces and shoulders. Some of the lookouts on the Upper Red Rock Loop Road used by tourists to park need to be made safer and better maintained.

While bicyclists use these roads their presence can be a danger to them. In the survey very few residents owned or used a bicycle but there was support for helping bicyclists have a safe area when feasible. No sentiment was garnered for ATV traffic; in fact, they were considered invasive and detrimental to the quality of the rural life and the native environment.

Preservation of the rural ambiance took precedence when transportation needs were surveyed. Maintenance was a major concern and safety should be the watchword. There was little support to widen the roads. Residents of the community expressed no need or desire to construct additional arterial roadways within the plan area, nor to construct additional roads for access from outside the plan area.

Goal: Provide an environmentally sensitive transportation plan that emphasizes maintenance and safety.

Objective a: Accommodate transportation and safety needs for both residents and tourists. Improve access and safety of pull-out areas and scenic vistas. Upgrade maintenance of road surfaces and shoulder on the Red Rock Loop and Dry Creek roads.

Objective b: Conduct a review of adequacy of signage for tourists to find their way to popular public sites; e.g., directional signs to Crescent Moon Recreation Area are misplaced and hidden by foliage.

Objective c: With the exception of Hwy 89A, discourage truck and ATV traffic.

Objective d. Discourage development of any additional transportation corridors or upgrading current roads for higher speeds of traffic or developing new roads of access from outside the area.

Recommendations. As listed above.

Cost of Development Element

The population increase projected for residents in the Red Rock/89A Corridor/Dry Creek area is minimal and will not support a diversity of commercial services. The required services for residents are available in the City of Sedona and surrounding communities are sufficient. There is little support for increased development and no interest in increasing taxes to support such development.

Water Resources Element

Introduction. Water resources--quantity and quality, above and below ground, in drought and in flood-- should be foremost in the mind of every resident in the SW. From the answers to water-related questions in our Community survey we learned that there is a lot of concern for preservation of Oak Creek and its riparian area, and also for the quality of Oak Creek water, but surprisingly less concern about the quantity of ground (well) water available (93 of 134 worry that it will lessen) and even less about its quality (61 out of 133).

Because Arizona law treats surface water and groundwater as separate entities that are not interconnected or interdependent, addressing drought and water usage is difficult. In the case of the Community area, The Salt River Project, which supplies water to the metropolitan Phoenix area, holds the rights to the surface water of the entire Oak Creek watershed. However, there are several ditch associations in the Community, holding grandfathered surface water rights to Oak Creek and there are other individual properties along the Creek with grandfathered surface water rights--Red Rock State Park, Red Rock Ditch Association and Cross Creek Ranch being examples. Groundwater rights on the other hand most often come with the property unless there is a regional water company or water association.

Surface Water: Oak Creek

Cathedral Rock and Oak Creek are the crown jewels of the Red Rock area. Oak Creek, the perennial stream, is one of the reasons why humans have historically settled here. The water and the rich and varied riparian vegetation attract innumerable wildlife and are lifeline and habitat not only for permanently resident animal species but also offer temporary habitat for many migratory creatures.

Arizona has lost close to 90 percent of its lowland riparian habitats in the last 100 years, and that loss continues to this day due to groundwater pumping and 'management' of streams and rivers. Loss of habitat is the greatest threat to wildlife in our near future, as 60-75% of Arizona's resident wildlife species depend on riparian areas to sustain their populations, yet riparian areas cover less than 0.5 percent of the state's total area. (*Source: Arizona Riparian Council, Fact Sheet #1 in Appendix of Red Rock - Dry Creek Area Community Plan 1992*)

It is thus encouraging that preservation of Oak Creek and its riparian zone is a high priority for the current residents of the area: the November 2013 community survey shows that 137 of 144 respondents want the Oak Creek riparian area protected and preserved; 127 of 140 support efforts to improve the water quality of Oak Creek; and 108 of 141 want more public education about *E. coli* pollution of Oak Creek. And all this despite the fact that there are only four areas of public access to Oak Creek in the Community: end of Chavez Ranch Rd, Crescent Moon Ranch (Red Rock Crossing) and Red Rock State Park. Two of these have no or little associated parking, and the other two are fee areas. Nonetheless, the community as a whole is unified in its

desire to preserve Oak Creek and its riparian area. In addition to Oak Creek, Community residents (133 of 144) also want to see the Dry Creek drainage basin protected and preserved. The seasonally running Dry Creek is a tributary to Oak Creek.

