

# Cornville Community Plan

**FINAL  
May 2005**



**Greater Cornville-Page Springs  
Community Association, Inc.  
P.O. Box 1452  
Cornville, Arizona 86325**

Website: [www.greatercornville.org](http://www.greatercornville.org)

ACknowledgements

## **Greater Cornville-Page Springs Community Association, Inc.**

### **Community Planning & Zoning Committee**

Judy Miller, Chair	June Jochum
Marvin Bagby	Gregg Law
Carl Baker	Guruji Grace Love
John Boik	Ted Luke
Julie Currence	Carole Mackler
George Dana	Roy Ronan
Joan Forest	Jan Tomlinson

### **2005-06 Community Association Board of Directors**

Deanna King, President	Lois Hook, Director
George Dana, Vice-President	Pam Irvin, Director
June Jochum, Secretary	Judy Miller, Director
Ted Luke, Treasurer	Lynne Ordean, Director
	Jan Tomlinson, Director

## **Yavapai County**

Chip Davis, County Supervisor  
Ken Spedding, Director, Development Services  
Elise Link, Planning Manager  
Ryan Smith, Planner  
Chris Bridges, Planner  
Connie Dedrick, Planner  
John Munderloh, Water Resources Coordinator  
Phil Bourdon, Assistant Public Works Director

## **Northern Arizona University**

Dr. Carolyn M. Daugherty, Associate Professor  
Land Use Policy Class, Northern Arizona University

## **Cover Photo by Jim Manship**

Cornville Property Owner & Resident of Carefree, Arizona

# Table of Contents

	<u>Page</u>
<b>Acknowledgements</b>	2
<b>Table of Contents</b>	3
<b>I. Introduction</b>	7
<b>A. Purpose of the Plan</b>	7
<b>B. Planning Area</b>	7
1. General Description	7
2. Land Ownership	7
3. Population	7
<b>C. Planning Background</b>	9
1. 1997 Committee	9
2. Regional Planning Resolution	9
3. 1999-2001 Planning Committee	10
4. State Authorities	10
5. Community Association	10
6. Yavapai County General Plan	10
7. 2003-2005 Community Planning & Zoning Committee	11
8. Northern Arizona University Project	11
9. Proposed Community Plan	11
<b>D. Plan Implementation</b>	11
<b>E. Plan Amendment</b>	12
1. County Criteria	12
2. Community Criteria	12
<b>II. Vision Statement</b>	13
<b>III. Community Character</b>	15
<b>A. Existing Conditions</b>	15
1. Setting	15
2. History	15
3. Sense of Community	16
4. Community Focal Point	16
5. Neighborhoods & Lifestyles	16
6. Employment & Income	16
7. Schools	17
8. Area Services ( <i>Medical; Caregiver, Charity</i> )	17
9. Utilities ( <i>Electricity; Gas; Communications</i> )	17
10. Law Enforcement	18
11. Fire Protection	18
12. Pollution & Solid Waste Disposal	19
<b>B. Issues</b>	19
<b>C. Goals &amp; Objectives</b>	19
<b>D. Implementation Policies &amp; Strategies</b>	20

	<u>Page</u>
<b>IV. Land Use</b>	21
<b>A. Existing Conditions</b>	21
1. Residential	21
a. Single Family	22
b. Mobile (Manufactured)	22
c. Multi-Family	22
d. Subdivisions	23
e. Planned Area Developments	23
2. Commercial	23
3. Use Permits	24
4. Building Permits	25
5. Community Facilities	25
6. Available Private Land	26
7. Future Land Use	26
<b>B. Issues</b>	27
<b>C. Goals &amp; Objectives</b>	27
<b>D. Implementation Policies &amp; Strategies</b>	28
<b>V. Transportation</b>	29
<b>A. Existing Conditions</b>	29
1. Roadways	29
a. Primary Transportation Routes	29
b. Key Intersections	29
c. Historic & Scenic Roads	30
d. Traffic Volume & Speed	30
e. Road Improvements & Maintenance	31
2. Trails	32
3. Public Transit	33
<b>B. Issues</b>	33
<b>C. Goals &amp; Objectives</b>	33
<b>D. Implementation Policies &amp; Strategies</b>	34
<b>VI. Water Resources</b>	35
<b>A. Existing Conditions</b>	35
1. Watersheds	35
2. Aquifers	35
3. Riparian Values	36
4. Floodplains	36
5. Water Supply	36
a. Surface Water	36
b. Ground Water	37
c. Reclaimed Water	38

	<u>Page</u>
6. Ditches	38
a. Point Willow Ditch	39
b. Jack’s Ditch	39
c. Sheepshead Ditch	39
d. Mason-Lane Ditch	39
e. Dickerson Ditch	39
f. Cornville Ditch	39
7. Wells	39
8. Water Systems	39
9. Water Rights	40
10. Current and Future Demands	40
11. Water Conservation	42
a. Engineering Practices	42
b. Behavioral Practices	43
<b>B. Issues</b>	43
<b>C. Goals &amp; Objectives</b>	43
<b>D. Implementation Policies and Strategies</b>	44
<b>VII. Open Space &amp; Recreation</b>	45
<b>A. Existing Conditions</b>	45
1. Introduction	45
2. National Forest	46
3. State Trust Land	46
4. Page Springs Fish Hatchery	47
5. Windmill County Park	47
6. Private Open Spaces	47
7. Dark Skies	48
8. Invasive Plants	48
9. Unauthorized Use & Illegal Dumping	48
<b>B. Issues</b>	48
<b>C. Goals &amp; Objectives</b>	48
<b>D. Implementation Policies and Strategies</b>	50
<b>Tables</b>	
1. 2000 Population of Cornville Planning Area	8
2. Projected 6% Annual Population Growth - Cornville Planning Area	9
3. Structure of Community Plans	10
4. Occupations and Income in Cornville	17
5. Incident Report Statistics for Cornville – 2002	18
6. Existing Use Districts in Cornville Planning Area	21
7. Types of Housing Units in Cornville CDP	22
8. Housing Values in Cornville CDP	22
9. Mortgage Status for Cornville CDP Homeowners	23
10. Cornville Business Classifications	24
11. County Building Permits Issued	25
12. Land Use Types, Area & Estimated Available Private Land	26

	<b><u>Page</u></b>
13. Traffic Counts – Cornville & Page Springs Roads	31
14. Projected Effluent Production & Return Flows	38
15. Current & Projected Population & Number of Water Users by Type	41
16. Current & Projected Water Demands	42
<b>Maps</b>	
Map 1: Cornville Planning Area	8a
Map 2: Cornville—Current Zoning	22a
Map 2a: Cornville Center—Current Zoning	22b
Map 3: Cornville Density	22c
Map 4: Cornville—Future Land Use Patterns	26a
Map 4a: Cornville Center—Future Land Use Patterns	26b
Map 5: Cornville Roads, Trails & Parks	32a
Map 6: Cornville Wells & Floodplain	36a
<b>Appendices</b>	
A. Cornville Community Planning & Zoning Committee	51
B. Cornville Community Plan Reference List	53
C. Records of 2003 Visioning Workshop & Community Survey	55
D. A Resolution Establishing Common Bonds & Principles for Regional Cooperation & Coordination in Land Use Planning & Development Decisions in the Verde Valley	63
E. Profile of General Demographic Characteristics: 2000; Cornville CDP, Arizona	65

# I. INTRODUCTION

## A. Purpose of the Plan

The purpose of the Cornville Community Plan is to serve as a guide to Yavapai County for orderly growth and development within the unincorporated community of Cornville, Arizona, which is generally defined as the 86325 Postal Zip Code Area. The Community Plan is intended as a companion document to the *Yavapai County General Plan*, adopted in April 2003, to “bring about coordinated physical development in accordance with the present and future needs of the County.” It is based on the County Vision, Goals and Objectives; and it supplements information in the General Plan. The Plan presents a community vision, existing conditions, issues, recommendations, policies and strategies that are specific to the Cornville Planning Area.

## B. Planning Area

1. **General Description.** The Cornville Planning Area encompasses about 55 square miles. The elevation within the area ranges between 3,000 and 4,200 feet. Lower Oak Creek meanders 23.5 miles through the Planning Area to form a picturesque lush green valley and serves as a lifeline for the community. At the southwest corner of the planning area Oak Creek meets the Verde River, which serves as the Planning Area boundary for a three-mile stretch. 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 Planning Area includes two small commercial districts surrounded by residential areas, outlying neighborhoods, ranches, farms, and open spaces.

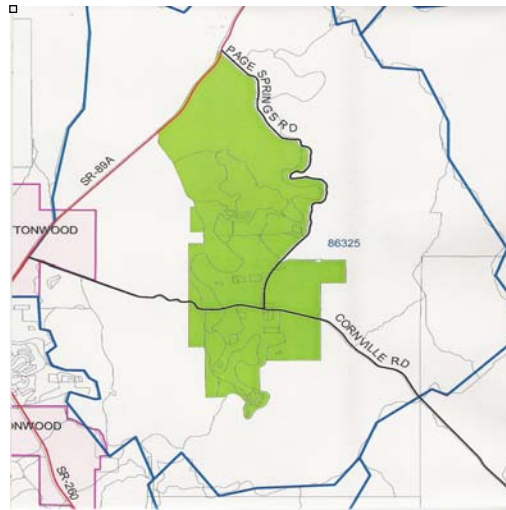
2. **Land Ownership.** The Planning Area encompasses about 35,054 acres composed of the following ownerships:

	<u>Acres</u>
Coconino National Forest	20,194
Arizona State Trust Land	7,798
Arizona State Game & Fish Land	195
Yavapai County - Windmill Park	5
Other Public Lands	4
Private Lands	<u>6,858</u>
Total	35,054

This plan applies to private lands, or about 20% of the Planning 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.

