



DESERT FOOTHILLS CHRONICLE, INC.© www.desertfoothillschronicle.org
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THE DESERT FOOTHILLS CHRONICLE - NEWS & ARTS JOURNAL©2013

News and Events currently.... Editorial Section

1. EDITORIALS - Sara Vannucci, Editor- Meritage Homes Requests Commercial Buffer Zoning;
2. John B. Vannucci, Editor – “At What Cost is “Free Land”?
3. “The Cave Creek Shuffle”
“Treat Creekers Fairly, Inc.,” formed by Cave Creek residents as a result of the town’s selective application or non-application of the Town’s ordinances, codes, and technical design guidelines. Treat Creekers Fairly, Inc. is an Arizona non-profit organization established to protect the desert and rural “DR” zoning and residential property rights of Cave Creek residents. Visit www.treatcreekersfairly.com, or email info@treatcreekersfairly.com.

ART EVENTS

- Holland Fine Arts Gallery – “Extra Dimensional” by Sudha Achar, Holland Fine Arts Gallery – Ending Exhibit with extraordinary spider. Closing out exhibit in hall by Toby Zabel.
- Pamela Fingerhut – From recent Exhibit “Let’s Talk Art”.
- Next Holland Gallery Event: FIN, FUR AND FEATHER Exhibit March 26th - April 28th Reception April 9th - 4:30-6:30 PM
- Easy Street Art Gallery - classes
- Sonoran Arts League Artist of the Month: Jan Downey, with her lovely leather Raven

● NON PROFIT EVENTS

- Wild at Heart – Bird & Raptor Rescue
- Arizona Archaeology / Desert Foothills Chapter – George Bird Grinnell, Father of Glacier National Park
- Cave Creek Museum© Events
- Soroptimist International : Ladies Bunco Night / Foothills Foodbank
- Tierra Madre Help A Horse Day

● FREE AD OR BIZ CARD FOR EVERY READER THAT CONTRIBUTES A ROLL OF PAPER TOWELS FOR WILD AT HEART. SEE STORY BELOW



- Our first free ad respondent who contributed to the Wild at Heart paper towel drive is Sonya Davis, who chose to gift her free ad to the “Tierra Madre Help A Horse Day” on April 23; see event details below.

1. EDITORIALS - Cave Creek Council listened to 21 residents before deciding unanimously that there was no justification for the builder to be upzoned to Commercial Buffer for the construction of homes, in a neighborhood that is predominantly residential, and in light of a unanimous rejection of the request by the Planning Commission's Unanimous Rejection earlier . Editor, Sara Vannucci

2. March 7, 2016 Editorial: At what Cost is 'Free' Land?

It has been four months since this council hired Mr. Steve Betts as an insider consultant to try to convince the State Land Commissioner to make some sort of deal with Cave Creek (i.e. to give C.C. 'ownership' over the 4000 acres annexed to the Town). No progress reports have been made to the public from this tax payer funded (\$5000/mo.) consultant.

Having finally accepted the fact that this land will NOT be sold at the \$400.00/acre lie, the Mayor and his Vice Mayor Steve LaMar are frantically trying to convince S.L. Commissioner Lisa Atkins to accept any absurd proposal these two may have concocted. I have written numerous editorials as to the fallacy and fantasy of this annexation; pointing out the many problems and the many liabilities the town has unnecessarily accepted in order to double its land mass. (see Desert Foothills Chronicle website Archives).

Additional facts why this land grab annexation will eventually fail:

- 1. State Land MUST sell the land at auction to the highest price bidder. (Current estimates are in the \$60-65 million dollar range)**
- 2. Sometime in May 2016, Gov. Ducey's referendum proposal for school funding (Proposition 123) will go to voters. It is expected to pass. This means that the three billion dollars the State owes schools will come out of State Land Funds. The increase of funds from State Land will put more pressure on the Department to increase the value of any land being sold at auction. State Land will demand top dollar from buyers.**
- 3. State Land cannot reduce the value of the land for conservation, preservation, open space or agricultural purposes. The land has to be sold or leased at fair market value.**
- 4. The Density Transfer Issue:** Part of the snow job given citizens for their approval of the annexation (beside the \$400.00/acre lie) was that development would pay for itself and pay for the annexation. In order to reduce the value for open space, that value would be transferred to a higher density 'commercial' area along Carefree Hwy and 24th Street, known as the 'Density Transfer' process. This process has never been proved to be successful and eight years after the Great Recession, it is unlikely any commercial developer would ever be interested in this scheme. This council, in particular LaMar, Esser and Francia, better hope there are no developers interested, because under these development agreements with State Land, the tax paying citizens would be 'required' to provide and pay for ALL of the infrastructure to satisfy the agreements. The millions of dollars required for such a project would surely bankrupt the town.
- 5. ALL of the annexations agreements entered into by the Usama councils over the past eight years have failed to protect the Town from financial liabilities from commitments made to the State Land Department.**
- 6. The State Land Department has hundreds of parcels that are more lucrative and attractive to developers, parcels that are located in other municipalities that are far better able to provide services to commercial projects. **see footnote.**