Protection of Oak Creek’s Riparian Area and Water Quality by Restriction of Development and Construction in the Flood Plains and Wetlands of Oak Creek and its Tributaries. The federal government’s USGS maps the country’s flood plains of rivers, lakes and beaches to provide information about risk of flooding and protect people from inadvertently building or buying property or houses in flood plains. Flood zones are classified by height of flood and expressed in terms of the floods’ frequency of occurrence: for instance, minor floods are frequent, but extremely high floods are rare and, on average, occur only once in a hundred years (100-year flood). Wetlands lie in the terrain between the outermost border of the so-called 100-year flood plain of a river and the river’s edge at normal water flow. Wetlands enjoy federal and state protections under the Wetlands Protection Act and the Clean Water Act which do not allow construction of buildings or other disturbance of wetlands (e.g., filling or dredging), and which are under authority of the Army Corps of Engineers. Wetlands are an important water resource because they provide “*storage areas for storm and flood waters; natural recharge areas where ground and surface water are interconnected; and natural water filtration and purification functions Although individual alterations of wetlands may constitute a minor change, the cumulative effect of numerous changes often results in major damage to wetland resources.*” (From the Corps’ definition of wetlands.)

An official update is needed for demarcation of flood plains and wetlands of Oak Creek versus the present inaccurate map. The 2013 community survey shows 128 of 146 respondents expressing the need for flood plain updates. And 127 of 142 want standards enforced regarding building in or near natural washes and drainage areas, and 127 out of 147 want building permits to take into account *wildlife corridors, riparian areas, wetlands, scenic views and flood plains*. In addition, 125 of 142 respondents want to see the use of Conservation Easements or similar means for preservation of Oak Creek riparian areas.

The existing FEMA-designated flood zones of Oak Creek do not correspond to current reality. There were 17 significant floods in the past 100 years. And the most recent of such floods, as the RRRCA has documented, covered much larger areas than even the 100-year official flood zone maps indicate, having penetrated with 1-2 foot depth into existing developed neighborhoods and flooding land for which building permits had been issued or plats approved for planned residences, such as 28 units for the proposed (now dormant) Bella Terra development. The flood plain of Oak Creek in the Red Rock district clearly is much larger than the maps indicate. As long as the maps are not updated, construction of houses and placement of septic systems or waste water treatment plants may continue to be allowed in flood-prone areas that rightfully but not officially may be wetlands. Up-to-date flood plain

delineation thus is crucial for effectively protecting our Oak Creek water resource, because permitting is based largely on those maps.

Oak Creek Water Quality and Pollution Prevention from Human and Pet Waste. The

Community is concerned about water pollution of Oak Creek, as evidenced by 127 of 140 supporting efforts to improve Oak Creek's water quality, and 108 of 141 wanting more public education about *E. coli* pollution of Oak Creek. Flooded wastewater treatment plants and septic tanks can spill raw sewage into the ground water and streams. Therefore, septic tanks and wastewater treatment plants must not be located within the flood plain of Oak Creek nor of any tributary to Oak Creek. In addition, malfunctioning, overflowing or flooded septic systems are a source for pollution of surface and ground water and thus can become a public health hazard. Creating ordinances that require regular pumping and inspection of septic systems and *educating septic system owners about proper maintenance of their systems* by providing informational pamphlets.

Dog waste has been established as major contributor to *E. coli* pollution of lakes and rivers in densely populated areas via storm runoff. This is true also for Oak Creek and its tributaries. Owners of dogs being walked close to permanent or ephemeral creeks or ponds (cattle tanks) should be informed that they need to pick up their dogs' waste. Dog waste bag stations should be put in areas of heavy dog traffic.

Groundwater

Many residences in the Community have their own well for drinking water and household use. Others are members of local water associations or are serviced by water companies. In all cases, the drinking water is either drawn by pumping from underground aquifers or, in some instances, water is delivered by truck.

Prevention of Groundwater Pollution may require ordinances that mandate periodic inspection of septic tanks and periodic pumping of waste material. Leaky septic systems may contaminate the ground water and reach the aquifer that supplies drinking water via wells. Periodic pumping and examination by an accredited company should be required of all septic systems. In addition it might be highly desirable if, upon sale of the property, old septic systems were required to be upgraded or replaced with septic systems that conform to current code. Consideration should be given to offering tax incentives to bring such property and similar others in the vicinity to include a small neighborhood wastewater treatment plant if necessary.

Water Conservation requires a better understanding of our aquifers but knowledge is scant about capacity, interconnectivity, or recharge capability/extent. The hope that drilling deeper and deeper wells will solve the supply problem may be misguided. The most important measure the Community members can adopt is

water conservation. We therefore support the Water Resources Element Goals and Objectives of the Yavapai County Development Plan, which address conservation. However, that plan does not address the topic of privately owned wells. There is almost no regulation of private wells, except for setback requirements from septic fields and property lines, and that the water cannot be sold. Community wells are monitored for safety. There are no limitations as to how much water gets pumped so long as it is used *beneficially*. In the Community survey, 121 of 142 respondents indicated that they support voluntary monitoring of the quantity and quality of their well water. The Community would do well to establish a database that records the geographical location and depth of each private well in the Community area, and have chemical analyses performed periodically as to the water's purity. This would provide some information as to depletion and/or recharge of the respective aquifers, and the water's chemical purity. It is also a way to educate well owners as we face continuing current drought. It is a way to remind well owners that their well pumps water from a finite source and this source is not necessarily recharged by current rainfall but may have its origin from snowpack in the Rockies hundreds of years ago. For most houses on their own well, the highest water use is in landscaping or gardening. Such water use could be curtailed by planting only native, drought-resistant plants, by proper rain-harvesting landscape techniques and by use of gray water generated by the household. Also, rainwater collection from roof surfaces needs to be encouraged.