3. **Population.** According to the 2000 Census the resident population of the Cornville Census Defined Place (CDP) was 3,335 (see Appendix E). However, the CDP does not include the rapidly-growing Verde Santa Fe South, Tissaw Road and other outlying areas that are included in the Planning Area (e.g. Zip Code Area). In the illustration below, the Cornville Census Defined

Place (CD) used for *Census 2000* is the gray shaded area shown in the central part of the Cornville 86325 Zip Code Area, which is bounded by a black line.



With the addition of 447 people living in outlying census blocks, the total population of the Planning Area was 3,782 in the year 2000, as shown in Table 1.

**Table 1. 2000 Population of Cornville Planning Area.**

<b>Ages</b>	<b>Cornville CDP</b>	<b>Census Blocks</b>	<b>Totals</b>
Under 5 years	170	14	184
5 to 9 years	186	25	211
10 to 14 years	273	23	296
15 to 19 years	271	20	291
20 to 24 years	124	12	136
25 to 34 years	307	27	334
35 to 44 years	557	49	606
45 to 54 years	623	115	738
55 to 59 years	226	38	264
60 to 64 years	151	37	188
65 to 74 years	272	59	331
75 to 84 years	141	24	165
85 years +	34	4	38
<b>Totals</b>	<b>3,335</b>	<b>447</b>	<b>3,782</b>

**Sources: U.S. Census Bureau, *Census 2000*; and *Report to the Citizens of Cornville, NAU*, April 16, 2004**

Conservative population projections by the Arizona Department of Economic Security (DES) show that the Cornville CDP will grow by 2.87% per year during the period 2000 to 2020—from 3,335 to 5,203 (*Yavapai County General Plan*, p. 15-16). However, when population projections are based on the average actual annual growth rate of 6% between 1990 and 2000 (U.S. Census Bureau) the



estimated population in the whole Planning Area could be 12,127 by 2020, as shown in Table 2.

**Table 2. Projected 6% Annual Population Growth  
Cornville Planning Area**

<u>Year</u>	<u>Population</u>
2000	3,782
2001	4,009
2002	4,249
2003	4,504
2004	4,774
2005	5,060
2006	5,364
2007	5,686
2008	6,027
2009	6,389
2010	6,772
2015	9,062
2020	12,127
2025	16,230

As of December 2004, there were 2,181 postal patrons in the Cornville Zip Code Area. Assuming that each patron represents a household of 2.47 occupants (U.S. Census Bureau, *Census 2000*) the current population of the Planning Area would be 5,387, even higher than the 6.0% annual growth rate. It must be noted, however, that some postal patrons are businesses and many Cornville residents receive their mail from postal sources outside Cornville. In any case, Cornville is growing rapidly.

### **C. Planning Background**

This Cornville Community Plan takes the place of all previous community plans. Specifically, it is an update of the “1986 Cornville Comprehensive Land Use Plan” and a subsequent revision dated July 25, 1986. Following is a summary of planning efforts and events that have occurred since 1986, showing that continuing attention has been focused on land use and growth issues.

**1. 1997 Committee.** The 1986 plan was “revisited and revised” in October 1997 by a committee of community residents to ensure that the Plan was in accordance with the wishes of the community at that time. The only significant recommendation, in 1997, was the expansion of the plan boundaries to include a larger “area of concern”.

**2. Regional Planning Resolution.** In the face of potential changes to state law and regional planning concerns, several Verde Valley communities signed “A Resolution...Establishing Common Bonds and Principles for Regional Cooperation and Coordination in Land Use Planning and Development Decisions in the Verde Valley” (see Appendix D). In late 1998, Diane Prescott, then President of the Cornville Community Association, signed the resolution in behalf of the Cornville community. The resolution, containing twelve guiding principles, was adopted by the County Board of Supervisors as Resolution 1156 on November 16, 1998. The first principal is that “Verde Valley communities should not grow together, regardless of corporate boundaries...”

**3. 1999-2001 Planning Committee.** In February 1999, the Community Association again decided

that the 1986 plan and the 1997 revision should be re-examined and revised. A committee was formed to develop a process for revising the plan. The committee was responsible for defining the planning area and existing conditions, involving residents, identifying community needs and concerns and developing guidelines for fulfilling State and County planning requirements. In October 1999, a survey was mailed to all addresses in the Cornville Zip Code Area. Results of the survey were presented at a public meeting in November 1999 (see Appendix C). The survey showed that the majority of community residents, consistent with the previous plan, wanted to maintain a rural atmosphere and favored orderly and controlled development. Evolving demographics of the area were reflected in the diversity of the survey responses. Where and how growth would occur was of concern to the majority of respondents. Many essay responses cited the rural attributes of Cornville. The planning committee also proposed expansion of the 1997 planning area boundaries to coincide with other plans in adjacent areas (i.e. Red Rock-Dry Creek, Big Park & Beaver Creek Community Plans) and to include a large block of State Trust Lands north of the community to ensure a community voice in future development along State Highway 89A. Results of the two-year planning effort are found in the “*Cornville Community Plan Report-2001*”.

**4. State Authorities.** In 1998 and 2000, the Arizona State Legislature passed the “Growing Smarter” and “Growing Smarter Plus” Acts; which were amended again in 2002. The Acts created additional planning requirements for Counties with populations over 125,000 (such as Yavapai County) that included public participation, coordination with the Arizona State Land Department, agency reviews, and planning elements for land use, transportation & water.

**5. Community Association.** A Community Association has existed in some form in Cornville since 1982 and has met regularly over the years to monitor land use and community issues as they came along. In January 2002 the Association was reorganized as a 501c3 non-profit corporation. Now, the Greater Cornville-Page Springs Community Association, Inc. is a member-based organization with the mission “*to maintain and enhance rural lifestyles, natural resources, economic values, health and safety within the unincorporated Cornville postal area of Yavapai County. The association shall maintain a positive working relationship with officials of Yavapai County and surrounding communities.*”

**6. Yavapai County General Plan.** The *Yavapai County General Plan* was adopted in April 2003. The General Plan encourages communities experiencing rapid growth and development to update their community plans. The structure for updating the plans is summarized in Table 3.

<p><b>Table 3. Structure of Community Plans</b> (Source: <i>Yavapai County General Plan, April 2003</i>)</p>
<p><b>Summary:</b></p> <ul style="list-style-type: none"><li>* <b>Adhere to vision, goals &amp; objectives of the <i>Yavapai County General Plan</i></b></li><li>* <b>Follow format of the General Plan</b>—providing for public participation and addressing land use, water resources, transportation &amp; open space, specific to the community area.</li><li>* <b>Address existing conditions</b> of each element within the community area, including land ownerships, community character, population &amp; other elements, if warranted.</li><li>* <b>List community issues, needs and concerns</b> gathered from a range of techniques &amp; sources.</li><li>* <b>Make recommendations, policies and implementation strategies</b> specific to the community.</li><li>* <b>Include a plan amendment procedure</b> consistent with the <i>Yavapai County General Plan</i>.</li></ul>

**7. 2003-2005 Community Planning & Zoning Committee.** The Community Association

established a Planning and Zoning Committee in January 2003 (see Appendix A) to work on planning and land use activities. The committee assumed responsibility for updating the Community Plan on behalf of the Association and residents, in accordance with State Law and the *Yavapai County General Plan*. A public Visioning Workshop was held in October 2003 (See Appendix C). Between September and December, a community survey was completed and summarized (See Appendix C). The proposed vision statement and an expanded planning area map were introduced at a community meeting in March 2004 and were generally approved by those in attendance.

**8. Northern Arizona University Project.** In February 2004, the Community Association and Yavapai County agreed to a partnership with a Northern Arizona University (NAU) Land Use Policy Class, with support from an Arizona Department of Commerce grant to Yavapai County for community planning. Students agreed to review survey data and background materials and write a report on existing conditions in the Cornville area. The project included research and a public workshop on April 16, 2004, when students presented preliminary findings and heard public reactions. The resulting NAU "*Report to the Citizens of Cornville*" was completed in May 2004.

**9. Proposed Community Plan.** In 2004, a preliminary draft was reviewed by County planners; and a working draft, based on the NAU report, was developed in the fall. The committee continued to review, research, validate and add information. The *Proposed Cornville Community Plan* was issued for comment in January 2005. A public meeting was held and the plan was posted at [www.greatercornville.org](http://www.greatercornville.org). About 200 copies were distributed; the website received 110 hits; and 33 responses contained 134 specific comments, ideas, and items of new information. On March 7, 2005, the *Proposed Final Community Plan* was submitted to the Yavapai County Department of Development Services. The County received comments on the plan; found that the Plan was consistent with the Yavapai County General Plan and that citizen participation requirements had been met. The Plan was unanimously approved, with minor changes, by the Yavapai County Planning & Zoning Commission on April 20, 2005.

## **D. Plan Implementation**

Implementation of a Community Plan for an unincorporated community governed by a County is problematic at best, impossible at worst, and depends almost entirely on the quality of the working relationship between the community residents and County officials. Fortunately, Cornville has a long-established Community Association that is organized as an Arizona non-profit corporation expressly for the purpose of building and maintaining a partnership with Yavapai County officials.

The Greater Cornville-Page Springs Community Association, Inc. has a nine-member Board of Directors, and it had 305 members as of September 2004. The Board, Association committees, and appropriate County officials share responsibility for implementing the goals and objectives of this community plan. Current committees and their responsibilities are as follows:

1. Community Pride (Windmill Park, community cleanups, events, Adopt-a-Road)
2. History (historical information and materials; potential history center)
3. Membership (expansion of Association membership)
4. Planning & Zoning (community plan; land use permits; zoning requests)
5. Trails (non-motorized trails network)

As a non-profit organization, the Community Association has the ability to seek grants and engage in fundraising activities for community projects. The Association works cooperatively with

neighboring communities and municipalities and is affiliated with regional groups, such as the Central Basin Regional Council, Verde Valley Land Preservation Institute and the North Central Arizona Regional Watershed Consortium. These relationships will further enhance the Association's ability to work in tandem with the County to implement the community plan.

