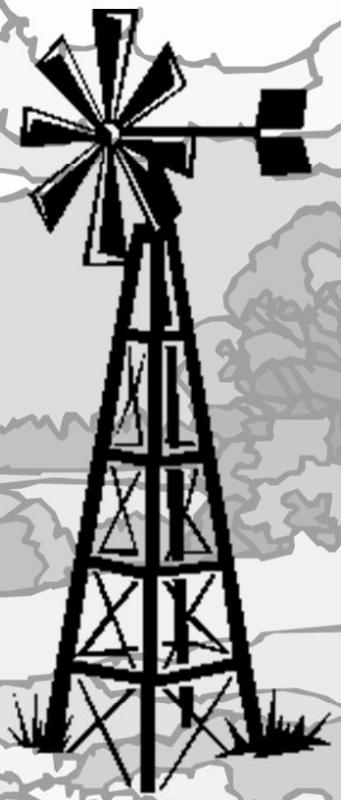
CORNVILLE VISION 2032

June 2021



Prepared by Cornville Community Association, Inc.
for the
Yavapai County Comprehensive Plan Update 2032

Cornville Vision 2032

June 2021

Prepared by:
Cornville Community Association, Inc.
P.O. Box 1452
Cornville, Arizona 86325
www.cornvilleaz.org

submitted to:
Department of Development Services
Yavapai County, Arizona
www.yavapai.us

for the
Yavapai County Comprehensive Plan
Update 2032

TABLE OF CONTENTS

	Page
I. Introduction	5
Purpose & Process	5
The Outreach Area	5
Population	5
An Opportunity with Possibilities	6
II. Vision Statement	7
III. Issues & Recommended Goals	8
1. Community Character	8
2. Land Use & Growth Areas	9
3. Transportation (Roads, Bridges, Transit & Trails)	10
4. Open Space & Recreation	11
5. Water Resources	12
6. Energy	13
7. Environment	14
8. Cost of Development	14
IV. Summary	15
Message to the County	
Appendices:	
A. Acknowledgements	16
B. Vision Working Group Distribution	17
C. Outreach Plan & Process	18
D. Vision Area	19
E. Chronology of Activities	20
F. FS-YavCo Land Exchange	22
G. Current Zoning Cornville Center	23
H. Community Survey	24
I. Report of Survey Results	32
J Open House Announcement	43

I. INTRODUCTION

Purpose & Process: The purpose of "Cornville Vision 2032" is to assist Yavapai County in determining priorities for growth and development within the unincorporated community of Cornville, Arizona *(generally defined as the 86325 Postal Zip Code Area)*. The Vision Statement is intended to influence the Yavapai County process of developing a ten-year Comprehensive Plan. It is based on Arizona State Law and the *2012 Yavapai County Comprehensive Plan* (p. 90).

Cornville Vision 2032 was prepared by a volunteer Working Group on behalf of Cornville Community Association Planning & Zoning Committee and Board of Directors (Appendix A). It presents issues and recommended goals for planning elements as they relate to the Cornville Vision Area shown in Appendix D, following the "Outreach Plan and Process" (Appendix C).

The intense five-month process included a volunteer 18-member working group, representing a wide distribution of Cornville neighborhoods (Appendix B) that met seven times. As detailed in Appendix E, task teams were assigned by plan element to review current situation, analyze comments, identify issues, and draft recommendations. A community survey (Appendix H) was conducted for 30 days and resulted in 173 responses, summarized in Appendix I. CCA website postings and membership mailings; postcards to businesses; local media coverage, social networking, Farmer's Market, and neighborhood contacts were all used for outreach. A public open house (Appendix J) was attended by 60 people. Due to pandemic constraints, some meetings were held outdoors and in small groups; and much work was done by email.

The Outreach Area encompasses about 40 square miles (See Appendix D). Lower Oak Creek meanders 23.5 miles through the Area to form a picturesque lush green valley and serves as a lifeline for the community. Oak creek meets the Verde River at the southwest corner of the area. The creek valley is bounded by higher, desert ridges, steep hills, washes, and mesas that visually protect the community and separate the neighborhoods within. This natural setting defines the rural quality of life enjoyed by area residents. The area includes a commercial district and outlying commercial use permits, surrounded by residential properties, neighborhoods, ranches, farms, and open spaces. The following ownerships are represented within the vision area:

US Forest Service-Coconino National Forest	14,474 Acres
Arizona State Trust Land	4,118
Arizona State Game & Fish Land	315
Yavapai County - Windmill Park	85 *(Including pending land exchange)*
Other Public Lands	4
Private Lands	6,618
Total	25,614 Acres

This vision statement applies primarily to private lands, or about 26% of the vision area, where Yavapai County has planning and zoning authority. Federal and State lands provide intermingled open spaces and outstanding scenic backdrops. County zoning does not affect National Forest or State Trust Lands unless such lands later become private property.

Population: Based on growth rates of nearby Cottonwood (9.6%) and Yavapai County (11.4%) shown in the 2020 Census, the resident population of the Cornville Census Defined Place (CDP) is estimated to be about 3,700 (10% growth since 2010). However, the CDP does not include Verde Santa Fe, Tissaw Road or Page Springs. With the addition of people living in outlying census blocks, the total population of the postal/vision area is estimated to be about 7,000.

An Opportunity with Possibilities: A focal point of the Cornville Community and this vision statement is the 80-acre parcel of land in the heart of the community that is in the process of being exchanged from the U. S. Forest Service to Yavapai County. The parcel offers opportunities for development that overlap and impact all the comprehensive planning elements. It straddles Cornville Road and includes the four-way junction with Aspaas Road. The community has long had its eye on the parcel for expansion of Windmill Park. (See Appendix G.)

In 2019, Congress passed the Natural Resource Management Act (S. 47), which included the Cottonwood Land Exchange Act of 2018 (H.R. 247), a bill authorizing the transfer of the parcel to Yavapai County in exchange for 369 acres of County land near Cottonwood. (See Appendix F.) The Forest Service will add an important botanical area adjacent to its boundaries in exchange for an isolated parcel that will expand Windmill Park and can provide additional community benefits for Cornville. The President signed the law on March 12, 2019, which started a process that can have a huge impact on the Cornville community.

Many possibilities have been identified by residents for development of the exchange land:

- **Windmill Park expansion across Oak Creek**, to include the riparian area and more park amenities, such as a loop hiking trail, parking, shade ramada(s) and rest rooms.
- **The addition of a pedestrian bridge to the existing Cornville Bridge** *(already anticipated in Yavapai County outyear transportation plans)*, for safe access from the lower to upper portions of the park.
- **A multi-modal "connector trail" along Cornville Road**, to provide safe passage **for pedestrians, bicyclists, and equestrians** through the community from Loy to Page Springs Roads.
- **The western portion** of the parcel (divided by Aspaas Road) might be the place for a parking area, rest room, and loop hiking trail that would include the riparian area and avoid archeological sites. Shade structure(s) and interpretive signs about prehistoric use would be great additions.
- **The eastern portion** of the parcel, offers more possibilities for:
  - **A multi-purpose community building** (with meeting room, kitchen, rest rooms, office & storage space) for **meetings and events**. It might have a rural "barn" theme and another windmill nearby! It could include **shared space** for local organizations and Yavapai County to provide a local presence, such as **public health** and **law enforcement**.
  - **An outdoor amphitheater** and other landscape features.
  - **A big parking area** for commuters and events, like the Farmer's Market.
  - **A Transit Stop** where **bus service** could be offered; and **carpools** encouraged.
- **The Aspaas Road Junction** might be designed to improve the traffic situation on Cornville Road as the parcel becomes fully developed. It could include more turn lanes and possibly a traffic circle that would **slow pass-through traffic** and **help local residential traffic** as well.
- **Planning, development, and ultimate cost** of developing the land as a prime community growth area will be guided by Yavapai County and include County resources and funds, along with a variety of potential options, including partnerships, private investment, grants, fundraising events, and volunteer projects.

This vision statement strongly recommends that the Cornville Community Association and Yavapai County resolve to work together to plan, design, develop, and finance the development, which impacts nearly all the comprehensive plan elements—Community Character, Land Use & Growth Areas, Transportation (Roads, Bridges, Transit & Trails), Open Space and Recreation.

II. Vision Statement

It is 2032 and CORNVILLE IS ... a rural residential area that follows Oak Creek, which meanders downstream from above Page Springs southwest to the Verde River. The community is framed by bluffs, hills, mesas, and dry washes, primarily on natural open spaces. The surrounding National Forest and State Trust Lands offer scenic vistas and outdoor recreation opportunities.

Oak Creek, its tributary Spring Creek, associated springs, and riparian zones define the community's unique greenbelt landscape. Growth is managed by maintaining low-density zoning and development, in keeping with rural values, community character, and natural resource sustainability. The community is a residential oasis preferred by those who are willing to travel elsewhere for urban services.

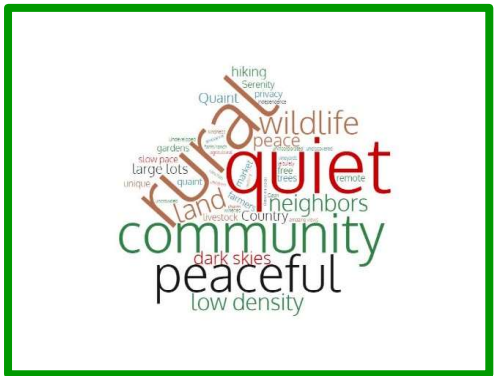
Residents enjoy a variety of lifestyles. Many are retired; and some enjoy home-based livelihoods. Many commute to work in nearby Cottonwood or Sedona, and some work near home. All appreciate a quiet, peaceful atmosphere and dark skies apart from urban lights, sounds, rules, and congestion.

Modern highways, country roads, and a system of trails follow historic settlement routes and connect low-density residential neighborhoods, subdivisions, planned developments, private retreats, small farms and ranches with vineyards, gardens, animals, and livestock, all served by a central commercial core district along the Cornville Road corridor.

Small locally owned businesses serve residents. Visitors are attracted for scenic country drives, farmer's market, wine tasting tours, and dining at award-winning restaurants. The Cornville Post Office, Oak Creek and Desert Star elementary schools, Verde Valley Fire station, Windmill Park and Community Center, Page Springs Fish Hatchery, and Bubbling Ponds Important Birding Area are sources of community pride.