Goal 1. Preserve Riparian Zones and Wetlands of Oak Creek and its Tributaries

Objective a. Deny building permits in actual, not just official flood plain zones.

An update is needed for the delineation of Oak Creek's 100-year flood zones and wetlands.

Goal 2. Prevent Pollution of Oak Creek and its Tributaries

Objective a. Prevent pollution by human waste by assuring that building permits of houses or multi-house units and their waste water treatment plants or septic systems are not planned in a flood zone of Oak Creek or any of its tributaries.

Objective b. Prevent pollution by animal (dog) waste by educating the public about the danger of surface and groundwater pollution by animal waste and installing waste stations at strategic locations where pet traffic is heavy near Oak Creek and rain and storm runoff areas.

Goal 3. Safeguard the Groundwater

Objective a. Prevent groundwater pollution by requiring periodic inspection and pumping of septic tanks and suggesting upgrade of old septic systems upon house sale and encouraging small-scale waste water treatment plants.

Objective b: Conserve groundwater through education

Recommendations

1. Update the delineation of Oak Creek's 100-year flood plain zones so that building permits and septic systems are not granted in that area.
2. Regulate new and old septic systems.
3. Support and implement the recommendations in the Yavapai County Comprehensive Plan under Water Resources Element Goals and Objectives.
4. Monitor quality of well water and well depth (distance from water surface to the ground above).
5. Educate well owners about their water source: it is a finite source with many users, not necessarily recharged by current rainfall, should not be used for landscape.
6. Install pet waste stations at strategic location where pet traffic is heavy and most likely to reach washes, Oak Creek or areas where rain/storm run off is high.

Energy Element

Conserving energy and using renewable energy sources is a national, state and county priority. There are some steps to provide incentives and rebates to encourage alternative energy use for homeowners. In addition the federal government made provision so that homeowners could sell excess energy to utilities. Also there are building codes for new construction that make energy efficiency more attainable.

Among the residents of the area there is a great deal of ambivalence about embracing alternative energy source. In the survey about 5% of the households use solar panels for hot water and about 9% use solar panels to generate electricity. However 23% more of the households did explore the matter but decided against it. Cost was apparently the issue, which raises questions about whether there is sufficient incentive to encourage a decision to use this alternative energy source.

Perhaps the most striking finding from the survey was the surprising response to the development of solar farms or wind farms. Equal number of residents strongly supported or strongly opposed the idea. There was apparent opposition based on environmental concerns.

There was one area in which there was agreement: extending the existing natural gas lines to all residents of the loop area. It is unclear how such a service could be implemented.

More education about the efficient use of energy and the use of alternative energy sources is needed. Incentives appear to be needed as well.

Goal 1. Encourage the efficient use of energy and use of alternative energy sources.

Objective a. Increase education about ways to conserve energy.

Objective b. Increase incentives for using alternative energy sources.

Objective c. Support new building codes that conserve energy.

Goal 2. Encourage the extension of existing gas lines to residents as feasible.

Objective: Provide better access for homeowners to a less expensive fuel source,

Recommendations

1. Encourage on-site renewable energy for households.
2. Any plan for wind or solar farms need to take into account wildlife corridors, and public concerns and provide open dialogue with the public
3. Explore the feasibility of extending existing gas lines to other residents.

Neighborhood Survey

How do you envision our community in the future?

Dear Neighbors,

A dedicated group of your neighbors has been at work for almost a year preparing to update the 1992 Red Rock/Dry Creek Community Plan. We are hoping for a good response to the enclosed survey so that the updated document, our Community Vision Statement, can be an accurate reflection of your desires for our area.

While this will not be a binding document, it will express how the residents of our community envision our future local environment, and may well be cited in future hearings on zoning and development as an expression of our desires.

As it is very important to be *on record* with Yavapai County, please take the time to fill out the survey now and return it by **November 20th**. If there is more you would like to say, by all means, write it out on a separate page and return it with your survey. Your written opinions will be included in the finished document.

The attached map shows the area involved. It is comprised of three districts, The Red Rock Loop Rural District (the most populous), the 89A Corridor (which includes Sunset Hills, Sedona Shadows, Sedona Pines and the Water Treatment facility), and the largest area, called the Conservation Preservation District (which includes Enchantment, Seven Canyons, The Aerie development and a number of private parcels). All three districts include Forest Service land.

For the purpose of the survey, following the precedent of the 1992 document, all three districts comprise **ONE COMMUNITY**. Please consider all three areas when answering your survey questions.

Thank you very much for expressing your preferences for the future of our community.