## **E. Plan Amendment**

**1. County Criteria.** Amendment of this community plan will be in accordance the *Yavapai County General Plan, April 2003, p. 78*. Amendments to the plan are classified as either major amendments or minor amendments. The following County criteria must be met:

**Major Amendment.** A major amendment is any proposal that does not conform to the adopted *Yavapai County General Plan* and meets the following criteria:

Residential:

1. Any proposal on 100 or more acres that increases the maximum number of allowable residential units by more than 250 residential units.
2. Any change from a residential land use classification to a non-residential land use classification of 100 or more acres.

Non-Residential:

1. Any change from a non-residential land use to a residential land use of 100 or more acres.
2. Any change from one category of non-residential land use to another category of non-residential land use on 100 or more acres.

Major amendments are considered on an annual basis by the Board of Supervisors and require a minimum two-thirds majority vote of the Board of Supervisors. The Board of Supervisors hearing for major amendments will be scheduled for a date in the month of December. The Board of Supervisors shall be responsible for identifying the specific hearing date. It is recommended that applications for major amendments be made no later than July 31<sup>st</sup> of the calendar year in which the major amendment is intended for public hearing. Major amendments are subject to the requirements contained within the Yavapai County public participation requirements.

**Minor Amendment.** A minor amendment is any proposal that is greater than 40 acres in size, does not conform to the adopted *Yavapai County General Plan*, and does not meet the criteria for a major amendment. Any proposal that does not conform to the adopted *Cornville Community Plan*, which is not defined as a major amendment, regardless of size, is also considered a minor amendment. Minor amendments are subject to the requirements contained within the Yavapai County public participation requirements. However, minor amendments may be scheduled for public hearing throughout the calendar year.

## **2. Community Criteria.**

Whether classified by the County as major or minor amendments, ***all proposals of any size that do not conform to the adopted Cornville Community Plan are subject to review and possible amendment by the Community Association.*** Underlying zoning takes precedent. Proposals should be discussed with the Community Association Planning and Zoning committee and presented, when warranted, at a public meeting of community residents. The Community Association Board of Directors then makes recommendations to the County on behalf of the community.

## II. VISION Statement

**CORNVILLE IS** a rural residential area that follows Oak Creek, which meanders 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 Lands offer scenic vistas and outdoor recreation opportunities.

Oak Creek, its tributaries, and associated springs define the community landscape. Growth is managed in keeping with rural residential character, natural resource values (including water availability) and economic sustainability.

Residents enjoy a variety of lifestyles. Some enjoy home-based livelihoods. Many are retired. Others work in the community and many commute to work in nearby cities or towns. All appreciate a quiet atmosphere and dark skies apart from urban lights, sounds and congestion.

Modern highways, country roads, and a system of trails follow historic settlement routes and connect low-density residential neighborhoods, planned developments, private retreats, farms, ranches, and small commercial districts.

Small businesses serve residents, attract visitors on scenic country drives and link with other economic centers. The post office, public school, fire station, church, park and fish hatchery are sources of community pride.

The community is free of heavy commercial and industrial development. Private schools, spiritual retreats, bed & breakfast inns, restaurants, vineyards, a farmers market and equestrian centers highlight the area. The well-maintained central business area is developed with natural colors, native plants and materials, rustic features and a rural theme.

# Cornville, Arizona *Decidedly Rural*

*School*

*Windmill Park*

*Neighborhoods*

*Oak Creek*

*Oak Creek Valley*

*Hidden Valley*

## III. Community Character

**“ ... descriptions of primary kinds of architecture, vegetation, hills, rivers, other significant features or structures, and the Community focal point ...”** (Yavapai County General Plan, p. 77)

### A. Existing Conditions

**1. Setting.** The unincorporated community of Cornville is located in the heart of the Verde Valley, surrounded by public lands and almost equidistant (as the crow flies) from Sedona and Camp Verde and adjacent to Cottonwood. Some have dubbed Cornville a “cultural hub” because the area attracts a diversity of people who work and enjoy the amenities in nearby cities and towns, while choosing to live in a decidedly more rural place.

When asked “What does community character mean to you?”, respondents talked about: image, the look and feel of the place, aesthetics, the lack of planned development, low density housing, history, culture, values, and rural lifestyles. When describing “rural”, many said things like: peaceful, friendly, rustic, without amenities, natural, unspoiled, narrow roads, neighbors, fields, farms and animals, and big dark skies.

The physical setting of Cornville is defined by the meandering course of Oak Creek between Deer Pass and the Verde River. The creek that once attracted pioneer ranchers and farmers now attracts retirees and those retreating from busy careers or seeking a slower pace of life in a peaceful atmosphere. 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 area’s “rural” values, however they are defined, cannot be overstated. The creek itself, green valley, fertile land, open space, big views, quietness, clear air, dark skies are the key attributes that attract people to Cornville and keep them there.

**2. History.** The ancient Hohokam people are thought to be the first people in the Verde Valley, migrating from the south as early as 700 A.D. Prehistoric farmers, known as the Sinagua, migrated from the north into the Valley between 1150 and 1325 A.D. and established large settlements, small pueblos and cliff dwellings. By 1450 A.D, the people disappeared. The area was later occupied by the Yavapai people, who were first contacted by Spanish explorers in the late 1500’s.

Settlers first came to Cornville in the 1860s. They were attracted to Oak Creek. Cornville was also a stop along a post route from Fort Verde to Jerome. Large copper deposits were discovered in the 1870’s near Jerome. Smelters in Jerome, Clarkdale and Clemenceau brought more settlers to the area. The Cornville Post Office was established on July 9, 1885, and there are various stories about how Cornville got its name. One reference, *Arizona Place Names* (Barnes, 1960), says the original name for the area was the Pitchner Place; and as settlement formed in the area, residents suggested that it be named Coaneville for a pioneer family named Coane. The name was submitted to the post office department in Washington, but was returned as Cornville.

An old Cornville post office (circa 1910) still exists on property in the Camp Verde area. Initial steps are being taken to gather historical artifacts, documents, photos and memories; establish a Cornville Historical Society; find office space and interested volunteers; and maybe, one day, bring the old post office back to the community. In May 2004, the Community Association established a History Committee to explore possibilities in support of the projects.

**3. Sense of Community.** A community's character is defined by its history, culture and values. Cornville history is based on farming and ranching, due to the presence of Oak Creek and abundant springs in the area. Rural livelihoods first determined the culture of the area. Shared values included appreciation for the resources available, hard work and neighborliness. Those attributes are still valued by many people in Cornville. Most like the slower pace and seem to find comfort in Cornville's setting. And there is a growing interest in the future of the community as a whole. The community plan offers an opportunity for residents to develop goals and a common purpose for a sustainable future.

**4. Community Focal Point.** The heart of Cornville lies along a one-mile stretch of Cornville Road, generally from the old Mercantile to Casey's Corner. The area will be described as "Cornville Center" in this Community Plan. The Post Office and a few businesses at one end are followed by Windmill Park, Cornville Bridge and eighty acres of National Forest land before reaching the junction of Page Springs Road, where the Fire Station and a few more businesses are located. It is along this stretch, between two business and service areas, that the potential exists to expand the park and develop a community focal point, which are desired by many residents. Traffic control, pedestrian safety and road improvements are key issues that must be addressed. Acquisition of the National Forest land could help connect the community and respond to public desires for park expansion, multi-use trail system, a community events center, and an historical museum.

**5. Neighborhoods & Lifestyles.** There is a neighborhood in Cornville to accommodate every one--young or old, employed or retired, rich or poor. All are connected by the presence of Oak Creek. Planned area developments offer structure and ease of maintenance; subdivisions offer more space and the opportunity to raise animals. Farms and ranches, often along the creek, are for those who seek privacy or rural life in the fullest sense of the word. Manufactured homes provide affordable housing alternatives. Isolated retreats provide solitude and freedom from stress. The area is home for many who families who choose to raise their children in a rural atmosphere that includes agriculture and animals. Retirees are coming to Cornville in growing numbers after years of work in more urban settings. Further attractions are the facts that Cornville is within easy driving distance of shopping, medical facilities and tourist opportunities.

**6. Employment & Income.** According to employment and economic profiles in *Census 2000* (based on 1999 data), there were 1,584 people employed out of a total of 1,641 people in the labor force in the Cornville CDP in 2000 (see Table 4). Another 1,103 people, presumably retirees, were not in the labor force. Only 57 or 3% were unemployed. Ninety-three percent of all workers commuted alone or carpooled to work with an average travel time of 23.6 minutes. Thus, nearly all employed residents of Cornville worked in nearby cities and towns. Another 84 individuals walked to work or worked at home. Most residents were employed in sales or office jobs, followed by management and professional occupations. Surprisingly for a rural area, only 16 were employed in the category that included farming. (Refer also to Appendix E.)



**Table 4. Occupations and Income in Cornville**

<b>OCCUPATION</b>	
Sales and Office	496
Management and Professional	344
Service	324
Construction and Maintenance	234
Production, Transportation and Materials	170
Farming, Fishing and Forestry	16
<b>CLASS OF WORKER</b>	
Private Wage & Salary	1,204
Government Employees	92
Self-employed	288
<b>INCOME</b>	
Median Household Income - 1999	\$36,992
Median Family Income - 1999	\$42,333
Per Capita Income - 1999	\$16,500

**Source: U.S. Census Bureau, *Census 2000 (1999 Data)***

**7. Schools.** Cornville is home to Oak Creek Elementary School (K-8), which is part of the Cottonwood-Oak Creek School District. As of September 2004, the school had a student population of 390, including 22 pre-school children. The school offers after-school care. Mingus Union High School in Cottonwood, a separate school district, serves Cornville high school students (9-12). Oak Creek Ranch School, a private boarding school at Willow Point, hosts 90 to 100 students (K-12). The Yavapai College, Verde Valley Campus is in nearby Clarkdale. According to the 2000 Census, the Planning Area had 852 residents enrolled in some level of education: Nursery School – 7; Kindergarten – 78; Elementary School (1-8) – 427; High School (9-12) – 252; College/Graduate School – 88.