The community is free of heavy commercial and industrial development. Churches, retreat centers, bed & breakfast inns, restaurants, vineyards, farmer's market, and equestrian centers highlight the area. The well-maintained central core business area is pedestrian friendly, has plenty of parking and is developed with natural colors, native plants and materials, rustic features, and a rural theme.

Cornville Today and in 2032





III. ISSUES & RECOMMENDED GOALS

1. COMMUNITY CHARACTER

The unincorporated community of Cornville is in the heart of the Verde Valley, surrounded by public lands. The physical setting of Cornville is defined by the meandering courses of perennial Spring Creek and Oak Creek on its way to the Verde River. The topography and the public lands that surround the community provide a natural buffer and protection from the lights and sounds of nearby municipalities. Cornville has been described as a "rural oasis" because of its setting.

The importance of the community's rural values cannot be overstated. The creeks that once attracted pioneer ranchers and farmers now attract retirees and those retreating from busy careers, working at home, and seeking a slower pace of life in a peaceful atmosphere. The more recent arrival of viticulture, revival of small farms, and an interest in growing food, making wine, and serving both are having a huge impact on the community. Farm-related enterprises include a farmer's market, livestock operations, vineyards, wine facilities, food trucks, and excellent restaurants. The creeks, green valley, fertile land, open spaces, big views, quietness, clear air & dark skies are attributes that attract people to Cornville and keep them there.

Community Values:

- A **Rural Lifestyle** where families, animals, and wild nature co-habit peacefully in a laid-back way.
- A **Sanctuary** from the pressures and uniformity of suburban and urban living.
- The **Beauty** of our high desert landscapes, open views and dark skies.
- **Responsible Development** that speaks to the wants and needs of the Community while protecting our wildlife and the natural beauty of the region.
- A **Vibrant Community** where neighbors help neighbors, activities bring them together, and locally-owned businesses thrive.
- **Diversity** of backgrounds & lifestyles and biodiversity, because diversity enriches human experience.
- **Respect** of privacy, creativity, and individual freedoms to be and to express.
- **Self-sustainability** by growing our own food, conserving our waters, and safeguarding our nature and open space.

Issues:

- Responsible growth and development
- Traffic safety and speed control
- Impacts of "Wine Trail" tourism
- Poor cell phone coverage & internet service in many areas
- Rehabilitation of old/derelict properties

Recommended Goals:

- Safeguard the sanctuary and beauty of our rural and open spaces….
  - Ensure that solutions for traffic issues are in keeping with the community's rural character.
  - Define a commercial core area along Cornville Road from base of curves to Mountain View Road and north on Page Springs to Oak Run Lane.
  - Keep existing single-family residential zoning.

- Manage conditional use permits to minimize impacts of tourism to maintain rural lifestyle.
- Highlight an area for affordable multi-family zoning.
- Support the community by finding solutions to accommodate visitors and relieve traffic congestion and wine tour impacts.
- Offer incentives for removal of unregistered/inoperable vehicles from exterior of properties.
- Encourage property owners to rehabilitate old or derelict properties.
- Support research to improve cell phone coverage and internet availability throughout Cornville and the whole County.
- Research legal forms of collective ownership and stewardship for riparian corridors, possibly with Federal and non-profit funding.

- Cooperate with the Cornville Community Association to establish a multi-use community center on land exchanged from Forest Service to Yavapai County, to strengthen community unity, pride, and diversity.

- Encourage and support the Cornville community with local activities:
  - Establish calendar of community-wide cleanup and/or "neighbors-helping-neighbors" days.
  - Celebrate Cornville's history through regular events.
  - Organize a cultural calendar of events and/or fairs.
  - Increase membership in Cornville Community Association.
  - Support locally owned and operated businesses by holding an annual local business fair.
  - Sponsor an annual "Iconic Cornville" photo contest.

2. LAND USE & GROWTH AREAS

The Cornville community is mainly a low-density area, with a rural atmosphere and lifestyle, which an overwhelming majority of residents want to preserve. While there are some high-density planned area developments, most of the area consists of residential lots & acreages, small subdivisions, and farmlands. There are no apartments and only a few multi-family residences. One timeshare development and several B&B's attract visitors. There are two commercial zones along Cornville Road, separated by Oak Creek and the 80-acre parcel of National Forest land being exchanged to Yavapai County for expansion of Windmill Park, as shown in Appendix G. Commercial establishments outside the core area, including wineries, are under County use permits. The challenge is to manage land use in ways that recognize and strive for that delicate balance between the desired rural atmosphere and lifestyle and the development of the community in the next ten years.

Other than the 80-acre exchange parcel, few large tracts of private land remain that can be considered growth areas. If proposals do arise to subdivide or develop large tracts of land, the community still strongly prefers to keep low-density rural residential zoning, to the maximum extent possible.

Issues:
- Constraining growth while conserving rural values.
- Expansion of Windmill Park as an important community growth element.
- Maintaining low-density rural character, with careful respect for private property rights.
- Containing commercial development within a defined core area.

Recommended Goals:

- Retain current low-density zoning to the maximum extent possible.
- Expand Windmill Park to include a community center and connection to Cornville Road & County trails.
- Encourage livestock, ranching, agriculture, and viticulture enterprises.
- Keep business and commercial growth within the central core area.
- Encourage single-family homes on one or more acres near schools and in existing neighborhoods.
- Maintain farm-related commercial development in keeping with the rural setting.
- Include the Cornville Community Association in Verde Valley Workforce Housing Alliance to assess possibilities for multi-family/workforce housing under existing zoning near core area or schools.
- Support local businesses that meet local residential needs.

3. TRANSPORTATION (Roads, Bridges, Transit & Trails)

The main roads in the Cornville Vision Area are State Route 89A, Cornville Road (County Road 30), Page Springs Road (CR 50). The northwestern boundary of the Vision Area is State Route 89A, a four-lane divided roadway linking Cottonwood with Sedona. Cornville Road (CR 30) is a major collector road that connects Route 89A with Interstate 17. It has also become a link to the Village of Oak Creek by way of Beaverhead Flat Road (Forest Road 120) and State Highway 179. Willow Point Road (FR 796) is a Forest Service route, with low water crossings at Spring Creek and Oak Creek, that is maintained by Yavapai County. Numerous other local roadways carry residential traffic over short distances to neighborhoods.

The combined effects of: (1) paving of Beaverhead Flat Road; (2) installation of several roundabouts on State Highway 260 (from I-17 to Cottonwood); and (3) extreme traffic congestion through Sedona, have caused Cornville Road to become a desirable pass-through route for commuters and tourists driving to or from the I-17 Freeway and between Cottonwood and Sedona. Traffic congestion also often affects the narrow winding Page Springs Historic/Scenic Road (CR 50), which is part of the Verde Valley Wine Trail and links Cornville Road with State Route 89A. The Cornville pass-through traffic keeps increasing, speed enforcement is lacking, accidents are frequent, and the situation for residents only gets worse.

Issues:

- Too much traffic
- Dangerous speeds
- Too crowded for pedestrian & bicycle traffic.
- No public transportation available
- Desire for designated pedestrian, bicycle & equestrian trail.
- Lack of parking for tourist traffic on Page Springs Road

Recommended Goals:

- Expand "slow zone" on Cornville Road from Koch Ranch Road to Top of the Curves, by implementing feasible options listed here in order of community responses:
  - Increased enforcement of speed limits.
    - Additional electronic "your speed" warning sign at east end.
    - Possible addition of cameras, with County-supervised network for ticketing violators.
  - Three-way stop signs *(e. g. Cornville-Page Springs or Cornville-Loy junctions).*

  - Traffic circles *(e. g. Tissaw Road (as development occurs) and/or Aspaas Road (as part of park expansion).*
  - Extension of 25 MPH speed limit segment from Mountain View to Bottom of the Curves.
  - Rumble strips at beginning and end of slow zone.
  - Sets of blue "slow down" signs *(e. g. east end Cornville Road & north end Page Springs Road)*
- Widen Cornville Road from Tissaw Road to SR 89A *(as development occurs).*
- Add turn lanes wherever feasible.
- Add pedestrian lane to Oak Creek Bridge on Cornville Road.
- Design and build a multi-modal (pedestrian, bicyclist, equestrian) connector trail up from Oak Creek and across the length of the 80-acre exchange parcel, as part of park expansion on exchange land.
- Establish a transit station to serve commuters, with bus, "hop on hop off", van, or shuttle services.
- Finish Phase 3 of the Cornville Trail System, including the historic Coneville Stage segment and a new crossing at the Cornville-Chick Road intersection. .
- Add a new Sheepshead Overlook Trail following Forest Road 9816 from Cornville Road to Merritt Ranch Road.
- Include bike lanes, where safe and feasible, during improvement projects on Cornville Road and south end of Page Springs Road, to promote alternative transportation.
- For the long term, consider bypass options for pass-through traffic.
- Continue to include the Cornville Community Association as an active member of the Verde Valley Transportation Planning Organization (VVTPO), Verde Trails Working Group, and Verde Trails Funding Network.

4. OPEN SPACE & RECREATION

Open space can be described as "lands available for public use and enjoyment", often administered by federal, state, or local government. Open space also includes natural resource areas like preserves and refuges, parks, greenways, and golf courses that provide a place for recreational activities.

Viewed from above, Cornville presents itself as a wonderful locale with plenty of open space and recreation opportunities. There are large swaths of Coconino National Forest, the local Windmill Park, a golf course, and streamside opportunities with Oak Creek and Spring Creek. There are open spaces at Page Springs Fish Hatchery and Bubbling Ponds where birds and wildlife abound. There are also many square miles of State Trust land where it is yet to be determined how they will be developed, or not. Most of these lands are currently open for recreation with various trails established for hiking, biking, equestrian, and motor vehicles. These open spaces also contribute to the scenic beauty that we relish in Cornville.

Within this open space there are numerous opportunities for recreation. The State Trust lands are open range for horseback riding as well as the grazing of cattle. There are hiking and biking trails allowing residents and visitors alike to be outdoors and breathe the clean air. Some of these trails are formally designated while many informal trails are also well used. Trails are both non-motorized and motorized and sometimes these uses conflict. There are opportunities to swim, kayak, canoe, raft, and fish in Oak Creek.