Feel free to photocopy the survey for other interested members of your household.

Sincerely,

The Visioning Committee: Shirley Anderson, Nanette Armstrong, Bennie Blake, Nell Benson, Sam Braun, Harry Easton, Norm Hanson, Mille Leenhouts, Birgit Loewenstein, Jani O'Kelley, Carl Romanik, and Judith Ryan

► Please return completed survey by November 20 ◀

Red Rock Rural Community Association PO Box 3086 Sedona, AZ 86340

Red Rock/Dry Creek/89a Corridor Survey

Do not put your name on this survey. All information will be kept confidential.

Section One

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
I-General						
1 We need to have a current Community Vision Statement.						
2 Rural means country lifestyle as opposed to city/suburban lifestyle.						
3 Our rural lifestyle in the Community areas must be safeguarded.						
5 Single family residential development on individual parcels is compatible with rural lifestyle.						
6 Clustered single-family residential development with surrounding dedicated open space is compatible with rural lifestyle.						
7 Clustered multi-family residential development with surrounding dedicated open space is compatible with rural lifestyle.						
8 Home-based business is compatible with rural lifestyle.						
9 Light commercial development is compatible with rural lifestyle.						
10 Heavy commercial development is compatible with rural lifestyle.						
11 Resort development is compatible with rural lifestyle.						
12 Camping is compatible with rural lifestyle.						
13 Time Shares are compatible with rural lifestyle.						
14 Bed & Breakfast establishments in residential areas are compatible with rural lifestyle.						
II-Land Use						
1 I approve the development of a community hall and grounds in the Community.						
2 I approve the development of a museum in the Community.						
3 I approve the development of a theme park, such as Disneyland, in the Community.						
4 Public access to established Forest Service trailheads should be provided by private property owners.						
5 I approve the development of a private/public school in the Community.						
6 An updated/current delineation of flood plains & wetlands is needed so that buildings are not built where flooding is possible.						
7 Building permits and fences should take into account wild life corridors, riparian areas, wetlands, scenic views and flood plains.						
8 Standards regarding site grading should be enforced.						
9 Standards regarding building on slopes should be enforced.						
10 Standards regarding building in or near natural washes and drainage areas should be enforced.						
11 We need more paved parking areas for trailheads.						
12 We need more parking areas for scenic overlooks.						
13 We need more public hiking trails.						
14 I would like the RR Loop Fire Station to be reactivated.						

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
III-Transportation						
1 Bike paths should be part of future road treatments.						
2 I would like Upper Red Rock Loop Road to be widened to match Lower Red Rock Loop Road.						
3						
4 I am agreeable to additional truck traffic on Red Rock Loop Road.						
4 I am agreeable to additional truck traffic on Dry Creek/Boynton Pass Roads.						
5 I am agreeable to complete the paving of Red Rock Loop Road.						
6 I am agreeable to public transportation on the Loop Road, Boynton Canyon and Dry Creek Roads.						
IV-Open Space						
1 The Coconino National Forest in the Community needs to be protected and preserved.						
2 I support USFS special designation of the Dry Creek Conservation Area towards Pinalaki and Hananki.						
3 I am agreeable to additional hiking trails on USFS lands.						
4 I am agreeable to additional biking trails on USFS lands.						
5 I am agreeable to additional equestrian trails on USFS lands.						
6 I am agreeable to trails for motorized vehicles on USFS lands.						
7 The USFS public land in the Community should be established as a National Scenic Area (NSA) to prevent land trades.						
8 Open spaces in the Community need to be protected and preserved.						
9 Scenic vistas in the Community need to be protected and preserved.						
10 When possible, public lands (state parks/USFS) should be increased.						
11 It is OK to trade USFS lands for private development in the Community.						
12 Archeological and historical sites should be protected and preserved.						
V-Energy						
1 Solar farms are compatible with a rural lifestyle in the Community.						
2 Wind farms are compatible with a rural lifestyle in the Community.						
3 I am agreeable to extending Natural Gas service along the rest of the RR Loop Rd.						
VI-Environmental						
1 Cell towers and utility wires should be placed so that scenic integrity and residential values are maintained.						
2 I encourage use of Conservation Easements, or similar means, for preserving Oak Creek Riparian Area.						
3 There should be standards for retaining native plants and trees in our area.						
4 Oak Creek riparian areas need to be protected and preserved.						
5 The Dry Creek drainage basin needs to be protected and preserved.						
6 Clean air standards should be established in the Community.						