**8. Area Services (Medical; Caregiver; Charity).** The Cities of Cottonwood and Sedona, both within easy driving distance, are full-service communities. Verde Valley Medical Center (a major hospital), walk-in clinics and an array of medical services are found in nearby Cottonwood. A Senior Center, which will soon have a new building in Cottonwood, provides services such as “meals on wheels” to Cornville residents. Several caregiver businesses are located in the Cornville area. Verde Valley Caregivers and the First Baptist Church in Cornville are among providers of social and charitable services in the community.

**9. Utilities (Electricity; Gas; Communications).** APS (Arizona Public Service) is the provider of electricity and electric service, serving about 2,500 sites that either have or anticipate having electric service, within the Planning Area (APS Estimate). Following local controversy, a major power line was moved away from the heart of Cornville and constructed across National Forest Land. It was completed in 2001 and improved reliability of service in the Cornville area. While no future expansion of the power grid is currently planned, upgrades continue as dictated by growth. Eventually, based on the current rate of growth, an additional substation will be required to serve

the area. The 1999-2001 Planning Committee recommended that permits for any future overhead utility lines be denied. Use of solar power is growing. Propane gas is a commonly-used heating fuel and several companies serve the area. Natural gas service is provided to residents of Verde Santa Fe South; but there are no known plans for expanding natural gas service in the rest of the planning area. Cable television and high speed internet service are provided via fiber optic cable lines in the community. Satellite television service is readily available. Telephone lines in the area are owned and managed by Qwest. There are several telephone service providers, offering a wide variety of cellular phones and service options. The Community Association is consulted during planning of utility improvements.

**10. Law Enforcement.** The Yavapai County Sheriff's Office is Cornville's primary law enforcement office. There are two personnel on duty at any given time. In 2002, the Sheriff's Office responded to 2,218 calls in the Cornville area. The highest number of calls was 564 for traffic violations, representing 25% of all incident responses. A breakdown of the top ten incidents is shown in Table 5. The typical duties of the Sheriff's Office include preservation of the peace, patrol, follow-up investigations, attendance at court proceedings, receipt and service of all civil processes, Search and Rescue, Detention Services, Criminal Records and Animal Control. Animal related calls alone account for 11% of incidents. The nearest Sheriff's Office substation is located in Camp Verde. The 1999-2001 Planning Committee recommended that Yavapai County provide additional law enforcement services in the Cornville area.

**Table 5. Incident Report Statistics for Cornville – 2002  
Top Ten Types of Incidents**

NATURE OF INCIDENT	TOTAL INCIDENTS
1. Traffic Violations	564
2. Animal-Related Problems	244
3. Suspicious Persons/Circumstances	149
4. Traffic Accidents	78
5. Domestic Disturbances	66
6. Theft	64
7. Alarm Responses	53
8. Abandoned Vehicles	51
9. Drug & Alcohol Related Problems	37
10. Burglary/Attempted Burglary	36
All Other Incidents	876
<b>Total All Incidents</b>	<b>2,218</b>

**Source: Yavapai County Sheriff's Office**

**11. Fire Protection.** The Verde Valley Fire District provides fire and emergency protection services to the Cornville community. The District covers 93 square miles, including the 55-square-mile Cornville Planning Area. The District has 22 paid employees and 20 volunteer reserve employees; and it is governed by an elected five-member Fire Board. Two 24-hour stations, with three to five persons per shift, are located in Cornville and Verde Villages. Two additional stations within the Planning Area are located at Page Springs and Oak Creek Valley. The District responds to 1,900 calls per year—including half for medical emergencies, the next highest for vehicle accidents, and about 80 for structure fires. Construction of a new 10,000-square foot, 4-bay

Cornville Fire Station will begin in early 2005 and be completed six months later. The station will be built just behind the old station (which will later be razed for a parking area), with access to both Page Springs and Cornville Roads. The one-level, tan slump block structure will include a meeting room, emergency medical service room, accommodations for five personnel, a new ambulance and new engine with state-of-the-art equipment. In the future, another fire station will be built on Tissaw Road or at an alternative site near Verde Santa Fe South.

**12. Pollution & Solid Waste Disposal.** Based on community surveys, there is a strong desire to protect the Cornville area from water, air, noise and visual pollution (i.e. litter, unkempt property, outdoor lights and commercial signs), all of which detract from the natural beauty and rural character of the planning area. The Grey Wolf Landfill is located on Highway 169 at Milepost 11, near Dewey, Arizona. The landfill is far from Cornville, but proposals to establish a landfill or transfer station in the area receive mixed reactions. People want a landfill, but not in their own backyard. A Yavapai County Transfer Station is located east of Camp Verde, with limited hours. The City of Cottonwood also operates a transfer station, but charges higher fees for rural residents. There could be opportunities to work with other communities to improve waste transfer services. Recycling services are provided by the Verde Valley Recycling Coalition, under a contract with Yavapai County. Containers for recycling newspaper, cardboard, plastics, tin and aluminum cans are located near the Cornville Country Market on Cornville Road. Two “Make a Difference Day” Community Cleanup Events, sponsored by Yavapai County and the Community Association were huge successes in October 2002 and 2003. Future cleanups are planned, depending on available funding. Still, junk and trash are continuing sources of public concern. Long hauling distances and high dump fees result in illegal dumping on public lands and trash buildup on private properties.

## **B. Issues**

- Protecting and maintaining rural values
- Developing a sense of community pride
- Cleaning up trash and unsightly properties
- Establishing a community center
- Preserving community history
- Improving traffic and pedestrian safety
- Increasing law enforcement
- Encouraging a service-oriented business community
- Assuring community sustainability

## **C. Goals & Objectives**

### **Goal 1: Develop a “sense of community” and pride, emphasizing rural values.**

- a. Keep Cornville’s name, remain unincorporated, and honor all neighborhoods.
- b. Design a community logo, depicting the creek, a windmill, or other local symbol.
- c. Develop a community brochure—history, attributes, attractions.
- d. Sponsor an annual community event.
- e. Continue regular community cleanup events.
- f. Investigate opportunities for establishing a transfer station.
- g. Install entry signs on Page Springs and Cornville Roads at Planning Area boundaries.

- h. Encourage “Adopt-a-Road” until every section of County road is adopted.
- i. Encourage youth participation (e.g. 4-H) in community activities.
- j. Partner with Verde Valley Fire District for community meeting place.
- k. Support the Verde Valley Senior Center in Cottonwood (which serves Cornville).

**Goal 2: Learn about Cornville history.**

- a. Establish a history center; gather information and materials.
- b. Form an historical society or partner with others.
- c. Acquire old Cornville post office as a local historic attraction.

**Goal 3: Plan and establish a community center.**

- a. Assess feasibility and consider possibilities.
- b. Find a location.
- c. Develop a plan.
- d. Raise funds (e.g. donations, grants); seek volunteer participation; carry out plan.

**Goal 4: Enhance law enforcement capability.**

- a. Expand Volunteers in Protection (VIP) Program.
- b. Work with Yavapai County to increase staffing and equipment.
- c. Establish a program (e.g. neighborhood watch) to help with drug enforcement.

**Goal 5: Attract small community-oriented businesses that meet the needs of residents.**

- a. Develop a community resource directory, including businesses, services, public facilities, interest groups, artists, health care providers, and more!
- b. Attract small businesses that provide community services.
- c. Maintain business community within existing commercial areas.
- d. Encourage low-impact, home-based enterprises.
- e. Encourage farm, garden and vineyard businesses.
- f. Form a community arts & crafts council or guild; establish a gallery shop.

## **D. Implementation Policies & Strategies**

Leadership and policies for implementing these goals and objectives will come from the Community Association, in cooperation with Yavapai County, the private sector, business enterprises, neighboring communities and other organizations. The Association is organized to encourage volunteer action and to provide a structure for planning and carrying out projects to meet community goals. As a non-profit corporation, the Association is building a membership base and is qualified to seek grant funding for projects. Strategies for success include volunteer commitment and participation, cooperation, collaborative efforts, persistence and fundraising.

## IV. Land Use

**“... inventory of specific types of land uses ... percentages of large, medium and small lots, mobile homes, multi-family dwellings ... vacant privately-owned lots and parcel, including proposed and approved undeveloped plats; numbers and types of businesses ... number and types of Community facilities ...”** (Yavapai County General Plan, p. 77)

### A. Existing Conditions

The Cornville Planning Area is mainly a low-density area, with a rural atmosphere and an even more rural lifestyle. While there are some high density planned area developments, most land uses consist of residential lots, subdivisions, rural residential acreages, recreation, farming and fishing. Few multi-family residences are found in the area. There are two small commercial areas within the Planning Area. The 1986 Community Plan was developed on the premise that higher density would surround the commercial core areas, with less density farther away. That pattern of growth continues today.

1. **Residential.** In Yavapai County, approximately 96% of the unincorporated land is zoned for residential lots with a minimum of two acres. Almost 90% of new home sites created in the County from April 2000 to April 2001 were 2-acre parcels, and only 10% were subdivision lots (*Yavapai County General Plan*, April 2003). Cornville is not far behind. Table 6 shows that about 30% of the private lands in the Planning Area are zoned RCU-2A. When added to the 27,992 acres of federal and state lands (almost all considered RCU-2A if and when they become privately-owned), 86% of the Planning Area would be zoned low density residential.