Issues:

- Preservation of Scenic Vistas
- Windmill Park Expansion
- National Forest & State Trust Lands
  - Illegal Camping
  - Dumping and Waste
  - Possible annexation and development
  - Pollution at Spring Creek Crossing and Mormon Crossing on Oak Creek
- Dark Sky Protection
- Creek and Trail Access
- Further loss of open spaces.

Recommended Goals:

- Advocate for limited growth to protect scenic vistas, preserve rural character & maintain open spaces.
- Encourage Yavapai County and National Forest Service to complete actions required to facilitate Windmill Park land exchange.
- Resolve that Yavapai County conduct planning, in conjunction with Cornville Community Association, for development of expanded Windmill Park, recognizing long-term history and utilizing available background materials.
- Facilitate regular meetings of Yavapai County, National Forest Service, and Cornville Community Association to discuss issues and recommendations of common interest such as trails & access points.
- Involve Arizona State Land Department and Forest Service in planning to protect Sheepshead Overlook, by possibly utilizing the Arizona Preserve Initiative.
- Encourage neighboring cities to enforce Dark Sky Initiatives and advocate for county wide recognition.
- Help to sustain public and private open spaces such as Page Springs Fish Hatchery, Bubbling Ponds, and Agave Highlands Golf Course, etc.

5. WATER RESOURCES

Residents of the Cornville Planning Area are served by private wells and septic tanks, except those served by a privately-owned water company in Lower Oak Creek Estates and water and sewer companies in Oak Creek Valley and Verde Santa Fe. Irrigation is the predominant water use in the area. One golf course uses reclaimed water; and there are no industrial facilities. Water use at Page Springs Fish Hatchery is considered non-consumptive, because it is discharged back into the river system.

Water resources in Arizona are governed by State Water Law, and management is primarily the responsibility of the Arizona Department of Water Resources (ADWR). State legislative proposals that would allow Counties to tie water availability to development and require water management planning could become valuable tools for managing rural growth.

ARS 11-804C.3 states that this element should address *"known legally and physically available surface water, ground water and effluent supplies"*; *"demand for water that will result from growth projected";* and *"analysis of how the demand of water"* will impact future growth. All are beyond the scope of what the Cornville community can possibly know or judge. There will be opportunities to review and comment on Yavapai County proposals as Comprehensive Planning proceeds. The Cornville community offers its

recommendations based on responses to a community survey question about management and conservation of water resources.

Issues:

- Controlling high-density development
- Misperceptions/lack of knowledge *(water rights; issues; authority)*
- Lack of incentives to conserve *(taxes, fees, incentives)*
- Lack of information about local use *(wells, ditches, irrigation)*
- Lack of County authority to use water as a planning tool to control development.

Recommended Goals:

- Establish procedure; encourage communities to gain landowner support and find ways to better understand actual local water use, supply, demand, surface & ground water definitions, etc.
- Educate about water conservation to discourage waste *(techniques, successes, water authorities, rights & adjudication).*
- Acquire County water expertise (and/or advisory committee) to work with communities *(inform; educate; answer questions; dispel misperceptions).*
- Network with Verde Valley Water Users, Inc. to stay informed regarding area issues and support efforts to register and protect water rights.

6. ENERGY

The Cornville community survey invited responses to a question about opportunities for more use of renewable energy, in keeping with ARS 11-804B.4, which calls for planning that *"encourages and provides incentives for efficient use of energy."* Issues and recommendations are offered for future development of Yavapai County policies and procedures.

Issues:

- Should solar energy be required or voluntary?
  - Residential
  - Commercial
  - Public Facilities
- Affordability *(incentives, tax breaks, grants)*
- Is wind energy compatible with Cornville?
- Need for education about technology, methods, incentives.

Recommended Goals:

- Consider community character and the density of surrounding development before requiring or permitting solar or wind projects.
- Encourage voluntary use of affordable solar energy for new construction of homes and businesses. Share information within the community about technology, incentive & practical ways to save energy.
- Explore options and share information about the use of windmills and wind technology for small scale household use.
- Provide incentives to maximize use of solar for public facilities—parks, schools, parking lots.

7. ENVIRONMENT

According to ARS Title 11-804C.3, the environmental element *"contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan"* … and *"have county-wide applicability".* The community cannot possibly predict county-wide impacts; development of nearby National Forests, State lands, and municipalities cannot be predicted; and large-scale development in Cornville is unwelcome. The community will have ample opportunity to review and respond to Yavapai County recommendations as Comprehensive Planning proceeds.

Issues:

- Damage to natural resources on National Forest & State Trust Lands—soil erosion, human waste disposal, trash and litter, dumping in washes, damage to vegetation, impacts on wildlife, creek pollution, shooting debris.
- Lack of enforcement of existing laws
- Lack of knowledge about what is/is not allowed.

Recommended Goals:

- Define, post & monitor allowable camping areas on National Forest and State Trust Lands
- Participate and provide resources for a major cooperative emergency effort, including enforcement, signage & barriers, and a public information campaign by Federal, State, County officials to stop illegal occupancy of Federal and State land.
- Sponsor land cleanups & restoration projects, using public, private, and volunteer resources.
- Engage the AZ Land Department, to actively provide support to enforce its own rules and help solve the problem! Enforce rules!

8. COST OF DEVELOPMENT

Issues:

- Requiring Developers to Provide Public Benefits *(e. g. road improvements, fire, police, schools, waste, open space, parks, public access)*
- Paying Processing Costs of Developments *(taxes, fees, fines)*
- Sharing Costs of Public Benefits *(via grants, incentives, sponsorships, community fund)*
- Honoring Community Character *(local vision/land use plan/public voice)*

Recommended Goals:

- Honor the low density, residential community character of Cornville by limiting development, according to current zoning.
    - Cooperate with CCA to explore options for private investment, sponsorships, grants, volunteer projects and fundraising for Windmill Park expansion and development of 80 acres of FS/YavCo exchange lands in heart of Cornville.

- Require developers of subdivisions or PADs to provide public benefits (roads, fire, police, parks, open space, access to adjacent public lands)
- Share costs with developer and Cottonwood for widening/improvement of Cornville Road from Tissaw Road to 89A Junction.
- Make allowances for processing costs (to extent feasible/legally possible)

IV. Summary

Message to the County: Due to ever-changing realities and growing anxiety about the loss of their way of life, this vision reflects an urgent desire by residents and property owners for Cornville to remain low-density and retain its rural character. Pressures are coming from everywhere and threaten the future of the area, which is anchored by unique greenbelts. Growth of the wine industry and associated impacts of tourism cannot be ignored. There is real urgency; and **the County has an excellent opportunity to manage growth in ways that also conserve rural values**. **Creative development within a rural context can provide a framework for the future of Cornville, by retaining current low-density zoning, expanding Windmill Park into a community core, and accommodating visitors and traffic.**

This document actively confronts the question of development. It proposes smart growth in keeping with rural values -- from evaluating and solving traffic problems to designing and building a community core. The community does not want to be passive and only hope for the best. Its goal is to actively address development as a huge pressure and add emphasis to recommendations. The issues presented are based on working group efforts and community survey results. Recommendations are offered directly to Yavapai County that can reasonably be accomplished during the next ten years.

Cornville's key messages to Yavapai County Supervisors (Districts 2 & 3) and Planners:

- **Manage Cornville & Page Springs Road traffic** … enforce speed limits.
- **Provide emergency enforcement of illegal occupancy** on Federal and State lands
- **Build a pedestrian bridge** across Oak Creek and a multi-modal connector trail.
- **Work with the community** … to expand Windmill Park and develop its central core.
- **Support intense community desire to maintain rural density …** keep existing zoning.
- **Encourage agriculture** … small farms; animals; gardens; vineyards.
- **Manage growth & conserve quality of life** … keep Cornville vibrant, diverse & uniquely rural.

Appendix A: Acknowledgements

Grateful appreciation is extended to everyone listed below for their volunteer participation – showing interest, working together, attending meetings, writing, reviewing & editing, in a very short time!

Cornville Community Association, Inc.

Vision 2032 Working Group

Judy Miller, Leader
Elaine Anderson
Ann Babbitt
Joan Baker
Bev Jackson
Jane Kaufman-Balis
Olivier Barre
Anne Bauer
Carol Bottjer
Jim Collins
Chris Godard
Gillian Goslinga
Kristen Koepping
Carole Mackler
Cynthia Molin
Dean Pefanis
Halei Haindl-Petris
Candace Rodeman
Lila Wright

Board of Directors

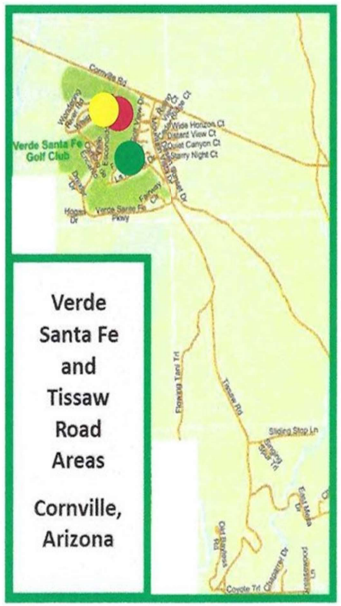
2020	**2021-22**
Bev Jackson, President	Jim Collins, President
Maren Joslin, Vice President	Sunny Baugh, Vice-President
Deanna King, Secretary	Paul Koepping, Secretary
Ken Frankel, Treasurer	Ken Frankel, Treasurer
Stephen Cassagio	Maren Joslin
Sunny Baugh	Eric Wyles
Judy Miller	John Alvey