	Disagree	Slightly Disagree	Neutral	Agree	Slightly Agree	Disagree	Slightly Disagree	Neutral	Agree	Slightly Agree
VI-Environmental, cont.										
7 Outside lighting standards to protect dark skies should be established & enforced in the Community.										
8 Noise standards should be established in the Community.										
9 Pet control standards should be adhered to in the Community.										
10 I approve the preservation of wildlife habitats in the Community.										
11 Burying of future utility lines should be required.										
12 I support efforts to improve the water quality of Oak Creek.										
13 I support voluntary monitoring of the quantity and quality of ground water via well testing.										
14 There needs to be more public education regarding e.coli pollution of Oak Creek.										
15 I worry about the quality of my well water.										
16 I worry that the amount of well water we have available will lessen.										
VII-Cost of Development										
1 I am willing to pay more taxes to provide public services and facilities for future housing and commercial development.										
VIII-Growth Areas										
1 The land in the Community should have limits on development.										
2 Future high density housing plans should be discouraged in all areas of the Community.										
3 I would like my community to be incorporated into the Sedona city limits.										
4 I would like water service, natural gas lines and sewer lines in my neighborhood.										
5 I'm in favor of adding cell phone towers in the Community.										
6 I would like high speed internet in the Community.										
7 I would like to see more motels, timeshares & other lodging along BSA between Sedona city limits and sewage treatment plant.										
8 I would like to see more shopping opportunities along BSA between Sedona city limits and sewage treatment plant.										
9 I would like the natural scenic beauty be preserved wherever development occurs in the Community.										

Red Rock/Dry Creek/89a Corridor Survey

Do not put your name on this survey. All information will be kept confidential.

Section Two

- 1 My primary residence is in:**
 a. Chevez Ranch Road/Red Rock Crossing
 b. Upper Red Rock Loop Road area
 c. Lower Red Rock Loop Road area
 d. Elmersville
 e. Sedona Shadows/Sunset Hills
 f. Dry Creek/Boynton Canyon
 g. Outside the Community
- 2 How many persons in your household:**
 a. Under 5 years old
 b. Grade school/middle school age
 c. High School age
 d. 18-21 years old
 e. 22-45 years old
 f. 46-65 years old
 g. Over 65 years old
- 3 Occupation of Household (check all that apply):**
 a. Employed
 b. Unemployed
 c. Homemaker
 d. Home-based business
 e. Self-employed (primary workplace not at home)
 f. Student
 g. Retired
- 4 Occupancy status of residence in the Community:**
 a. Property owner
 b. Renter/Lessee
 c. Live outside the Community
- 5 How long have you lived in the Community:**
 a. Less than a year
 b. One to Five years
 c. More than five years
 d. Born here
 g. Live outside the Community
- 6 Number of years at this residence in the Community:**
 a. Less than a year
 b. One to Five years
 c. More than five years
 d. Born here
 g. Live outside the Community
- 7 Property Size owned or occupied in the Community:**
 a. Less than 1/2 acre
 b. 1/2 to 5 acres
 c. 6 to 20 acres
 d. More than 20 acres
- 8 Animals, if any, on this property in the Community:**
 a. Cattle
 b. Hogs/Pigs
 c. Sheep
 d. Horses
 e. Poultry and/or other domesticated birds
 f. Dogs
 g. Cats
 h. Other (specify) _____
- 9 We make on average, outside the Community:**
 a. One roundtrip per day
 b. Two roundtrips per day
 c. Three or more roundtrips per day
 d. Fewer than two roundtrips per week
- 10 We use a bicycle:**
 a. Never
 b. Seldom
 c. Frequently
 d. Daily
- 11 Our water source is:**
 a. Private well
 b. Community well
 c. Hauled in
 d. Supplied by AZ Water Company
- 12 Our wastewater is handled by:**
 a. Septic system
 b. Cesspool
 c. Engineered aerobic system
 d. Sewage treatment plant
- 13 We have solar panels:**
 a. For hot water
 b. For generating electricity
 c. No, but explored the idea
 d. No
- 14 Transportation modes our household uses; check all that apply.**
 a. Verde Lynx bus
 b. Sedona/Phoenix Airport shuttle
 c. The Sedona Airport aviation facility.
- 15 Communication facilities (check all that apply)**
 a. We cannot get cell phone service in the home
 b. We use Cell phones outside the home
 c. Telephone landlines in the home
 d. Internet connection in the home

SUMMARY OF SURVEY ON WEBSITE TO NEIGHBORS

We sent out questionnaires to every household for in the Red Rock/ 89A Corridor/Dry Creek survey to document your concerns about the future of our area. A summary of the results of the survey conducted in November 2013 is presented below. By **CLICKING the PDF FILE** below you can view the detailed tabulation of the answers from community members. Those expressed opinions form the basis of the vision statement we are constructing about our area to advise Yavapai County of our community's hopes and wishes for the future of this so special and historically significant area of the greater Sedona region. The summary of Section 1 of the survey is listed below. The demographics from Section 2 and details of Section 1 are in the PDF file.

1-General. The community wants to preserve a rural lifestyle and largely is against multi-family residential development, against light commercial development, against resorts and timeshares and strongly opposed to heavy commercial development.