**Table 6. Estimated Acreages & Percentages of Existing Use Districts**  
(Private Lands in Cornville Planning Area)

<u>Zone</u>	<u>Use Districts</u>	<u>Acres</u>	<u>% Private Land Area</u>
<b>RCU-2A</b>	<b>Residential; Rural</b> (2 Acres min lot Size)	2,120	30%
<b>R1L</b>	<b>Residential; Single Family, Limited</b> (site built only) Includes 35,000 (R1L-35) & 175,000 (R1L-175) sq ft min lot sizes	2,945	42%
<b>R1</b>	<b>Residential; Single Family; Site Built, Multi-Sectional &amp; Manufactured</b> Includes 35,000 (R1-35) & 70,000 (R1-70) sq ft min lot sizes	1,190	17%
<b>PAD</b>	<b>Planned Area Development</b>	600	9%
<b>R2</b>	<b>Residential; Multi-Family</b>	80	<1%
<b>RS</b>	<b>Residential &amp; Services</b>	15	<1%
<b>C1 &amp; C2</b>	<b>Commercial; Neighborhood Sales &amp; Services &amp; Commercial; General Sales and Services</b>	50	<1%
	Estimated Total Private Lands	7,000	100%

**Note: Estimates in round numbers based on review of Current Zoning Maps 2 & 2a.**

In the year 2000, there were 676 owner-occupied housing units in the Cornville CDP, with a median value of \$155,700 and median mortgage payment of \$968 per month. At the same time, there were 364 renter-occupied units in Cornville, and the median rent was \$636 per month (U.S. Census Bureau, *Census 2000*). Housing costs in Cornville are considered to be high. Table 7 lists types of housing units in the Cornville CDP. (See also Appendix E.)

**Table 7. Types of Housing Units in Cornville CDP**

	<b>Number</b>	<b>Percentage</b>
<b>Total Housing Units</b>	<b>1467</b>	<b>100</b>
<b>1-Unit Detached</b>	<b>931</b>	<b>63.5</b>
<b>1-Unit Attached</b>	<b>16</b>	<b>1.1</b>
<b>2 Units</b>	<b>11</b>	<b>0.7</b>
<b>3 or 4 Units</b>	<b>0</b>	<b>0</b>
<b>5 to 9 Units</b>	<b>0</b>	<b>0</b>
<b>10 to 19 Units</b>	<b>0</b>	<b>0</b>
<b>20 or More Units</b>	<b>0</b>	<b>0</b>
<b>Mobile Homes</b>	<b>474</b>	<b>32.3</b>
<b>Boat, RV, Van, etc.</b>	<b>35</b>	<b>2.4</b>

**Source: U.S. Census Bureau, *Census 2000***

a. **Single Family.** Private property development in the planning area is defined by single-family dwellings. Densities range from one unit per two acres or more to four units per acre. Much of the prime residential development is within or near environmentally sensitive riparian habitat along Oak Creek. A substantial amount of private land is in the Oak Creek floodplain. Private residential areas are often surrounded by Coconino National Forest land. Tables 8 and 9 illustrate housing values and the monthly mortgage payments being paid by homeowners in the Cornville CDP.

**Table 8. Housing Values in Cornville CDP**

	<b>Number</b>	<b>Percentage</b>
<b>Owner-Occupied Units</b>	<b>676</b>	<b>100</b>
<b>Value</b>		
<b>Less than \$50,000</b>	<b>0</b>	<b>0</b>
<b>\$50,000 to \$99,000</b>	<b>172</b>	<b>25.4</b>
<b>\$100,000 to \$149,000</b>	<b>142</b>	<b>21.0</b>
<b>\$150,000 to \$199,000</b>	<b>197</b>	<b>29.1</b>
<b>\$200,000 to \$299,000</b>	<b>94</b>	<b>13.9</b>
<b>\$300,000 to \$499,000</b>	<b>64</b>	<b>1.0</b>
<b>\$500,000 to \$999,000</b>	<b>7</b>	<b>1.0</b>
<b>\$1,000,000 or More</b>	<b>0</b>	<b>0</b>
<b>Median Value</b>	<b>\$155,700</b>	

**Source: U.S. Census Bureau, *Census 2000***

b. **Mobile (Manufactured).** For purposes of *Census 2000*, the U.S. Census Bureau defined mobile homes as factory-built or manufactured (single-wide or multi-sectional). At the time of the census, there were 474 such homes in the Cornville CDP, representing about one-third of all dwellings in the area.

c. **Multi-Family.** Multi-family dwellings were defined as site-built dwellings with two or more units, such as duplexes, apartments and condominiums. There were only eleven multi-family dwellings identified in *Census 2000*, and each of them had two units per dwelling (duplexes).

**Table 9. Monthly Mortgage Status for Cornville CDP Homeowners**

	Number	Percentage
<b>With a Mortgage</b>	<b>436</b>	<b>64.5</b>
<b>Less than \$300</b>	<b>0</b>	<b>0</b>
<b>\$300 to \$499</b>	<b>25</b>	<b>3.7</b>
<b>\$500 to \$699</b>	<b>66</b>	<b>9.8</b>
<b>\$700 to \$999</b>	<b>148</b>	<b>21.9</b>
<b>\$1000 to \$1499</b>	<b>135</b>	<b>20.0</b>
<b>\$1500 to \$1999</b>	<b>48</b>	<b>7.1</b>
<b>\$2000 or more</b>	<b>14</b>	<b>2.1</b>
<b>Median Mortgage</b>	<b>\$968</b>	
<b>Not Mortgaged</b>	<b>240</b>	<b>35.5</b>
<b>Median (Dollars)</b>	<b>\$277</b>	

**Source: U.S. Census Bureau, *Census 2000***

**d. Subdivisions.** Subdivisions are planned to “provide for the proper arrangement of streets or other highways ... adequate and convenient open spaces for traffic, utilities .... fire fighting apparatus, recreation, light and air.” (*Arizona Revised Statutes 11-806.01E*) Examples of subdivisions in the Planning Area are Mountain View Ranchos, MelGlo Estates and Lower Oak Creek Estates. They have been developed within existing R1L (single family limited) and RCU (residential rural) zoning use districts. In some neighborhoods, open space, sensitive riparian areas and visual quality are protected, while others have not adopted such requirements.

**e. Planned Area Developments.** Planned Area Developments (PAD’s) are developed according to comprehensive and detailed plans that include streets, utilities, lots, building sites and other uses; site plans and floor plans for all buildings and detailed plans for other uses and improvements; and a program for operation and maintenance. (*Yavapai County Planning & Zoning Ordinance, Section 440*). The Verde Santa Fe South and Oak Creek Valley residential areas are PAD’s with Covenants, Conditions and Restrictions (CC&R’s) administered by homeowner associations. Verde Santa Fe South is a new golf community that began construction in the 1990’s. It is located along Cornville Road on the western edge of the Planning Area near the Cottonwood city boundary. In May 2004, about 250 homes (out of an ultimate total of 950) were completed. The Oak Creek Valley community, which began development in the 1970’s, has about 150 residences and will reach about 180 when fully developed. The community has over 40 acres of dedicated open space, including a community park, trail system, tennis courts, clubhouse and pool. It is situated at the junction of Spring Creek and Oak Creek.

**2. Commercial.** Commercial zoning and business development is limited to Cornville Center, which consists of two relatively small business/service areas separated by National Forest land, one at the intersection of Cornville Road and Loy Road and the other a mile away at the intersection of Cornville Road and Page Springs Road. Both areas are developed as C1, C2 (Light Commercial) or RS (Residential & Services) use districts. There are no areas zoned for heavy commercial or industrial development.

Cornville Road is the location of the majority of the commercial uses with home-based businesses scattered throughout the Planning Area. Along Cornville Road, a post office, recycling center, stores, gas stations, restaurants, and Windmill Park can be found. The fire station and a church

are just off the main road; and a golf course is located within the Verde Santa Fe South PAD. Oak Creek School is on Purple Sage Road in a residential area apart from the commercial areas. Potential areas of commercial growth should be identified to determine future land use patterns for the Planning Area.

An inventory by the NAU Land Use Policy Class in Spring 2004 showed 112 listed businesses in the Planning Area. Of the total, 19 were located on Page Springs Road; and 13 were located on Cornville Road. The remaining businesses were scattered throughout the community. As of September 2004, twelve Cornville businesses were members of the Cottonwood Chamber of Commerce and ten were members of the Sedona-Oak Creek Chamber of Commerce. A list of business classifications is shown in Table 10. The table does not account for many home-based businesses. Newer businesses in the community include wineries and art galleries.