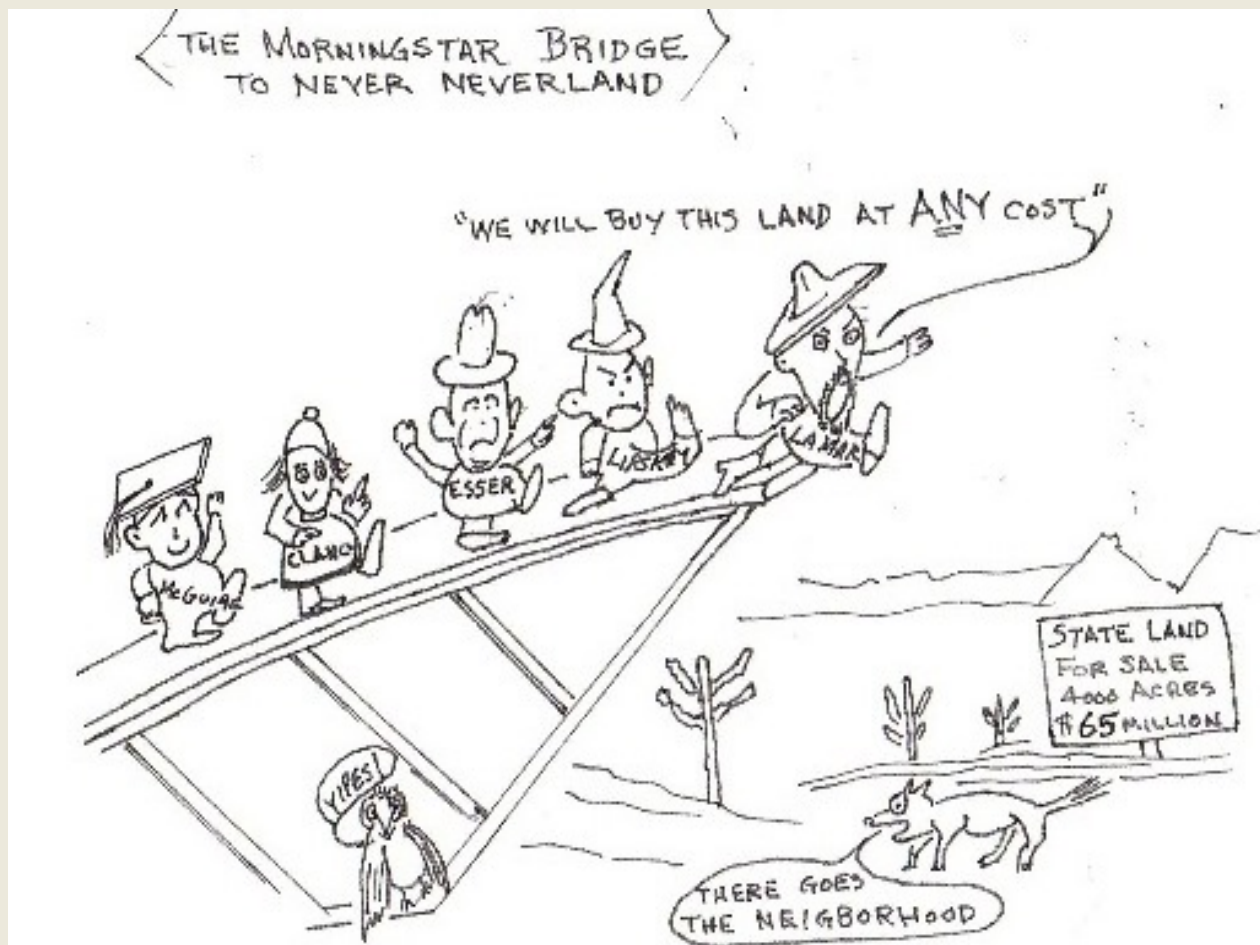
Expect this council, many of whom have been in office for more than eight years, to propose a way to pick your pocket, either through a 'limited' property tax (using the Spur Cross tax example), or another Bond Initiative to borrow many more millions (as was done for the sewer and water plants) both of which would be disastrous for the town's citizens. Neither option will be acceptable, regardless of what their expert consultants might recommend. I oppose any attempt to further tax our citizens for the mistakes made by these council people.

The best option for the town would be to extricate ourselves from these crushing liabilities, and return to our original small town concept and values.