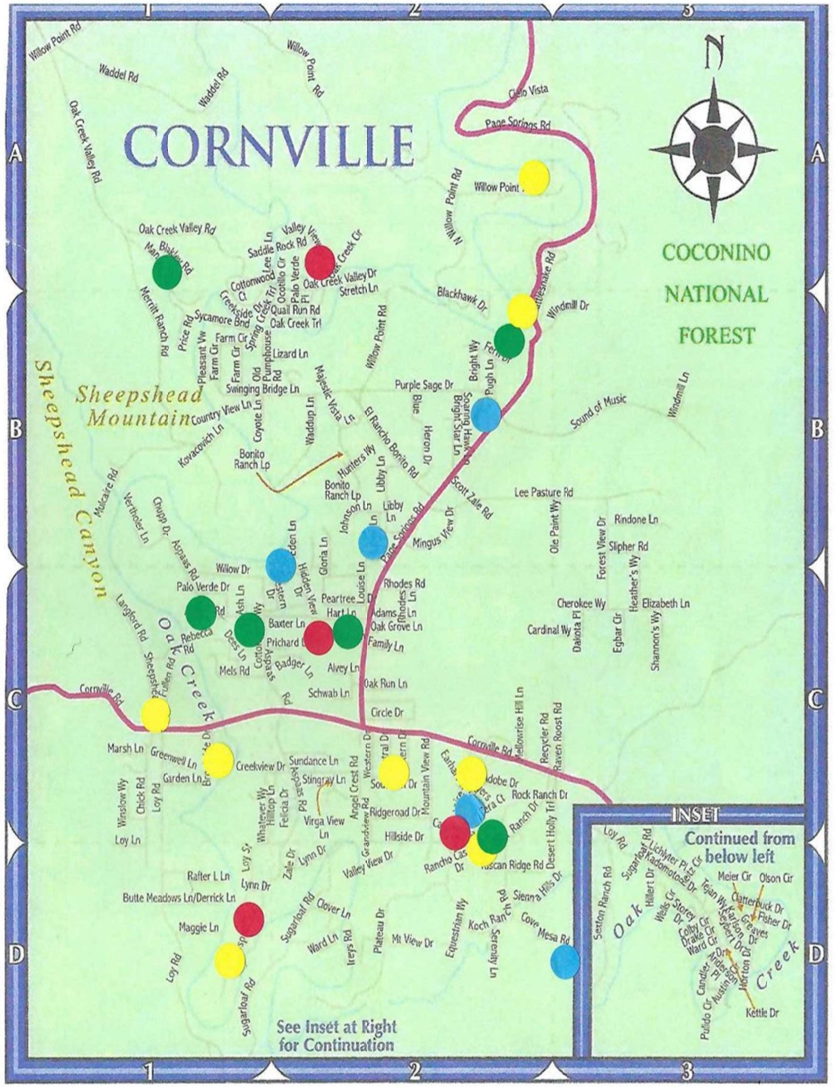
Planning & Zoning Committee Members

2020	**2021-22**
Deanna King, Chair	Eric Wyles, Chair
Rollin Hook	Bev Jackson
Gregg Law	Judy Miller
Judy Miller	Rollin Hook
Bob Snyder	Gail Heyer
Eric Wyles	Chuck Sechrist

Appendix B
Neighborhood Distribution of Vision Working Group

(Dots show the wide coverage of group members' residences throughout the Vision Area for networking purposes.)





Appendix C: Outreach Plan & Process

Background: The *Cornville Community Plan* was prepared with strong Yavapai County support and adopted in 2005. In 2010, the County provided guidance in the *2012 Yavapai County Comprehensive Plan* for creating community vision statements for *"use* as *a tool to review proposed land use projects" (p. 90).*

Introduction: Yavapai County is encouraging unincorporated communities to create vision statements as a beginning phase of its 2022 Comprehensive Planning process. The Cornville Community Association (CCA) is determined to create a vision statement, with full public involvement, between January and April 2021. The vision will cover a 10-year period from 2022 to 2032. A Vision Working Group will be part of the CCA Planning & Zoning Committee, which reports to the CCA Board of Directors. Interested Cornville residents and property owners are be invited to volunteer. Group members must be willing to actively participate in discussions; attend meetings; compile data; and prepare documents. Much of the work will be done by email, telephone, small group meetings and social media. Frequent updates will be provided by various means to keep public informed of work progress. Hopefully, CCA community meetings will be "touchpoints" for public information and discussion. The target date for completion of a "Cornville Community Vision 2032" document is May 1.

NOTE: Due to the COVID pandemic, it will be necessary to use a variety of means, aside from personal meetings, to reach residents and obtain vision input. Everyone will be encouraged to pay close attention to the CCA website, social media, email, online survey, neighborhood contacts, and more!

STEP 1 – ESTABLISH WORKING GROUP: Reach out to the community via the CCA website, social media, and word-of-mouth to find willing volunteers to serve on the Cornville Vision Working Group. **(Dec-Jan)**

STEP 2 - KICKOFF: Email introductory information and hold an orientation meeting with the group. The Group will develop a comprehensive contact list of CCA members, residents, property owners, businesses, organizations, and neighborhood networks. **(Jan-Feb)**

STEP 3 – RESEARCH: Assign tasks and start discussions to describe current conditions, identify issues, and compile findings regarding Community Character and statutory Plan Elements *(Land Use, Transportation, Environmental, Water Resources, Open Space, Energy, Cost of Development, and Growth Areas),* placing emphasis on those elements that apply to Cornville. **(Jan-Feb)**

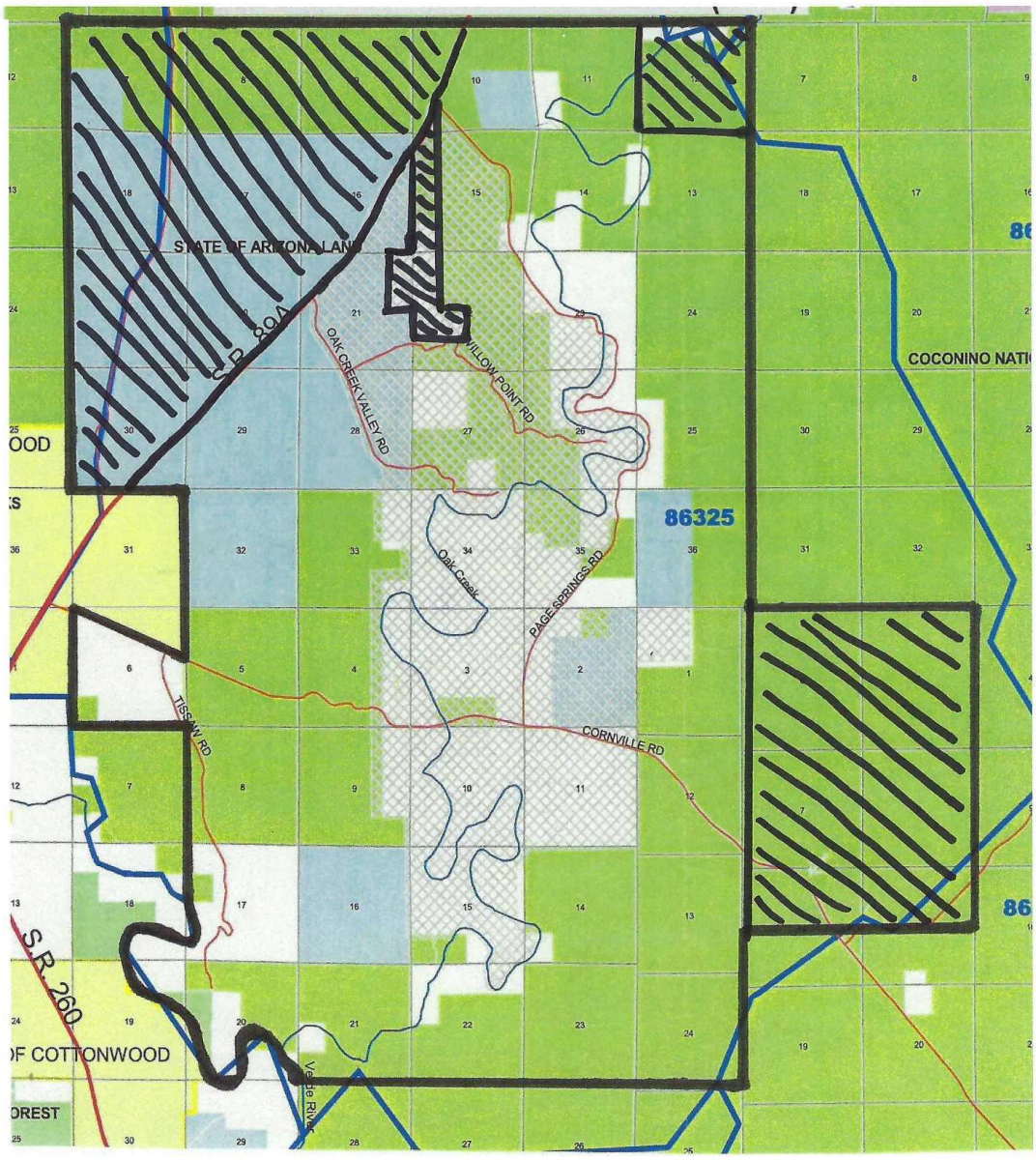
STEP 4 – COMMUNITY SURVEYS: Encourage online response to the Yavapai County Comprehensive Planning Survey; explain and publicize widely. Also develop and distribute a Local Community Survey online and by hard copy through neighborhood networks and local outlets, allowing 30 days for response. Compile results of both surveys and write summary. **(Feb-Mar)**

STEP 5 – WORKSHOP: Plan and host a Vision Open House/Workshop to publicize all survey results. Participants will prioritize findings according to plan elements to help determine how the community would like to develop in the next 10 years**. (Mar)**

STEP 6 – DRAFT VISION: Draft a 10 to 12-page narrative document *(no map, graphics, or photos)* with an Introduction, selected Elements *(Goals, Objectives & Recommendations)*, and Summary. **(Mar-Apr)**

TASK 7 – FINAL VISION: Present a "final" vision document for review and community acceptance. Publish and submit to Yavapai County by May 1. **(Apr-May)**

Appendix D
Cornville Vision 2032 Area Map



2005 Planning Area Boundary

Cornville Census Defined Place (CDP)