**Table 10. Cornville Business Classifications**

<b>Construction Equipment and Contractors</b>	<b>34</b>
<b>Home and Garden</b>	<b>22</b>
<b>Business and Professional Services</b>	<b>12</b>
<b>Restaurants, Food and Beverage</b>	<b>10</b>
<b>Industrial Supplies and Services</b>	<b>9</b>
<b>Health Care</b>	<b>8</b>
<b>Real Estate, Moving and Storage</b>	<b>7</b>
<b>Automotive</b>	<b>6</b>
<b>Shopping and Specialty Retail</b>	<b>6</b>
<b>Sports and Recreation</b>	<b>6</b>
<b>Computers and Telecommunications</b>	<b>5</b>
<b>Pets</b>	<b>5</b>
<b>Arts, Culture and Entertainment</b>	<b>3</b>
<b>Religious Organizations</b>	<b>3</b>
<b>Agriculture, Fishing and Forestry</b>	<b>2</b>
<b>Education</b>	<b>2</b>
<b>Finance and Insurance</b>	<b>2</b>
<b>Manufacturing, Production and Wholesale</b>	<b>2</b>
<b>Personal Services and Care</b>	<b>2</b>
<b>Public Utilities and Environment</b>	<b>1</b>
<b>Travel</b>	<b>1</b>
<b>Legal</b>	<b>0</b>
<b>Transportation</b>	<b>0</b>

**Source: "Report to the Citizens of Cornville", NAU Land Use Policy Class, April 16, 2004**

**3. Use Permits.** Yavapai County issues Use Permits when a proposed use or activity is not in accordance with existing zoning. The process for issuance requires a pre-application meeting with the Development Services Department, application fees, citizen participation which includes but is not limited to consultation with neighbors and the Community Association, a Planning & Zoning Commission Hearing, and approval by the Board of Supervisors. A recent review of County records indicates that there are seventeen permits and/or conditional zoning map changes on record within the Planning Area. The permits are for such uses as horse boarding, self-storage, bed & breakfast inns, ceramics classes, a water tank, propane dispensing facility, and an auto



sales lot. The caboose at Casey’s Corner is under a use permit. So is a local produce stand. Page Springs Restaurant is an example of a pre-existing use, since the restaurant existed before use permit rules were put in place. More recently, Use Permits have been approved for wineries and vineyards, an art gallery, and a guest house. Use Permits are indicators of the types of commercial use that is occurring and which might be expected in the future.

**4. Building Permits.** Currently, permits are predominately for site-built homes, primarily in the Verde Santa Fe South PAD. Table 11 provides an indication of the number and types of building permits issued during one three-month period. Based on this summary, it can be assumed that Yavapai County issues 450 to 500 building permits per year within the Planning Area. There is a growing interest in sustainable “green” construction and dust-free alternatives to asphalt surfacing of commercial parking areas, resulting in requests to waive County ordinance requirements

**Table 11. County Building Permits Issued  
September-November, 2004**

<b>Purpose of Permit</b>	<b>September</b>	<b>October</b>	<b>November</b>
Site Built Homes:			
PAD-Related (Verde Santa Fe South)	26	14	11
Other Site-Built Homes	6	1	5
Manufactured Homes	3	3	1
Lot Improvements (Grading, Septic, Electric)	3	2	3
Remodels/Additions (Attached)	1	4	5
Outbuildings (Detached) (Garages, Storage Sheds)	6	3	3
Signs	0	1	3
Propane	1	1	3
Replace/Extend Electric	3	0	1
Fencing	0	0	2
Pool/Spa	1	0	0
<b>Totals</b>	<b>50</b>	<b>29</b>	<b>37</b>
Total for 3-Month Period = 116 Building Permits			
Source: P&Z Committee Research of Yavapai County Records, December 2004			

**5. Community Facilities.** Community facilities are very limited in the planning area. Oak Creek Elementary School is a center of activity; and the Community Association holds meetings and events there. The Baptist Church is another center for community fellowship and activities; and a privately owned horse arena serves the Verde Valley Junior Rodeo Association. A new Cornville-Page Springs Fire Station will be completed in 2005, and it will include a community meeting room. Windmill Park, with its picnic and playground areas; Page Springs Fish Hatchery and Bubbling Ponds Trail; and the privately-owned Verde Santa Fe Golf Course are popular for recreational outings. Community surveys indicate that there is considerable interest in having a community center or gathering place for all residents, from youth to seniors. There is also a developing interest in community history and the possibility of a museum.

**6. Available Private Land.** Table 12 displays land use types, area, and estimated acres of available private land within the Cornville Planning Area, according to 2004 records. At a density of one home per two acres and 2.47 persons per household (*Census 2000*), the available 4,182 acres of private land could accommodate an additional population of 5,166 people. This equates to a total population in Cornville of 9,008 people, the approximate number of people expected in Cornville by 2015 (See Table 2). To accommodate any additional population beyond the year 2015 at a density of one home per two acres, State Trust or National Forest lands would need to be developed.

**Table 12. Cornville Planning Area  
Land Use Types, Area & Estimated Available Private Land**

<b>Use Type (Tax Records)</b>	<b>Number of Parcels</b>	<b>Area (Acres)</b>	<b>Vacant Private Land (Acres)</b>
<b>Private Land:</b>			
<b>Residential-Single Family (1)</b>	1,862	3,081.6	1,044.0
Vacant Residential	939	2,228.4	2,228.4
<b>Commercial</b>	48	507.3	0
Commercial Residential	2	.6	0
Vacant Commercial	8	12.3	12.3
<b>Agricultural</b>	49	499.1	499.1
Agricultural Residential (2)	30	455.3	398.5
<b>Other</b> (school, religious, fire station, post office)	28	59.1	0
Vacant (well sites, tower sites, private roads)	35	14.5	0
<b>Total Private Land</b>		<b>6,858.2</b>	<b>4,182.3</b>
<b>National Forest</b>		20,193.7	
<b>State Trust Land</b>		7,798.6	
<b>Page Springs Fish Hatchery</b>	2	195.4	
<b>Windmill County Park</b>	1	4.7	
<b>Other</b>	5	3.1	
<b>Total Cornville Planning Area</b>		<b>35,053.7 Acres</b>	

(1) There are 137 parcels of private land totaling 1,318 acres that are larger than 4 acres that could be split into 2-acre parcels; 1,318 acres minus 274 (2 x 137) = 1,044 acres vacant.

(2) There are 22 parcels of private land totaling 442.5 acres that are larger than 4 acres that could be split into 2-acre parcels; 442.5 acres minus 44 (2 x 22) = 398.5 acres vacant.

**Source: Arizona Department of Revenue Tax Records & Yavapai County Parcel Data, 2004**

**7. Future Land Use.** Cornville residents want to maintain the area’s rural, low density residential attributes. With this in mind, Maps 4 and 4A display Future Land Use Patterns for the planning area. The maps call for businesses, services, and high density housing along Cornville Road, within Cornville Center, connected by a community park and surrounded by medium density residential neighborhoods. Low density and very low density residential areas characterize the rest of the private lands in the community, with some high and medium density residential areas in outlying areas. Density criteria are described under Goal 2.

National Forest and State Trust Lands are included in the planning area in order to include the whole postal area and to make plan boundaries coincide with neighboring plans. State lands (22% of the area) are held in trust to ultimately be sold for the benefit of education. National Forests (58% of the area) are managed for many uses and are less likely to be transferred into private ownership. Yavapai County will place underlying zoning into effect if state or federal lands become privately-owned. Most of the state or federal land would be RCU-2A and some would be R1L-175 or R1-70, so that very low and low density criteria would apply if they become private.

## **B. Issues:**

- Managing growth in an orderly way
- Maintaining low density residential character
- Encouraging and containing commercial development within existing business areas
- Attracting and sustaining businesses that meet community needs
- Determining where and how Cornville should grow
- Ensuring consistency in the processing and enforcement of use permits
- Protecting public health and safety of residents within the community

## **C. Goals & Objectives**

### **Goal 1: Sustain rural character.**

- a. Prevent breaking up rural areas characterized by farms, ranches, areas of natural habitats and wildlife corridors by targeting planned communities near existing development, and by regulating lot splits through zoning/subdivision code incentives or statute amendment in accordance with established densities.
- b. Allow large lots (over 5 acres) where appropriate (i.e. peripheral areas) and in accord with statutory requirements respecting property rights.
- c. Provide incentives for small, specialty enterprises, “country stores” and similar uses, and home businesses with limited traffic.
- d. Designate locations for convenient public services and facilities such as parks, community centers, fire stations, post offices, schools, waste transfer stations and recycling drop-off centers.

### **Goal 2: Maintain current density zoning that ensures preservation of rural character of existing and future land developments as follows:**

- a. **Very Low Density:** One dwelling unit per five acres or more in outlying or remote areas, which are not easily accessible from existing County roads nor easily served by local community services.
- b. **Low Density:** One dwelling unit per two acres in areas accessible from County roads and adjacent to existing Very Low Density developments, but not adjoining commercial areas, or along major thoroughfares.
- c. **Medium Density:** One dwelling unit per acre in areas located in close proximity to County roadways and/or near commercial services, to reduce traffic in lower density areas and provide a buffer between high and low density areas.
- d. **High Density:** Four dwelling units per acre in areas zoned for multi-family development, adjoining commercial areas or residential service areas, or located along major thoroughfares.

**Goal 3: Preserve open lands and an attractive image.**

- a. Maintain space between communities, by coordinating with appropriate agencies on sale/exchange proposals to recognize existing zoning and recreational opportunities.
- b. Identify sites of scenic interest; practice visual conservation by discouraging building on sensitive hillsides or ridges and keeping lighting levels low to enforce Dark Sky policies.
- c. Increase controlled public access to water resources (i.e. river, lakes, streams)

**Goal 4: Establish public participation criteria for land use decisions.**

- a. Maintain citizen participation requirements prior to hearing requests for rezoning and use permits; evaluate designs for new subdivisions, observing pre-established quality criteria.
- b. Consider zoning upgrades in light of community improvement and place priority on existing community plans and input from area citizens regarding local projects.
- c. Respect and protect private property rights.

**Goal 5: Maintain light commercial and service centers.**

- a. Allow multi-family housing and residential services around the core areas.
- b. Gradually reduce residential density farther from the core areas.

**Goal 6: Encourage commercial development that addresses rural residential needs.**

- a. Allow no heavy commercial or industrial development.
- b. Encourage development of commercial areas that reflect community character and complement the rural setting and background beauty of the area.
- c. Encourage commercial developers to provide landscape buffers along roadways and between commercial and residential parcels.

**Goal 7: Ensure enforcement of Yavapai County zoning ordinances, building code, public health requirements, and safety standards, eliminating trash and environmental hazards.**

- a. Inform residents on zoning violation complaint procedure.
- b. Hold community cleanup events in cooperation with Yavapai County.
- c. Promote community health and safety, encourage property ownership, and seek incentives to revitalize neighborhoods.
- d. Carefully consider variances from ordinance requirements on a case-by-case basis.