2-Land Use. Development of a theme park, such as Disneyland, was strongly opposed by almost all, while opinion about a community hall and a museum was split or neutral. Statements about land use that preserve the environment and scenic values were highly approved, and enforcement of building standards was approved. Updating the flood plane and wetlands boundaries is desired by most. More paved parking areas at trail heads or scenic vistas or more trails were not desired, nor was the suggestion that public access to Forest Service trails be provided by private property owners. Reactivation of the Red Rock Loop Road Fire Station was desired by more than half of the respondents.

3-Transportation. Widening the Upper Red Rock Loop Road to match the Lower Red Rock Loop Road was largely opposed and additional truck traffic in Red Rock and Dry Creek areas was strongly opposed, while making bike paths part of future road treatments was largely supported. The opinion about developing public transportation on the Loop Boynton Canyon and Dry Creek roads was split but with stronger negative sentiment prevailing. More respondents favored paving all of Red Rock Loop Road.

4-Open Space. But for 2 of 12 statements, the community was of one mind. Only additional and equestrian trails elicited split opinions. Preservation of open space, scenic vistas and archaeological and historical sites are a high priority, as is the establishment of a National Scenic Area to prevent land trades by the Coconino National Forest. Trails for motorized vehicles are opposed.

5-Energy. The community is split about whether solar and wind farms are compatible with a rural lifestyle, but favor extending the natural gas service all along the Loop Road.

6-Environmental. Only one statement of the 16 surprisingly elicited a split opinion, namely, whether the respondent worries about the quality of their well water: 33 did not worry; 39 were neutral and 61 worried. Preservation of the Oak Creek riparian area, native plants, scenic vistas, clean air, dark skies, wildlife habitats and the water quality of Oak Creek all are high priority of the community.

7-Cost of Development. More taxes to provide public services and facilities for future housing development were opposed.

8-Growth Areas. The community wants limits on development, discourages high-density development, opposes incorporation into the city of Sedona, does not want commercial development along 89A between Sedona city limits and the sewage treatment plant, but does want to preserve the natural scenic beauty wherever development within the community occurs. Opinions varied about more cell towers, water service, natural gas lines and sewage treatment plants in the respondents' neighborhoods.

[CLICK HERE TO FIND SURVEY RESULTS AND ITS PARTICIPANTS](#)

Results of the Red Rock/Dry Creek/WPA Corridor Survey November 2013

The last survey in our area was done in 1989 and became a part of the Red Rock/Dry Creek Plan that was sent to Yavapai County in 1992. The survey sent out in November 2013 was used as data for the Red Rock/Dry Creek/WPA community vision statement, which will be submitted to the county.

Shown in the charts are the Statements, overall score, and the number of responses for each of the five possible answers used in calculating the score. For the sake of completeness we have included the number of responses for Don't Know as well as how many times No Answer was given.

In Section I, respondents were presented a number of statements and asked what they thought about each. They could answer Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree or Don't Know. In order to summarize the results, the answers were converted to numerical values with Strongly Agree = +100, Agree = +50, Neutral = 0, Disagree = -50, Strongly Disagree = -100. Don't Know answers were excluded from the analysis, as well as those left blank (No answer). The Score for each statement was then determined as the mean numerical value, that is, the sum of the values divided by the number of answers (excluding Don't Know and No Answer). While this scoring method is somewhat arbitrary, it does allow the general feelings of the community about each statement to be expressed as a single value: a positive score means more agreement than disagreement; a negative score more disagreement than agreement; the larger the score, the stronger the sentiment. A score of or near zero is ambivalent: either most answers are Neutral or about half are Agree or Strongly Agree while the other half are Disagree or Strongly Disagree, meaning that in those cases the community either doesn't care much or is sharply divided over the issue. As it turned out, scores in the range of 15 to -15 generally indicated that between 18 and 31% of respondents were neutral and the others were more or less evenly split in opinion (see, for instance, II-Land Use, Statements 1 and 2; IV-Open Space, Statements 4 and 5; VIII-Growth Areas, Statement 5). The spreadsheet lists the score in bold in the first column of numbers. The actual spread of opinion is seen in the columns displaying the number of responses for each of the possible answers for the given statements.

Results for Section II are presented either as a percentage of all respondents when there was a single response per household (such as the location of the household) or simple totals when there was more than one response possible per household (such as how many people in different age groups are in the household). Percentages do not always sum to 100%, because some respondents did not answer every question but the total number of respondents was held constant at 148.