Area to be Removed for Cornville Vision 2032

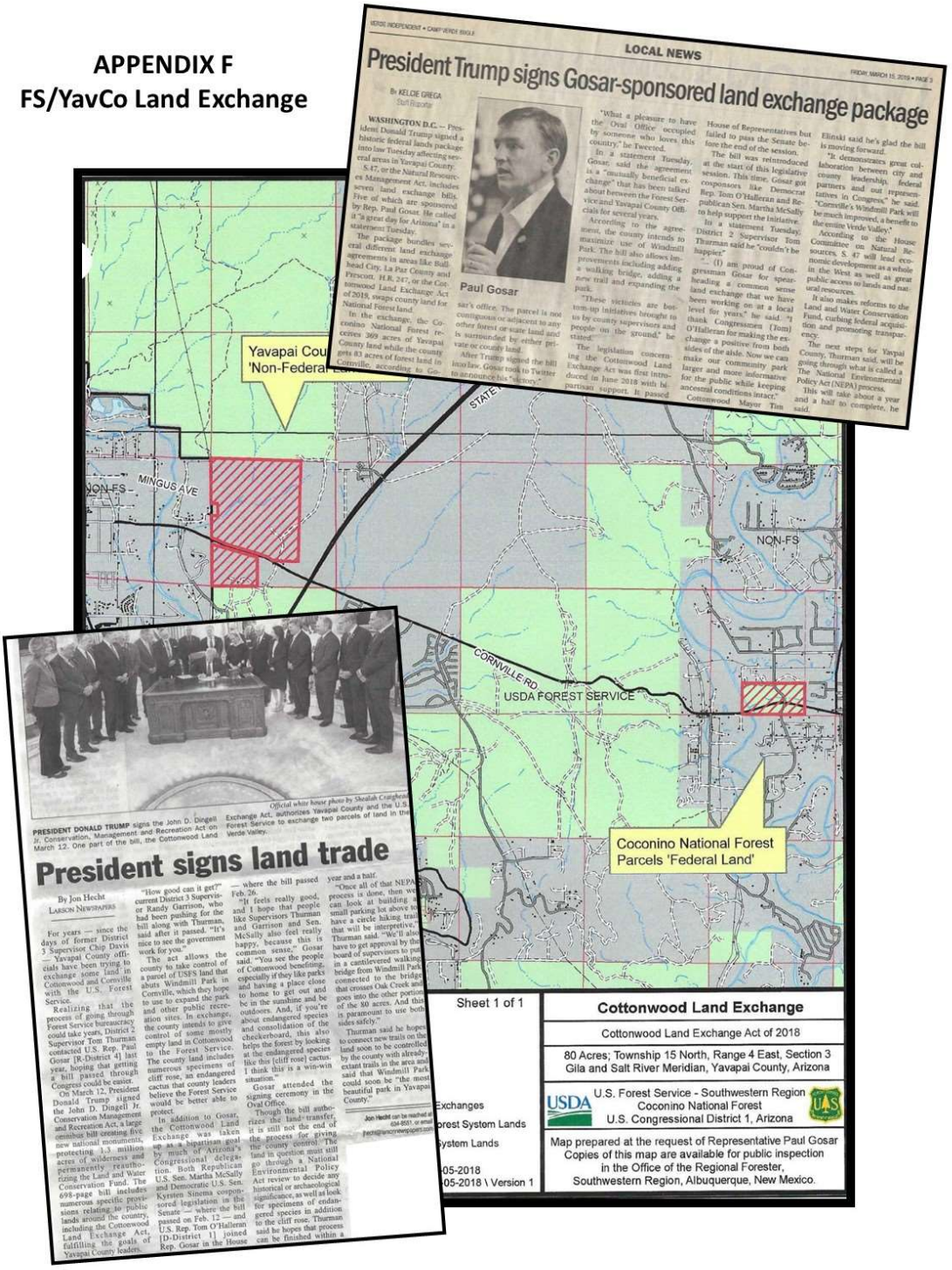
Appendix E: Chronology of Activities

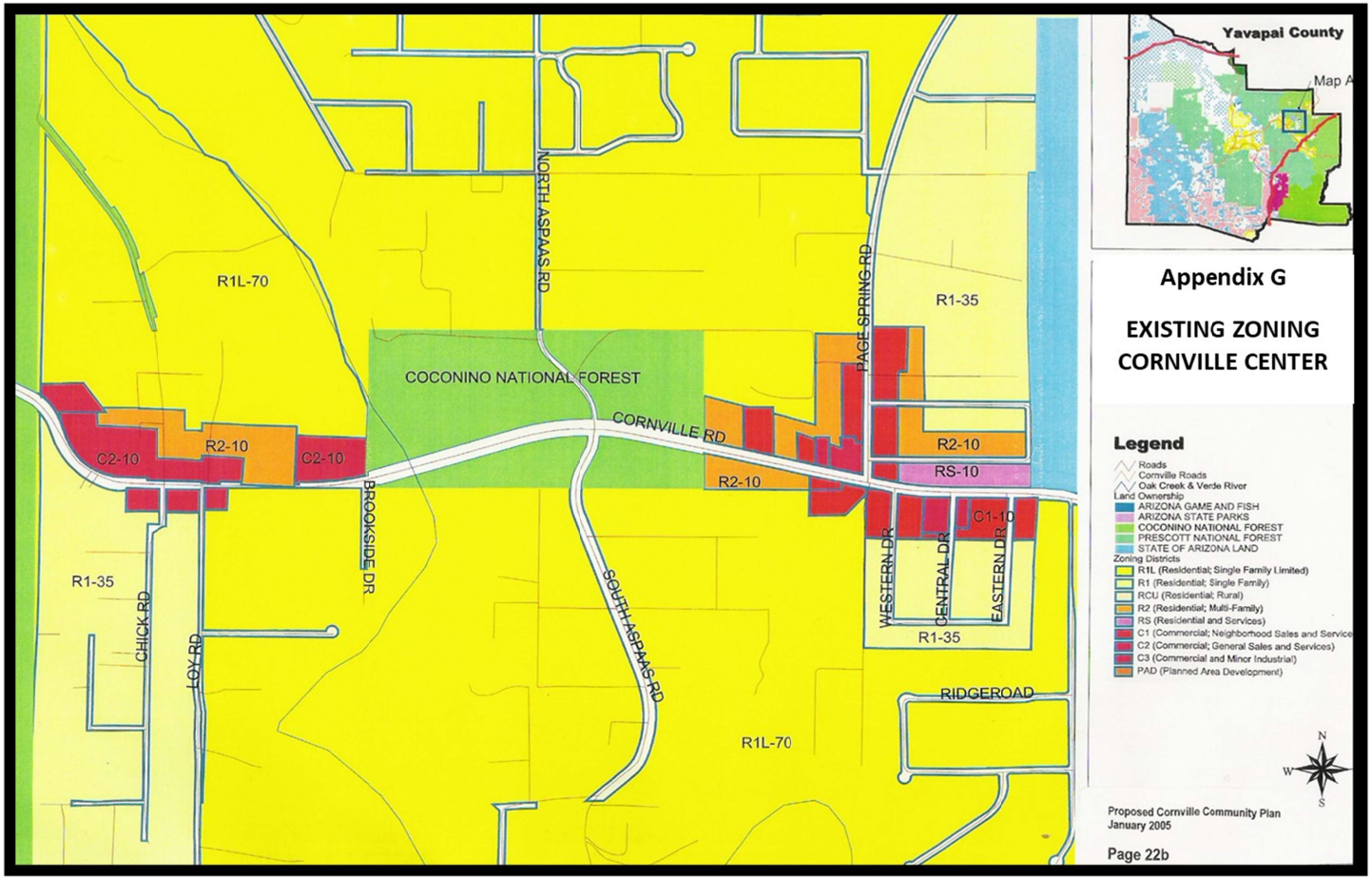
Throughout the five-month Cornville Vision 2032 Project, the Working Group has relied heavily on email, small group discussions, neighborhood networking, and social media to share information; relay announcements; write, review &, edit documents; and regularly communicate about project matters. Following a basic "grassroots strategy" and operating with limited resources, volunteer members gave their time, according to their availability and interests. The project has been accomplished by eighteen volunteers who carried on "in spite of" COVID constraints, schedule conflicts, travel commitments, and family emergencies! Also included all along the way were all the members of the Cornville Community Association Planning & Zoning Committee and Board of Directors. (For a complete list see Appendix A.)

December 2020	**Project announced** in CCA Newsletter "Cornville News".
12-22-20	**Press Release:** Volunteers Sought for Cornville Vision 2032 Project (published 12-27-20 and 1-3-21)
2-2-2021	**First Working Group meeting**, "Meet & Greet", was held outdoors at Windmill Park with 23 attendees, including new volunteers & CCA Board & P&Z Committee members. The "Outreach Process & Plan" was presented; and a "Working Group Poll" taken to determine volunteer interests.
2-4-21	**Press Release**: First Working Group Meeting Held for Cornville Vision 2032 (published 2010-21)
February 2021	**Poll information was compiled** and distributed via email; volunteers were contacted to lead Task Groups; and Task Group Guides were prepared. A map showing distribution of working group members throughout Cornville was prepared. The strategy is for each to "reach out" in their own immediate neighborhoods in person, by email, and social media to encourage interest in the vision process.
2-24-21	**News Article**, "Work Starts on County Planning" by Jon Hecht, published in *Cottonwood & Camp Verde Journal,* based in part on interview with Working Group Leader Judy Miller & CCA President Bev Jackson.
3-2-21	**Second Working Group meeting**, "Next Steps", was held outdoors at Windmill Park with 17 attendees. Task groups were assigned for: Outreach (Google Account for Contacts/Survey); Land Use & Growth; Transportation; Open Space & Recreation; Community Character.
3-16-21	**Third Working Group meeting**, "Updates, Google Account & Community Survey", was held at the Verde Fire Station with 10 attendees. Topics were TG updates, the new Google account, and draft community survey.
Late March 2021	C**ommunity survey** was reviewed by email, revised and edited several times, and finalized for online release on April 1.

4-1-21	**Press Release:** Cornville Vision Survey Now Underway. The survey was announced with a 30-day comment period. Hard copies were also made available; and drop boxes were placed at two Crazy Tony's markets in Cornville for returned surveys.
4-6-21	**Fourth Working Group meeting** was held outdoors at Oak Creek Valley Park with 20 attendees. YavCO Development Services Director Dave Williams was guest speaker and offered perspectives about the Planning & Vision processes. Also attending were Jeremy Dye and Kazi Haque.
4-12-21	**Press Release**: Comments Needed for Cornville Vision Project
4-13-21	**Business & Organization Contacts**: A postcard "We'd like to hear from you" Message was sent to 60 Cornville businesses and organizations, encouraging survey response.
4-19-21	**Fifth Working Group meeting,** "Nuts and Bolts" Working Session, was held at the Fire Station with ___ attendees.
4-30-21	**Community Survey comment period ended**; a final total of 173 surveys were tallied.
5-3-21	**Press Release & Radio PSA** were issued: "Public Open House for Cornville Vision Set for May 18" (Published three times; and PSA aired repeatedly.)
5-4-21	**Sixth Working Group meeting** was held to assess survey responses, begin a two-week analysis process; and plan an open house.
Early May 2021	**Survey results** analyzed by Task Teams for their assigned elements to prepare for public open house.
5-18-21	**Public Open House** held at Desert Star School; and 59 people signed in. Attendees were asked to visit five "stations" where Issues & Recommendations were posted; they were given colored dates to place on flip charts to indicate their choices for recommendations.
Late May 2021	**Open House results compiled**; and final document writing began. Three successive drafts were shared among working group members by email, individual and small group discussions to clarify, validate, edit recommendations.
June 1, 2021	**Seventh (Last) Working Group meeting** "Final Vision Update" held at the Fire Station to finalize document and Summary Vision Statement.
June 1, 2021	**"Cornville Vision 2032" transmitted to CCA Board** of Directors (with draft transmittal letter and press release) for final review, approval, and submission to Yavapai County .