**D. Implementation Policies & Strategies**

The goals, objectives and land use map adopted and made part of this plan will guide the community's response to all development proposals affecting the Planning Area. Leadership and policies for implementing these goals and objectives have been developed by the Community Association through its Planning and Zoning Committee. All land use proposals (i.e. use permit applications, zoning requests, ordinance amendments, significant development projects) are sent by Yavapai County to the Community Association for review and comment. The Planning and Zoning Committee reviews the proposals, arranges for community presentations when warranted, and makes recommendations for approval by the Community Association Board of Directors before they are forwarded to the Yavapai County Department of Development Services.

## V. TRANSPORTATION

***“... description of primary transportation routes within the Community ... significance to the Community ... connections to regional road systems; include the number of road intersections, driveways, signals, traffic counts and accident rates on primary routes; description of proposed or planned improvements.”*** (Yavapai County General Plan, p. 77)

### A. Existing Conditions

For many community residents, resolution of Transportation issues comes first if the Community Plan goals are to be achieved. More than half of all the comments received on the proposed plan were opinions about road development, improvements, maintenance, and safety, as well as trail needs, uses and abuses. All are points to ponder as the community works with Yavapai County to achieve its Transportation goals and objectives.

**1. Roadways.** The main roads in the Cornville Planning Area are State Route 89A, Cornville Road (County Road 30), Page Springs Road (CR 50), and various other roadways under the jurisdiction of Yavapai County, Forest Service or State Lands Department, and private parties. Interstate 17, the major arterial linking Flagstaff to Phoenix, is approximately nine miles east of Cornville Center and 6.5 miles from the Planning Area boundary.

#### a. Primary Transportation Routes.

State Route 89A is 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 at the McGuireville interchange. It has also become a link to the Village of Oak Creek by way of major collector Beaverhead Flat Road (Forest Road 120) and State Highway 179. Page Springs Road (CR 50), which is just seven miles long end to end, is a major collector road that links Cornville Road with State Route 89A.

Forest Service roads in the Planning Area include Bill Gray Road (Forest Road 761); and Willow Point Road (FR 796) with its low water crossings at Spring Creek and Oak Creek. The roads are maintained through an intergovernmental agreement with Yavapai County that addresses level of maintenance and proposed improvement projects. The Forest Service shares maintenance responsibility and has full responsibility for maintenance of signs, cattleguards and structures.

There are numerous local roadways that carry traffic over short distances and provide access to neighborhoods and rural residences.

**b. Key Intersections.** Following is a list of key intersections within or near the Cornville Planning Area. Major intersections are shown in bold print.

**State Route 89A at Cornville Road/Mingus Avenue**  
State Route 89A at Bill Gray Road

State Route 89A at Oak Creek Valley Road  
**State Route 89A at Page Springs Road**  
Cornville Road at Amante Drive  
Cornville Road at Verde Santa Fe Parkway  
Cornville Road at Tissaw Road  
Cornville Road at Loy Road  
Cornville Road at North & South Aspaas Road  
**Cornville Road at Page Springs Road**  
Cornville Road at Mountain View Road  
Cornville Road at Koch Ranch Road  
**Cornville Road at Beaverhead Flat Road**  
Page Springs Road & Lee Pasture Road  
Page Springs Road & El Rancho Bonito Road  
Page Springs Road & Purple Sage Drive  
Oak Creek Valley Road & Willow Point Road  
Willow Point Road & Swinging Bridge Lane

The nearest intersection with traffic signals is State Route 89A at Cornville Road, which is located in the City of Cottonwood, just outside the planning area. There are no other signalized intersections within or near the Planning Area.

**c. Historic & Scenic Roads.** In 1993, the Arizona Department of Transportation (ADOT) designated State Route 89A from Sedona to Cottonwood as a scenic road, except for a 10-mile segment between Mileposts 353.5 and 363.5, most of which falls within the Planning Area. Currently, ADOT is sponsoring an effort to develop a Corridor Management Plan for the entire State Route 89A from Sedona to Prescott. Planners will identify intrinsic qualities and develop a vision statement for the roadway. The Community Association is represented on the Citizen Advisory Committee appointed to provide input to the plan and to potentially recommend inclusion of the missing segment as a scenic road. Public interest has also been expressed in designating Page Springs Road (CR 50) as an historic road to preserve the corridor and control access. The entire road length of 7 miles is within the Planning Area.

**d. Traffic Volume & Speed.** The 1993 *Verde Valley Regional Transportation Study* accurately identified the Verde Santa Fe South development along Cornville Road as a traffic generator; however, the report did not foresee the impacts of improvements on State Route 89A and Beaverhead Flat Road. The 1999 *Verde Valley Regional Transportation Study Update* recommended paving of Beaverhead Flat, which was completed in 2001, just before the widening of State Highway 89A in 2002. A dramatic increase in traffic volume became apparent on Cornville Road between April 2001 and June 2003, as shown on Table 13. The 1993 Transportation Study estimated average daily traffic counts of 4,500 on Cornville Road; but counts on the section just east of SR 89A jumped from 3,886 cars a day in 1993 to 9140 cars a day in 2003. Traffic counts on Cornville Road east of Beaverhead Flat have remained steady. Counts on Page Springs Road show a moderate increase.

Speeding is a common problem, especially on Cornville Road, where the speed limit is 50 mph, until it approaches within a mile of Cornville Center, from both directions. Then, the limit drops to 45 mph, then 35 mph, and then 25 mph for about a mile through Cornville Center. Rumble strips

(grooves in the pavement) are intended to slow the traffic at each end of the business community. On South Loy Road, a speed hump has been installed as the only other traffic calming device in the community. It was installed after a fatal vehicle accident on the road. Accidents at intersections were summarized in the Transportation Study

**Table 13. Traffic Counts - Cornville & Page Springs Roads**

**Cornville Road:**

**0.099 mi. from SR 89A  
(East of State Route 89A)**

3/23/93 — 3886  
3/9/94 — 5517  
7/24/95 — 4989  
10/7/97 — 6654  
4/21/98 — 6108  
6/16/99 — 6770  
12/20/99 — 6327  
4/18/01 — 7287  
1/28/03 — 9024  
6/16/03 — 9140

**4.452 mi. from SR 89A  
(West of Page Springs Road)**

3/23/93 — 3456  
3/9/94 — 4134  
7/26/97 — 4629  
10/7/97 — 4702  
11/4/98 — 3881  
6/16/99 — 3751  
12/20/99 — 5569  
4/18/01 — 5957  
7/30/01 — 6745  
1/28/03 — 6611  
6/16/03 — 7127

**4.708 mi. from SR 89A  
(East of Page Springs Road)**

3/23/93 — 2597  
12/19/95 — 2822  
10/7/97 — 2227  
4/21/98 — 3478  
6/16/99 — 3994  
1/19/00 — 5791  
4/18/01 — 4175  
7/30/01 — 5127

**Cornville Road (continued):**

**8.273 mi. from SR 89A  
(East of Beaverhead Flat Road)**

3/23/93 — 1911  
3/9/94 — 1535  
7/26/95 — 2532  
11/4/98 — 2607  
6/16/99 — 3246  
12/20/99 — 2148  
4/18/01 — 3183  
1/28/03 — 3439  
6/16/03 — 2741

**Page Springs Road:**

**0.102 mi. from Cornville Road  
(North of Cornville Road)**

3/17/93 — 1761  
3/22/94 — 2919  
8/15/95 — 3792  
11/4/98 — 3262  
6/23/99 — 3694  
1/5/00 — 3468  
5/14/01 — 3551  
1/29/03 — 3661  
6/17/03 — 3392

**4.296 mi. from Cornville Road  
(Fish Hatchery)**

3/17/93 — 1099  
3/22/94 — 2183  
8/15/95 — 1061  
11/4/98 — 1203  
6/22/99 — 1265  
1/5/00 — 1215  
4/18/01 — 1378  
1/29/03 — 1170  
6/17/03 — 1198

**Source: Lima & Associates, et al**

**e. Road Improvements & Maintenance.** In 1995, Yavapai County hired a consultant to do a feasibility study to examine the need for improvements on Cornville Road. The 1993 study had recommended expansion from two to four lanes, but the expansion was met with strong opposition because it would increase traffic and interfere with the community's quality of life. Now, as predicted then, traffic has increased, and the need for improvements is a continuing concern of many residents. The 1999 Study Update calls for widening Cornville Road to four lanes between State Route 89A and Tissaw Road between 2008 and 2018 due to development of Verde Santa Fe, Based on public comments, the community generally favors maintaining the rest of Cornville Road as a two-lane corridor in such a way as to preserve the rural character of the area. From a

safety standpoint, however, wider shoulders, turn lanes at key intersections, pedestrian bridge and pathways, are among improvements residents would favor for the Cornville Road corridor. Safety improvements are planned on Cornville Road as part of Yavapai County's regional road 5-year Regional Road Capital Improvement Program.

Residential roadways in some areas have been paved as part of initial development, while others have not. Paving of local roads is guided by a 5-year Road Maintenance Plan. The Board of Supervisors approves the first year of the 5-year plan as part of their annual budget process. The remaining years are subject to change in response to available funding, community issues, right-of-way acquisition needs and development issues (i.e. utility locations). Private owners along unpaved roads are obliged to maintain private roads and bring them up to County standards before Yavapai County can accept maintenance responsibilities. County paved maintained and unpaved maintained roads are shown on Map 5. Forest Service roads such as Bill Gray Road and Willow Point Road are maintained through intergovernmental agreements. Based on community surveys, there is some public concern about dust and the need to improve Mormon Crossing on Willow Point Road (FR 796).