John Vannucci - The Fiscal Conservative Creeker

**** Footnote: On March 11, 2016, the State Land Department auctioned off 400 acres to Taylor Morrison Home Builders and various partners. The 400 +/- acres SOLD for an astounding \$100,000,000 dollars or approximately \$250,000/acres; their largest sale in more than 9 years. The property is located east of Cave Creek Rd. along Deer Valley Road and south of Pinnacle Peak Road. It is zoned for Phoenix style 'medium density', 3-5 dwellings per acre or approximately 1200 residences. This is an example of the type of sale State Land is expecting on their many parcels going forward. There is no way Cave Creek could ever compete at any price at an auction, and we are looking at 10 times the acreage for OPEN SPACE! Get Real ! Only when Javelinas can fly and Councilman LaMar(The Horseman) is riding one.**



“THE CAVE CREEK SHUFFLE”

Since the moment the four (4) Open Space Agreements were signed almost ten years ago, town officials have claimed that there are 4,000± acres under those Agreements that Creekers can purchase as open space. A plan for this purchase is expected to be announced by the Mayor and Vice Mayor very shortly. However, upon examination, it was found that 1,232 acres of these 4,000± acres have not been identified as open space in the “Open Space Element” section of the proposed General Plan.

Why is it important that these missing 1,232 acres be identified as open space and included on Table 4 in the “Open Space Element” section of the proposed General Plan? For this reason: the “Open Space Element” section states: “As of the ratification date of the General Plan, the open space is depicted in Table 4 and on the Open Space Map – Appendix C-4.”

Missing and not depicted on Table 4 are eight (8) acres of open space under the Willow Springs Agreement, 100 acres under the Rogers Wash Agreement, and 1,124 acres under the Core Site Agreement. The omission of 108 acres under the first two Agreements is hard to accept as being a typo as the specific number of open space acres is listed in the two Agreements. More troubling to accept is the entire omission of the fourth Agreement, the Core Site Agreement, from Table 4, as this Agreement consists of 1,124 acres of the 4,000± acres of open space zoned land.

Without identification on Table 4 of the Core Site Agreement’s 1,124 acres of open space, where is the basis to the claim by town officials of there being 4,000± acres of open space under the four Agreements? The Planning Commission, the Mayor, and all members of town council have reviewed and approved the proposed General Plan with the missing 108 and 1,124 acres of open space-zoned land.

Why were 1,232 acres of open space zoned land not identified on Table 4 in the proposed General Plan?

Will Cave Creek voters approve a General Plan with 1,232 acres of open space missing?

What is the effect of the Open Space Agreements on your property values? What is the effect of the Open Space Agreements on your property rights? This information is contained in an article titled “Cave Creek’s Open Space Apocalypse” which will be posted on this site next week.

All things considered, the bigger issue facing Creekers is not the missing 1,232 acres in the proposed General Plan, it’s whether or not the four (4) Open Space Agreements are “Cave Creek’s Open Space Apocalypse.”

Thank you, Your Cave Creek Neighbors.

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John & Sara Vannucci, Editors



About the Desert Foothills Chronicle & Chronicle Arts *expanded* Journal.

Part of our motivation in this project is to provide every local artist/merchant with an opportunity to present your current art and services to our neighbors and local business. Group event news will be welcome at no cost, to the extent of space.

Individual artists or businesses may use a full page for \$25 per issue. Free business card ads accepted to extent of space. Contact Sara at: Creekerlady@gmail.com.

The Chronicle welcomes photographs and information intended for sharing on our website and newsletters. By submitting these images, the artist and end reader agree that this use is a limited license for personal enjoyment and social sharing, but no commercial re-use of the image/material is intended or permitted without the written permission of the original artist. The Chronicle disclaims any ownership rights in any submission.

Looking for old issues of the Chronicle? We are completely current with storage of previous Newsletters. We are still working on storing the last few months of Art Journals thru 2015. Go to www.desertfoothillschronicle.com. You will find many of the research and longer news information, such as water stories and documents, stored in "documents" or under a researcher/writer's name. We will be combining art and news in similar articles until late summer when the art world is more active.

The Desert Foothills Chronicle has expanded its election and political coverage, after two years of delivering local news on our web-based periodical. The Desert Foothills Chronicle, Inc, is an AZ nonprofit organization – YOU are our mission.

Visit www.carefreetruth.com for CarefreeTown info & Events

Janelle Smith-Haff - Visit new entries on current issues of the Blog.

www.cavecreektownhallblog.com; janelle@cavecreektownhallblog.com

Visit other Opinion Letters

<http://www.sonorantruth.org>

How to Contact your Councilman in Cave Creek: Be aware you must include Town Clerk Carrie Dyrek or it will not be read. She is included below:

vfrancia@cavecreek.org; SLaMar@cavecreek.org;

sclancy@cavecreek.org; desser@cavecreek.org; mlipsky@cavecreek.org; ebunch@cavecreek.org;

tmcguire@cavecreek.org; cdyrek@cavecreek.org