APPENDIX F
FS/YavCo Land Exchange




Yavapai County
Map A
Appendix G
EXISTING ZONING
CORNVILLE CENTER
Legend
Roads
Cornville Roads
Oak Creek & Verde River
Land Ownership
ARIZONA GAME AND FISH
ARIZONA STATE PARKS
COCONINO NATIONAL FOREST
PRESCOTT NATIONAL FOREST
STATE OF ARIZONA LAND
Zoning Districts
R1L (Residential; Single Family Limited)
R1 (Residential; Single Family)
RCU (Residential; Rural)
R2 (Residential; Multi-Family)
RS (Residential and Services)
C1 (Commercial; Neighborhood Sales and Service
C2 (Commercial; General Sales and Services)
C3 (Commercial and Minor Industrial)
PAD (Planned Area Development)
N
W
S
Proposed Cornville Community Plan
January 2005
Page 22b
R1L-70
COCONINO NATIONAL FOREST
NORTH ASPAAS RD
PAGE SPRING RD
R1-35
CORNVILLE RD
C2-10
R2-10
C2-10
R2-10
RS-10
R2-10
C1-10
WESTERN DR
CENTRAL DR
EASTERN DR
BROOKSIDE DR
SOUTH ASPAAS RD
R1-35
CHICK RD
LOY RD
R1-35
RIDGEROAD
R1L-70

Appendix H – Community Survey

THE PURPOSE OF THIS SURVEY is to gather ideas and viewpoints from residents and property owners of the Cornville 86325 Postal Area to help the Cornville Community Association (CCA) develop a vision statement (a "word picture") that describes how the community would like to grow between now and 2032. The vision statement will describe our Community's Character and include recommendations for Land Use & Growth Areas, Transportation (Roads, Bridges & Trails), Open Space & Recreation, and other elements. It will capture the "feeling" of our community and how we would like to be known in the future. The survey provides an opportunity to *"tell us what you think in your own words".* Mail completed surveys to CCA, P.O. Box 1452, Cornville 86325; or deliver to a Drop Box at either Crazy Tony's Country Market *(9420 E. Cornville Road)* or Shell Station Store *(1220 S. Eastern Drive)* in Cornville **no later than April 30, 2021.** Please use extra pages as needed. Results will be compiled by the CCA Vision Working Group and announced in May. The "Cornville Vision 2032" document will be submitted to Yavapai County in June during the initial phase of its "Comprehensive Plan Update 2032"— a long process with many more steps and public involvement before a new Plan is completed in December 2022. **THANK YOU FOR YOUR PARTICIPATION!**

COMMUNITY CHARACTER

1. What do you like about the Cornville Area?

_____

_____

_____

2. What do you dislike?

_____

_____

_____

3. What does “rural lifestyle” mean to you?

_____

_____

_____

4. What should Cornville look like in ten years?

_____

_____

_____

5. Identify & encourage a cohesive central core area of mixed uses.

- ❑ Agree
- ❑ Disagree

LAND USE & GROWTH AREAS

6. What kinds of residential uses are needed for the future of Cornville? (prioritize 1-5, 1 being the least needed and 5 being the most needed)

	1	2	3	4	5
Single Family Homes (Less than 2 Acres)					
Single Family Homes (2 Acres or more)					
Multi-Family Homes (duplexes/apartments/condos)					
Residential Subdivisions					
Planned developments (Mixed-use; housing/commercial/ public space)					
Multi-Sectional/Manufactured Homes					
Residential Mobile Home Parks					

7. Where should new residential development occur? (prioritize 1-5, 1 being the least compatible & 5 being the most compatible with your view of future Cornville)

	1	2	3	4	5
Near schools					
Around commercial areas					
Along road corridors					
On isolated private parcels					
As subdivisions or planned developments					
Within existing neighborhoods					

8. What types of businesses or commercial services are compatible with your future vision of Cornville? (prioritize 1-5, 1 being the least compatible and 5 being the most compatible)

	1	2	3	4	5
Residential Services (e.g. personal services; offices; private schools/clubs; assisted living; clinics)					
Light commercial (e.g. neighborhood sales/services; restaurants; lodging; churches)					
Medium commercial (e.g. general sales/services; grocery stores; bars; gas stations; repair shops)					
Lodging (e.g. motels, B&Bs, retreats, resorts)					
Industrial (e.g. heavy commercial, manufacturing, labs, warehouses, utilities)					
Agribusiness (e.g. farms, viticulture, wineries, tasting rooms)					
Livestock/Ranching					

9. What other types of business or commercial services would you like to see come to the Cornville area?

_____

_____

_____

10. Where should business and commercial growth occur? (prioritize 1-5, 1 being least desired and 5 being most desired)

	1	2	3	4	5
Within an identified Cornville central core area.					
Outside Cornville central core area					
Along Cornville Road Corridor (outside central core area)					
On Page Springs Road Corridor (outside central core area)					
Anywhere					

11. What public facilities and services are needed in Cornville? (e.g. schools, parks, trails, playgrounds, emergency services, public transportation, community/youth centers; transfer station)

_____

_____

_____

12. Where are potential new growth areas or opportunities (residential or commercial) in the Cornville Community?

_____

_____

_____

TRANSPORTATION

13. What are the most important transportation issues in Cornville?

_____

_____

_____

14. Where are road or bridge improvements needed within the Cornville Area? (prioritize 1-5, 1 being least needed and 5 being most needed)

	1	2	3	4	5
Cornville County Road/Bridge (CR 30)					
Cornville Road Pedestrian Bridge & Trail					
Page Springs County Road/Bridge (CR 50)					
Willow Point Forest Road & Creek Crossings					
Secondary County Roads (Loy, Chick, North/South Aspaas, Mountain View, etc.)					

15. What traffic control measures are needed for the future of Cornville? (prioritize 1-5, 1 being least needed and 5 being most needed)

	1	2	3	4	5
Traffic circle(s)					
Traffic signal(s)					
More warning signs or lights					
“Slow Zone” (e.g. 25 mph speed limit in central Cornville)					
More turn lanes					
Widen Cornville Road					
Increased law enforcement					
Leave as is					

16. Are there hiking, biking, equestrian, or motorized trails that you would like to see established or improved in the Cornville area?

_____

_____

_____

OPEN SPACE & RECREATION

17. What type of open space is important to you? (prioritize 1-5, 1 being least important and 5 being most important)

	1	2	3	4	5
Public Parks					
Scenery					
Dark Skies					
Archeological/Historical Sites					
Farmland/Agriculture/Vineyards					
Oak Creek & Spring Creek Riparian Areas					
Wildlife Habitat					
Recreational Opportunities					
Federal/State lands (e.g. National Forest, State Trust, State Hatchery)					

18. What features should be included in the expansion of Windmill Park on the 80 Acres of Yavapai County Land (being acquired from the Forest Service) along Cornville Road in central Cornville? (prioritize 1-5, 1 being least important and 5 being most important)

	1	2	3	4	5
Pedestrian Bridge across Oak Creek					
Hiking Loop Trail & Trailhead Parking *(continued on next page)*					

Community Connector Multi-Modal Trail (along Cornville Road)					
Shade Structure(s)					
Rest Rooms					
Community Center					
Cultural Interpretation					
Playground					

OTHER ELEMENTS (Water, Energy, Cost of Development)

19. How can Cornville support State and County goals for management and conservation of water resources?

_____
_____
_____

20. What are some opportunities or incentives for more efficient or greater use of renewable energy in the Cornville area?

_____
_____
_____

21. How should the County ensure that costs of development are shared by developers and provide public benefits?

_____
_____
_____

ONE LAST QUESTION

22. Do you have anything else you would like to add, comment on, or draw attention to about Cornville's future?

_____
_____
_____

DEMOGRAPHICS

23. Where is your primary residence?

- ❑ Tissaw Road
- ❑ Page Springs Area
- ❑ Verde Santa Fe
- ❑ Lower Oak Creek Estates
- ❑ Loy Road
- ❑ Chick Road
- ❑ Oak Creek Valley
- ❑ Merritt Ranch Road
- ❑ Willow Point Road
- ❑ Mountain Ranchos
- ❑ Solair Estates
- ❑ Koch Ranch Road
- ❑ Cornville Road Corridor
- ❑ Mel Glo Estates
- ❑ Oak Creek School Area
- ❑ Swinging Bridge Road
- ❑ North Aspaas Road
- ❑ South Aspaas Road
- ❑ Outside of Cornville Postal Area
- ❑ Other _____

24. Residency in Cornville

- ❑ Owner
- ❑ Renter
- ❑ Caretaker
- ❑ Other

25. Business/Employment

- ❑ Own Business At Home in Cornville
- ❑ Own Business Outside Home in Cornville
- ❑ Own Business Elsewhere
- ❑ Self-Employed at Home
- ❑ Salaried in Cornville
- ❑ Salaried Elsewhere
- ❑ Retired
- ❑ Other

26. Years in the Cornville Area

_____

27. Number of persons in Household (total number)

_____

28. Where Children Attend School

- ❑ Public
- ❑ Private
- ❑ Home
- ❑ Other
- ❑ Not Applicable

29. Age of Person Completing Survey (Under 20; 20-30; 31-40; 41-50; 51-65; Over 65)

_____

This Survey is sponsored by the Cornville Community Association, Inc.
To JOIN or LEARN MORE, go to www.cornvilleaz.org. THANK YOU!

Appendix I

"Cornville Vision 2032"
Community Survey Results

As of May 18, 2021

THANK YOU for your Comments!