Results of Red Rock/Dry Creek/WPA Corridor Survey

Total Number of Respondents = 148

402 Questions were asked, -102 were returned as unhelpful.

Section I Statements

Statement	Response Given					Don't Know	No Answer
	Agree	Strongly Agree	Disagree	Strongly Disagree	Used for Score		
I-General							
1 We need to have a current Community Vision Statement	88	43	64	24	0	0	100
2 Rural means country lifestyle as opposed to city/suburban lifestyle	58	11	50	0	0	0	144
3 Our rural lifestyle in the Community areas must be safeguarded	78	80	35	0	0	0	140
4 Single family residential development on individual parcels is compatible with rural lifestyle	84	68	38	11	0	1	140
5 Clustered single family residential development with surrounding dedicated open space is compatible with rural lifestyle	4	18	45	39	0	0	145
6 Clustered multi family residential development with surrounding dedicated open space is compatible with rural lifestyle	-48	0	14	19	33	0	145
7 Home based business is compatible with rural lifestyle	38	32	30	37	14	4	147
8 Light commercial development is compatible with rural lifestyle	-38	1	38	38	34	0	144
9 Heavy commercial development is compatible with rural lifestyle	-80	0	0	0	28	0	148
10 Retail development is compatible with rural lifestyle	-38	1	23	18	48	0	148
11 Camping is compatible with rural lifestyle	71	18	38	28	14	0	143
12 Time shares are compatible with rural lifestyle	88	0	18	18	31	0	143
13 Bed & Breakfast establishments in residential areas are compatible with rural lifestyle	12	0	38	37	31	0	143
II-Land Use							
1 I approve the development of a community hall and grounds in the Community	8	11	46	40	38	14	143
2 I approve the development of a museum in the Community	-8	0	46	47	38	18	143
3 I approve the development of a theme park, such as Disneyland, in the Community	-48	0	0	4	38	108	147
4 Public access to established Forest Service trailheads should be provided by private property owners	-38	1	38	38	34	0	143
5 I approve the development of a private/public school in the Community	-18	1	38	38	41	24	143
6 An updated/consistent delineation of flood plains & wetlands is needed so that buildings are not built where flooding is possible	88	31	17	18	0	1	148
7 and flood plains	88	31	17	18	0	1	148
8 Standards regarding site grading should be enforced	88	52	38	18	0	1	143
9 Standards regarding building on slopes should be enforced	87	48	18	18	0	0	143
10 Standards regarding building in or near natural wetland and drainage areas should be enforced	88	37	18	11	1	0	143

	Score	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	No Answer	
11 We need more paved parking areas for trailheads	-18	4	31	38	21	34	100		
12 We need more parking areas for scenic overlooks	-18	5	30	40	20	24	140	3	
13 We need more public hiking trails	-14	5	32	43	17	32	142	5	
14 I would like the RR Loop Fire Station to be reactivated	38	30	38	30	3	6	142	4	
III Transportation									
1 Bike paths should be part of future road treatments	63	35	73	32	11	4	145	0	
2 I would like Upper Red Rock Loop Road to be widened to match Lower Red Rock Loop Road	-8	11	39	42	64	18	141	1	
3 I am agreeable to additional truck traffic on Red Rock Loop Road	-61	1	3	17	66	37	144	1	
4 I am agreeable to additional truck traffic on Dry Creek/Baynton-Pass Roads	-64	1	3	38	61	47	139	2	
5 I am agreeable to complete the paving of Red Rock Loop Road	14	32	53	30	10	21	141	2	
6 I am agreeable to public transportation on the Loop Road, Baynton Canyon and Dry Creek Roads	-8	5	30	38	33	26	142	1	
IV Open Space									
1 The Coconino National Forest in the Community needs to be protected and preserved	80	32	47	3	3	0	144	0	
2 I support USFS special designation of the Dry Creek Conservation Area towards Puleo and Harriet	76	75	48	12	1	3	139	8	
3 I am agreeable to additional hiking trails on USFS lands	39	27	66	27	16	10	146	0	
4 I am agreeable to additional biking trails on USFS lands	3	18	46	33	31	20	146	0	
5 I am agreeable to additional equestrian trails on USFS lands	16	19	48	34	24	16	142	1	
6 I am agreeable to trails for motorized vehicles on USFS lands	-57	6	4	9	62	67	144	0	
7 The USFS public land in the Community should be established as a National Scenic Area (NSA) to prevent land tracts	66	79	47	11	0	5	142	4	
8 Open spaces in the Community need to be protected and preserved	75	66	50	6	1	2	140	0	
9 Scenic vistas in the Community need to be protected and preserved	75	69	47	7	1	2	148	0	
10 Where possible, public lands (state parks/USFS) should be increased	48	54	45	20	10	8	142	1	
11 It is OK to trade USFS lands for private development in the Community	-60	4	12	11	40	76	143	2	
12 Archeological and historical sites should be protected and preserved	79	66	54	3	3	0	142	0	
V Energy									
1 Solar farms are compatible with a rural lifestyle in the Community	9	26	41	24	18	29	139	3	
2 Wind farms are compatible with a rural lifestyle in the Community	-8	21	30	28	32	38	140	5	
3 I am agreeable to extending Natural Gas service along the rest of the RR Loop Rd	38	26	31	45	9	4	135	4	
VI Environmental									
1 Cell towers and utility wires should be placed so that scenic integrity and residential values are maintained	74	63	55	4	1	2	145	1	
2 I encourage use of Conservation Easements, or similar means, for preserving Oak Creek Riparian Area	65	69	56	10	4	3	142	4	
3 There should be standards for retaining native plants and trees in our area	61	62	58	16	3	2	142	1	
4 Oak Creek riparian areas need to be protected and preserved	73	79	58	3	2	3	144	1	
5 The Dry Creek storage basin needs to be protected and preserved	78	76	57	7	2	2	144	1	
6 Clean air standards should be established in the Community	63	74	45	9	7	5	140	0	
VII Environmental, open									
7 Outside lighting standards to protect dark skies should be established & enforced in the Community	59	58	52	11	10	4	145	1	
8 Noise standards should be established in the Community	48	70	48	10	6	2	144	0	
9 Pet control standards should be adhered to in the Community	56	56	62	17	6	3	145	0	
10 I approve the preservation of wildlife habitats in the Community	74	60	56	3	3	1	143	0	
11 Burying of future utility lines should be required	68	75	51	9	0	0	142	2	
12 I support efforts to improve the water quality of Oak Creek	69	67	60	11	2	0	142	0	
13 I support voluntary monitoring of the quantity and quality of ground water via well testing	59	56	65	14	4	3	142	1	
14 There needs to be more public education regarding a red pollution of Oak Creek	51	66	62	25	5	2	141	0	
15 I worry about the quality of my well water	14	18	40	38	33	12	133	8	
16 I worry that the amount of well water we have available will lessen	41	37	54	24	14	2	134	4	
VIII Cost of Development									
1 I am willing to pay more taxes to provide public services and facilities for future housing and commercial development	-58	5	12	23	36	46	146	0	
VIII Growth Areas									
1 The land in the Community should have limits on development	68	78	54	5	6	4	146	1	
2 Future high density housing plans should be discouraged in all areas of the Community	71	69	52	9	3	4	146	0	
3 I would like my community to be incorporated into the Sedona city limits	-44	7	12	32	29	60	140	2	
4 I would like water service, natural gas lines and sewer lines in my neighborhood	-6	14	30	42	29	39	140	1	
5 He is favor of adding cell phone towers in the Community	-19	14	39	33	20	44	142	1	
6 I would like high speed internet in the Community	38	35	57	36	7	9	144	1	
7 I would like to see more mobile, smartphones & other lodging along BSA between Sedona city limits and sewage treatment plant	-79	4	2	12	37	61	148	2	
8 I would like to see more shopping opportunities along BSA between Sedona city limits and sewage treatment plant	-42	7	10	11	32	67	147	0	
9 I would like the natural scenic beauty be preserved wherever development occurs in the Community	65	108	34	3	1	0	146	1	