The ***Cornville Vision 2032*** community opinion survey was sponsored by the Cornville Community Association (CCA) in April to gather viewpoints from residents and property owners of the Cornville 86325 Postal Area. The results will be used for a vision statement that will "capture the feeling" of the community and describe how it would like to be known. Issues and recommendations will be included for eight planning elements--Community Character; Land Use & Growth Areas; Roads, Bridges, Trails & Transit; Open Space & Recreation; Water Resources; Energy; Cost of Development; and Environment.

A total of 173 surveys were returned. The results are summarized in order by question. Not everyone answered every question; but many offered multiple comments to a single question. Responses to open-ended questions offered a rich array of comments and opinions. This is a summary of what we learned. For the link to the online survey results, go to www.cornvilleaz.org.

--CCA Vision Working Group

COMMUNITY CHARACTER

1. What do you like about the Cornville Area?



Summary of Responses:

77 Wide open spaces (37), natural beauty & views (17) riparian of Oak & Spring Creeks (23)

73 Rural feel and lifestyle, privacy, and out-of-the-way-ness

52 Small-town living with community feeling & “neighborliness”

36 Quiet & peaceful atmospheres (36), no traffic sounds (2)

26 Low density, uncongested living (as opposed to urban living)

14 Farming and ranching and the presence of animals, both livestock and wildlife

14 Easy access to nature from backyards for hiking, horseback riding, and motorized recreation (2)

12 Diverse community socio-economically (7), culturally (3) and architecturally (2)

11 Dark skies at night (e .g. no light pollution)

11 Close to the urban, commercial hubs of Cottonwood and Sedona

9 No stop or streetlights, slow speeds, low traffic

9 Small and defined commercial corridor of locally owned businesses, no big business.

8 Simple, clean living (e. g. fresh air, sanctuary from urban pressures, no cell service)

8 Local-owned restaurants, wineries, farmer’s market, Mercantile, Windmill Park

2 Little crime, safe

2 Our post office

2. What do you dislike?



Summary of Responses:

106 A lot more traffic and speeding (e .g. Cornville Road (26) & Page Springs Road (6)

53 Unbridled growth (e. g. developments (17/4), Spring Creek (5), Verde Santa Fe (4), new construction (9), growth (8), change (8) and commercialization (7) and congestion (4))

16 Road safety (e. g. speeding (11); deadly accidents (5))

16 Commercial tourism, tourists, campers, vineyards(5)

12 Run-down properties and yard junk and trash

5 Changes in neighborhood friendliness, affordable housing, respect for the land, diversity

4 Drugs

3 Lack of cell service
3 Lack of amenities and services and commercial business
4 Noise, including traffic noise (2)
2 No center/focal point to Cornville
1 Lack of growth

3. What does "rural lifestyle" mean to you?



Summary of Responses:

43 Quiet
35 Open Space/open land
31 Neighbors who are not physically close; friendly; kind; help each other
24 Peace/peaceful
20 Nature/natural environment
17 Farm (either referencing property or animals)
15 Slow/slower pace
15 Wildlife
8 Freedom (majority of responses had this theme without the actual use of the term)
7 Dark skies
5 Laid back
5 Country
4 Low density

4. What should Cornville look like in ten years?



Summary of Responses:

111 "Same as today" …a rural place without big box shopping, industrialization or commercialization (including tourism), small & small-town atmosphere (12)

45 Thoughtful, managed development & growth faithful to the needs of the local community rather than outsiders and profiteers (e. g. services for local community like old age services, preservation of rural lifestyle through low-density population and large-acreage zoning, "more public places to gather")

18 Define/beautify the current commercial corridor on Cornville Road in keeping with Cornville's rural character, incentivizing unique local businesses and restaurants.

13 Traffic problems resolved in keeping with needs and lifestyle of the community (e.g. no streetlights, monitoring of speed; pedestrian walkways)

11 The community is thriving and strong; there is cooperation between neighbors, pride in local history and Cornville's values, also growing our own food.

11 Cornville's open spaces, pristine nature and waters are intelligently conserved.

10 There is a county trail system that eases access to nature for hiking, riding, and recreational uses

9 Improved infrastructure e. g. general (4), services (2), internet/cell (3)

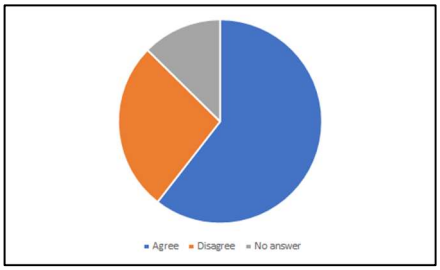
8 Cleaner, less junky than it is now.

5 Cornville is largely agricultural.

2 Agri-business is responsibly present (e. g. non-commercial tourism, education)

2 Public transit to Sedona and Cottonwood, Wineries

5. Identify & encourage a cohesive central core area of mixed uses *(agree/disagree).*



LAND USE & GROWTH AREAS

6. What kinds of residential uses are needed for the future of Cornville? (prioritize 1-5, 1 being the least needed and 5 being the most needed)

	1	2	3	4	5
Single Family Homes (Less than 2 Acres)	47	19	40	34	42
Single Family Homes (2 Acres or more)	19	18	27	30	**91**
Multi-Family Homes (duplexes/apartments/condos)	**100**	30	21	8	17
Residential Subdivisions	**101**	28	33	7	7
Planned developments (Mixed-use; housing/commercial/ public space)	**88**	29	31	19	12
Multi-Sectional/Manufactured Homes	**92**	36	30	12	11
Residential Mobile Home Parks	**120**	23	20	7	8

7. Where should new residential development occur? (prioritize 1-5, 1 being the least compatible & 5 being the most compatible with your view of future Cornville)

	1	2	3	4	5
Near schools	51	13	61	38	35
Around commercial areas	46	26	47	31	28
Along road corridors	60	25	43	32	18
On isolated private parcels	53	23	46	20	33
As subdivisions or planned developments	**84**	21	35	23	14
Within existing neighborhoods	39	14	54	32	38

8. What types of businesses or commercial services are compatible with your future vision of Cornville? (prioritize 1-5, 1 being the least compatible and 5 being the most compatible)

	1	2	3	4	5
Residential Services (e.g. personal services; offices; private schools/clubs; assisted living; clinics)	46	26	48	34	25
Light commercial (e.g. neighborhood sales/services; restaurants; lodging; churches)	33	26	47	45	34
Medium commercial (e.g. general sales/services; grocery stores; bars; gas stations; repair shops)	64	41	42	21	14
Lodging (e.g. motels, B&Bs, retreats, resorts)	**96**	35	23	12	15
Industrial (e.g. heavy commercial, manufacturing, labs, warehouses, utilities)	**149**	17	8	2	4
Agribusiness (e.g. farms, viticulture, wineries, tasting rooms)	32	15	30	47	61
Livestock/Ranching	22	10	32	37	**85**

9. What other types of business or commercial services would you like to see come to the Cornville area?

Responses included: No businesses; art galleries; food truck parking; no franchises; motorcycle dealers; urgent care; Stay in Cottonwood and 260

10. Where should business and commercial growth occur? (prioritize 1-5, 1 being least desired and 5 being most desired)

	1	2	3	4	5
Within an identified Cornville central core area.	28	15	31	37	**68**
Outside Cornville central core area	**69**	28	35	20	14
Along Cornville Road Corridor (outside central core area)	56	26	37	33	29
On Page Springs Road Corridor (outside central core area)	**97**	27	28	15	12
Anywhere	**124**	14	15	3	8

11. What public facilities and services are needed in Cornville? (e. g. schools, parks, trails, playgrounds, emergency services, public transportation, community/youth centers; transfer station)

Responses included: No public facilities & services needed; Public transportation; Trails, parks & playgrounds; Community Center; Cornville has most of these.

12. Where are potential new growth areas or opportunities (residential or commercial) in the Cornville Community?

Responses included: No new growth areas; Above the switchbacks; 89 & Vine for commercial & residential; Capitalize on wine business & production (It's our future, like it or not); Ask a realtor.

ROADS, BRIDGES, TRANSIT & TRAILS

(TRANSPORTATION)

13. What are the most important transportation issues in Cornville?

Comments were reviewed in four main categories, as follows:

80 **Too Much Pass-Through Traffic** (*Need for Bypass-6)*

37 **No Public Transit Available** *(Bus or Shuttle Service-33; Uber; Taxi Service-4*

20 **Dangerous Speeds** R*oundabouts-9 (Three-way Stop Signs-3; Rumble Strips-2; Traffic Lights-2; More Law Enforcement-1)*

9 **Need for Pedestrian, Bicycle & Equestrian Trails** (*Addition of Lanes along Roads-5; Add Crossing at Chick Road-2; Add lane on Cornville Bridge-1; Finish Phase 3 YavCo Trail System-1; Add Trail 9816 Cornville-Merritt Ranch – 1)*

14. Where are road or bridge improvements needed within the Cornville Area? (prioritize 1-5, 1 being least needed and 5 being most needed)

	1	2	3	4	5
Cornville County Road/Bridge (CR 30)	31	18	28	19	**45**
Cornville Road Pedestrian Bridge & Trail	32	12	29	29	**48**
Page Springs County Road/Bridge (CR 50)	35	22	**58**	23	27
Willow Point Forest Road & Creek Crossings	**42**	29	32	12	18
Secondary County Roads (Loy, Chick, North/South Aspaas, Mountain View, etc	**51**	22	36	18	16

15. What traffic control measures are needed for the future of Cornville? (prioritize 1-5, 1 being least needed and 5 being most needed)

	1	2	3	4	5
Traffic circle(s)	**83**	8	11	21	45
Traffic signal(s)	**77**	23	27	20	19
More warning signs or lights	55	28	24	26	25
"Slow Zone" (e. g. 25 mph speed limit in central Cornville)	28	18	31	28	**62**
More turn lanes	37	15	37	24	45
Widen Cornville Road	**76**	11	17	20	44
Increased law enforcement	30	22	32	25	**56**
Leave as is	**60**	22	22	18	35

16. Are there hiking, biking, equestrian, or motorized trails that you would like to see established or improved in the Cornville area?