The Score calculation considered all answers except Don't Know and No Answer



Section II

Of the 400 questionnaires mailed to households listed in Yavapai County tax office, we received 148 responses and one who answered no questions but wrote that it “was none of your business”; five others were returned but were over three months and too late to be included. 100 were undeliverable according to the post office. Many of those returned were assumed to have post box addresses. Of the respondents 55.3% came from the Red Rock area; 35.1%, from 89A Corridor area; 6.1%, from Dry Creek or from out of the area: 3.5% left the question blank. The response rate of about 50% was impressive.

We asked questions about the household of the responders to gather information about the current demographics of our survey area. Of those households reporting 79 were over 65 years of age, 85, between 46-65 years old; 8, between 22-45 years old; 2, between 18-21 years old; 4, high school age; 1, elementary school ages and no one under 5 years old. 83 were retired; 55 employed outside of the home; 26, self-employed with work place outside of the home; 23, involved in home. Based business, 7 were homemakers, 4, students, and 2 unemployed.

84.5% of the respondents were property owners; 12.2%, renters or lessees. 75% have lived in this community longer than five years; 18.2%, from 1.5 years and 2.7%, less than a year. 1.4% lived outside of the community. 44.6% lived on property less than 1/2 acre; 43.9%, on property of 1/2 to 5 acres; 5.4% with acreage of 6.20 acres and 2% with acreage of more than 20 acres.

53.4% use community wells for their water source; 34.5% have a private well; 6.8% have water supplied by AZ Water Company. 45.3% use a septic system to handle wastewater; 10.1% use an engineered aerobic system and 38.5% are hooked up to a sewage treatment plant.

5.4% use solar panels for hot water; 8.8% use solar panels to generate electricity. 23% explored the idea but decided against.

123 households have an internet connection. 109 have telephone landlines. 104 use cell phones but of those 50 do not get cell phone service from their home.

41.9% make an average of one roundtrip per day out of the neighborhood; 22.3%, two roundtrips per day; 10.1%, three or more roundtrips per day; and 20.3%, fewer than two roundtrips per week.

Of all the households 1 uses the Verde Lynx bus; 82 use the Sedona/Phoenix airport shuttle and 5 use the Sedona Airport aviation facility.

1.4% use bicycles daily; 9.5%, frequently; 27%, seldom; 58.8%, never.

65 households have dogs; 45, cats; 8, birds; 6, horses; 3, cattle; 2, hogs or pigs; 2, sheep.