Over 80 people answered with more than YES or NO as follows:

30 Want more hiking, biking, and/or equestrian trails.
12 Want lanes along roads.
5 Want established or improved trailheads.
5 Complete Phase 3, Coneville Stage Road to Circle Drive
4 Motorized trails
6 No motorized trails
4 No, because more tourists will come.
3 No, direct them to Sedona.
3 Windmill Park extension trails
2 Accessible to disabled.
2 Maps of trails
2 FR 9816 through Sheepshead to Merritt Ranch Road
2 Leave it natural.
2 No, more trash
1 Send them to new Camp Verde trails

OPEN SPACE & RECREATION

17. What type of open space is important to you? (prioritize 1-5, 1 being least important and 5 being most important)

	1	2	3	4	5
Public Parks	22	17	50	23	69
Scenery	9	4	16	30	**123**
Dark Skies	7	5	20	20	**129**
Archeological/Historical Sites	11	15	25	32	92
Farmland/Agriculture/Vineyards	17	18	24	28	92
Oak Creek & Spring Creek Riparian Areas	7	8	13	26	**127**
Wildlife Habitat	7	4	14	29	**125**
Recreational Opportunities	25	19	46	32	51
Federal/State lands (e .g. National Forest, State Trust, State Hatchery)	8	8	28	35	100

18. What features should be included in the expansion of Windmill Park on the 80 Acres of Yavapai County Land (being acquired from the Forest Service) along Cornville Road in central Cornville? (prioritize 1-5, 1 being least important and 5 being most important)

	1	2	3	4	5
Pedestrian Bridge across Oak Creek	25	11	37	35	**68**
Hiking Loop Trail & Trailhead Parking *(continued on next page)*	16	11	28	45	**79**
Community Connector Multi-Modal Trail (along Cornville Road)	32	18	40	33	48
Shade Structure(s)	20	16	41	40	**58**
Rest Rooms	21	17	40	38	**64**
Community Center	44	16	52	20	41
Cultural Interpretation	48	34	38	24	29
Playground	25	16	55	44	36

WATER RESOURCES

19. How can Cornville support State and County goals for management and conservation of water resources?

Summary of Responses:

36 Stop, restrict, limit high-density development; manage growth.
28 Conserve water "all possible ways" *(e. g. home, garden, catchments, reuse)*
14 Stop/limit vineyards and golf courses.
9 Monitor use & control irrigation *(surface water use; cap flood irrigation)*
7 Educate *(conservation, drought awareness, water rights, issues, management)*
6 Make use of science *(e. g. good data, new technology, solar)*
6 Protect natural creeks and riparian areas *(Oak Creek, Spring Creek)*
6 Crop conversion *(e. g. winter crops, native vegetation)*
5 Sales tax on use or tax incentives for conservation.
3 Keep rural 2-acre zoning.
3 Control new wells *(numbers, permits, licensing operators)*
2 Involve residents and community association in decisions.

ENERGY

20. What are some opportunities or incentives for more efficient or greater use of renewable energy in the Cornville area?

Summary of Responses:

28 Support for solar energy—homes
14 Need for affordability--incentives; tax breaks; grants
9 Support for wind energy
8 Support for solar—public facilities & businesses
7 NONE! No solar panels or wind turbines in rural Cornville!
5 Charging stations
3 Recycling centers

3 Support for ALL energy-saving technology
2 Education necessary
2 Compost green waste

COST OF DEVELOPMENT

21. How should the County ensure that costs of development are shared by developers and provide public benefits?

Summary of Responses:

27 Require/mandate public benefits, with conditions/incentives.
15 Charge fees; taxes; fines.
14 Stop/deny/limit development.
12 No taxpayer funding.
11 Aggressively enforce rules; "Do your job."
7 Involve local public.
4 Change laws/regulations.
3 Use local developers/contractors.
3 Honor local vision/plans
2 Why should developer pay for public benefits?

ENVIRONMENT

While the community survey did not specifically seek responses on the Environmental element, a major regional issue and its associated impacts were mentioned often.

ONE LAST QUESTION

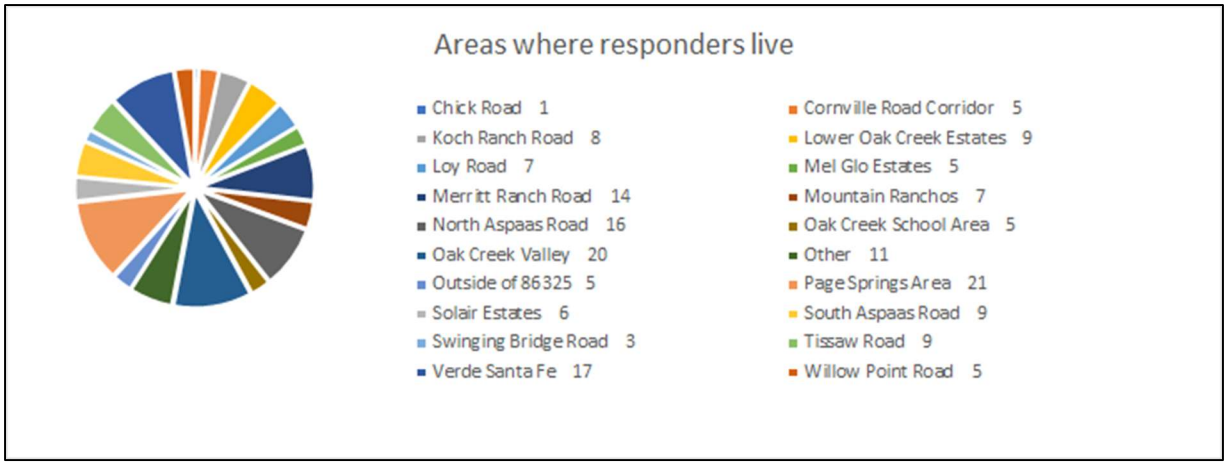
22. Do you have anything else you would like to add, comment on, or draw attention to about Cornville's future?

- *"Cornville has always been this sleepy little community… With the high volume of traffic now on Cornville and Page Springs roads, the pressure for new developments, and the threat of Cottonwood annexing … Cornville is losing its character…"*
- *"Cornville is unique as it is. As Sedona tourism/housing costs drive people further out, they will naturally look to the Cornville area. We need to prevent large developments … I am not anti-development, but I am against housing sites of less than an acre. It seems the only way to preserve our area."*
- *"Try to keep it the same. Why change a good thing? It's perfect the way it is."*
- *"The future vision of Cornville should belong to the residents and weighted towards continuing its unique and genuine rural character (in contrast to one … that supports expansion and tourism)."*
- *"It is critical to maintain the rural character of Cornville by balancing future development with wise decisions regarding growth …"*

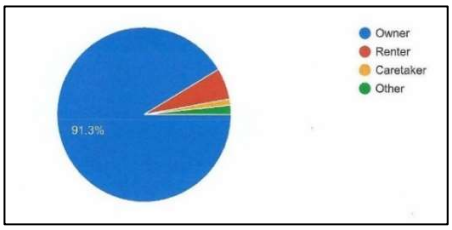
- *"Let it be … If housing is needed, let Cottonwood or Sedona provide it, without expanding into areas that will become just like the places … residents were escaping from."*
- *"It would be great to see Cornville grow as a rural town and add things like trails and park improvements. Encourage an active community. Farmer's market is fantastic, would love to see that kind of community embraced even more in the next ten years."*
- *"… increasing problem of squatters on … FS land … nip this in the bud … Ask for … monies now for increased patrol & enforcement … to stay on top of this issue …whether it be FS patrol, Sheriff, State, County, Local, whoever... It will only get worse. You can't put the toothpaste back into the tube."*
- *" I would love to see the Cornville Community Association become more representative of the people of 86325, and to have more folks involved."*
- *"Can we put a bounty on California license plates?"*

DEMOGRAPHICS

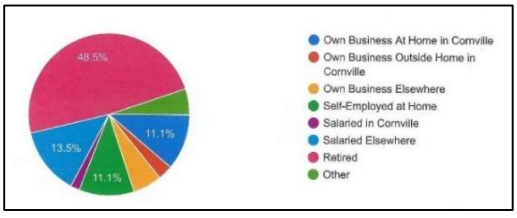
23. Where is your primary residence?



24. Residency in Cornville



25. Business/Employment



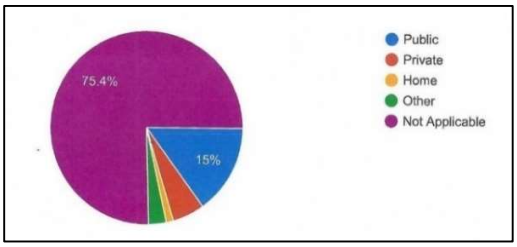
26. Years in the Cornville Area

1-10 Years	**62**	**35 %**
11-20 Years	52	31 %
21-30 Years	35	21 %
31-40 Years	12	7 %
Over 40 Years	9	5 %
Total	170	100%

27. Number of persons in Household

1 Person	38	20.9%	
2 Persons		**108**	**59.9%**
3 Persons	16	8.9%	
4 Persons	11	6.1%	
5 Persons	5	2.8%	
6 or More	5	2.8%	

8. Where Children Attend School



29. Age of Person Completing Survey

Ages 31-40	13	7 %
Ages 41-50	19	11 %
Ages 51-65	64	36 %
Over 65	**81**	**46 %**
Totals	177	100 %

Cornville Vision 2032 Survey sponsored by

Cornville Community Association (CCA), Inc.

To JOIN or LEARN MORE, go to **www.cornvilleaz.org**

Appendix J



Cornville Vision 2032 Survey Results

Community Open House

4-7 pm, Tuesday, May 18th at Desert Star School

Come Join the Cornville Community Association Vision Statement Committee Members to explore the results of the Vison Statement Survey. Even if you did not take the survey, you are invited to attend!

Desert Star School Community Hall
1240 S Recycler Rd, Cornville

Come and visit "Planning Stations" around the room ... at your leisure:

1. **Learn about Community Survey Results**
2. **Review Task Group Findings**
3. **Help to prioritize Issues & Recommendations for These Planning Elements:**
    - *** Community Character**
    - *** Land Use & Growth**
    - *** Circulation (Roads, Bridges, Trails & Transit)**
    - *** Open Space & Recreation Areas**
    - *** Water, Energy & Environmental Issues**

Plenty of spacing ... some COVID protocols will apply

Area Code 86325 Residents, Property Owners and Businesses
This is a great opportunity to Express your Opinion about our Community Future!