**2. Trails:** There are numerous informal trails and old roads within the planning area that are used for both motorized and non-motorized recreation. There are very few designated trails. Trails identified by the Yavapai County Trails Committee are shown on Map 5.

In the northern part of the planning area, the State Parks Department purchased a trail corridor across a portion of the State Trust Land for the Lime Kiln Trail, which retraces a historic route used by produce farmers to supply the mines at Jerome. To date, 1.5 miles of the trail are completed from Dead Horse Ranch State Park to the National Forest boundary. Ultimately, the trail system will extend to Red Rock State Park, on to Fort Verde State Park, and back to Cottonwood.

A Trails Committee has been established by the Community Association with a mission to “provide and/or create...multi-use and non-vehicular trails in the Cornville area” that will ultimately “connect with existing trails in Cottonwood and Sedona...completing a loop of recreational trails throughout the Verde Valley.” The first phase of the committee's proposal includes creation of a trail from Zalesky Road, across National Forest south of Verde Santa Fe, to Chick Road. In Phase 2, the trail would extend to Windmill Park, through Casey's Corner and on to the Baptist Church on Circle Drive. The trail would continue to Beaverhead Flat Road in Phase 3. No trails across National Forest can be designated without Forest Service approval. Other issues involve the need for pedestrian access across Oak Creek and acquisition of easements along the trail route.

In 2003 and 2004, Yavapai County applied for Transportation Enhancement Grant funds to construct another multi-use trail along Cornville Road between SR 89A and Windmill Park. The trail would provide a safe route for bicycles, pedestrians and equestrians. The applications were unsuccessful, but may be resubmitted. One issue is whether or not the trail should accommodate motorized vehicles.

**3. Public Transit:** Currently, there is no public transit service in Cornville. To make use of nearby services, Cornville residents must travel several miles to Cottonwood. The Cottonwood Area Transit System (CATS) provides fixed and deviated route service within Cottonwood and into Clarkdale, Verde Villages and Bridgeport—but not to Cornville. “Dial-A-Ride” provides door-to-door



service and “Catch-a-Ride” is available between schools, apartments, senior centers, shopping centers and medical centers in Cottonwood. Cornville is served by private shuttle services that provide door-to-door service to and from the Phoenix area.

## **B. Issues:**

- Improving traffic and pedestrian safety
- Improving Cornville Road
- Developing pedestrian access across Oak Creek at Cornville Road
- Managing increased traffic, speeding, traffic violations and noise
- Maintaining or upgrading secondary roads.
- Encouraging cooperative neighborhood road maintenance arrangements, e.g. improvement districts
- Developing a non-motorized community trail system for pedestrians, equestrians and bicyclists
- Identifying appropriate motorized trail routes and encouraging responsible use of off-highway vehicles
- Managing underage and unlicensed ATV uses on public roads

## **C. Goals & Objectives**

As stated in the *Yavapai County General Plan, April 2003*, a balance of safe, convenient, economical roadways and public transit is essential to the well-being of County residents and businesses. Restraint in road building may be possible by providing alternate means of transportation.

### **Goal 1: Design roadways to complement Yavapai County and Cornville Community vision.**

- a. Give priority to preserve scenic routes over major highway proliferation.
- b. Stress collector loops around congested areas; and for safe secondary access.
- c. Consider impacts of Mingus Extension and potential State Route 260 improvements.
- d. Actively participate in regional transportation planning.
- e. Discourage secondary access (alternate routes) involving National Forest lands.
- f. Actively participate in planning if/when a bypass connecting SR 260 with SR 89A via a Tissaw Road is proposed to avoid and/or mitigate impacts to property and habitat.

### **Goal 2: Work with the County to improve Cornville Road, addressing safety, capacity, environmental and multi-modal issues.**

- a. Preserve rural character of the road corridor through Cornville Center.
- b. Widen shoulders, improve curves; consider medians, add turn lanes.
- c. Develop pedestrian access across Oak Creek.
- d. Consider traffic control devices other than stop lights.
- e. Establish and enforce ordinances on traffic noise.

### **Goal 3: Work with the County to maintain and improve all roads for safety.**

- a. Vigorously enforce existing speed limits & traffic laws.
- b. Provide input for Yavapai County 5-Year Road Improvement and Maintenance Plans.

- c. Consider application of safe dust abatement product to unpaved roads.
- d. Explain/encourage use of processes (such as forming improvement districts or commercial user agreements to mitigate use impacts) to bring private roads up to standard for County maintenance, e.g. road widths, emergency access capability.
- e. Establish consistent speed limits on local roads.
- f. Improve level of maintenance and/or improvements on Willow Point Road.
- g. To raise public awareness of speed concerns, install Burma Shave-type signs with safety messages at strategic location(s) along Page Springs and/or Cornville Roads

**Goal 4: Develop a non-motorized community trail system for pedestrians, equestrians and bicyclists.**

- a. Promote a walkable and bicycle-friendly community.
- b. Accommodate the needs of cyclists, equestrians, and pedestrians as part of future road improvement projects.
- c. Develop a trail in phases from Zalesky Road to Circle Drive, including pedestrian access across Oak Creek.
- d. Connect with adjoining community systems.
- e. Participate and coordinate with Yavapai County Trails Committee, Deadhorse Ranch Trail Coalition, and other groups.
- f. Urge developers to provide for existing trails and/or access to trails.

**Goal 5: Identify motorized trails and encourage responsible use of OHV vehicles.**

- a. Identify trails suitable for motorized use, working with Forest Service, State Land Department and local OHV enthusiasts.
- b. Inform the public about available trails, rules and courtesy.

**Goal 6: Support public transportation systems.**

- a. Promote alternative modes of transportation and increase public transit opportunities to reduce dependence on automobiles and to decrease traffic and air pollution.
- b. Encourage public transit opportunities, especially for youth, disabled and elderly.

**Goal 7: Explore possibilities and benefits of seeking designation of scenic & historic roads for corridor preservation, access control and safety.**

- a. Scenic: State Route 89A – 10 miles between MP 353.5 & 363.5.
- b. Historic: Page Springs Road (CR 50) – all 7 miles.

**D. Implementation Policies & Strategies**

Leadership and policies for implementing these goals and objectives can come from the Community Association, in cooperation with Yavapai County, neighboring communities and organizations. The Association has already named a Trails Committee, which works cooperatively with the Forest Service, Yavapai County and neighboring organizations to coordinate planning and development of trails. A process for participation by the Association in regional transportation planning and maintenance activities might include (1) naming an Association representative to attend the Verde Valley Transportation Planning Committee meetings and/or (2) establishing a Transportation Committee (perhaps on an ad hoc basis according to needs) within the Association to work with the Yavapai County Public Works Department on transportation issues, in much the same way as the Planning & Zoning Committee works with the County's Development Services Department.

## VI. WATER RESOURCES

***“ ... existing supplies, name of water district/company with number of accounts served and areas served; number of individual wells within Community Area with records from ADWR on well depths and range of gallons per minute capacities; proposed or planned water resources for projected growth”*** (Yavapai County General Plan, p. 77)

### A. Existing Conditions

Residents of the Cornville Planning Area are served by private wells and septic tanks, with the exception of those served by a privately-owned water company in Lower Oak Creek Estates and water and sewer companies in two planned area developments—Oak Creek Valley and Verde Santa Fe South. Agriculture is the predominant water user in the area. There is one golf course that 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). The Yavapai County Water Advisory Committee (WAC) reviews water issues and water management strategies for the Yavapai County Board of Supervisors. 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.

**1. Watersheds.** Arizona lies in the Lower Colorado River Basin Regional Watershed. The watershed is further divided into tributary watersheds. For example, the Oak Creek Watershed is part of the Verde River Watershed, which is part of the Salt River Watershed. The Verde River drains an area of approximately 6,188 square miles and traverses a distance of about 140 miles from Sullivan Lake Dam (located north of Chino Valley) to the Salt River. The Planning Area is in the middle of the Verde River Watershed where Oak Creek meanders 23.5 miles on a southwesterly course from Deer Pass to the Verde River.

**2. Aquifers.** Subsurface channels known as aquifers supply much of Arizona’s fresh water supply. Yavapai County, including the Cornville community, relies on this aquifer system as its main potable water source. Average annual precipitation in the area is 14.3 inches, although drought conditions have persisted for the past several years. The temperatures in Cornville range from an average high of 98.8 to an average low of 28.7 degrees (F). Because the climate is characterized by high summer temperatures and large rates of evaporation and transpiration, only about 5 percent of the precipitation that falls recharges the aquifers.

In developed areas, aquifer recharge is increased as the result of “human intervention in the hydrologic cycle” (USGS). A portion of the water used for irrigation of commercial crops, golf courses, and other uses percolates into the basin and ultimately helps recharge the aquifers. Water in ponds, ditches and sewage treatment plants can also percolate downward and recharge the aquifer. Although the quantities of water recharged are not well documented, some data indicate

that about one-half of the irrigation water applied to fields ultimately recharges the aquifers. “In the Verde Valley and other watersheds, however, there is insufficient available data to indicate whether adequate water supplies exist to sustain current or future growth demands” (*Yavapai County General Plan*, p. 53).

**3. Riparian Values.** Riparian areas are sometimes called “ribbons of green”. They can be a stream bank, a marsh, or an area where there is seasonal water. Some riparian areas look dry, but the presence of cottonwood trees is evidence of water near the surface. Flooding is important to the health of riparian areas, as flood waters move nutrients, plants, animals and seeds through ecosystems. Fertile new floodplains, sand bars and exposed soil provide opportunities for growth of riparian plant species. Healthy riparian areas reduce the frequency and extremes of flooding and improve water quality. As more plants grow, more animals are attracted by food and nesting sites. People are also attracted to riparian settings, because they are ideal places to live and to play, especially in an arid region. Cornville is identified with two perennial streams, Oak Creek and Spring Creek, and their riparian values. Oak Creek, a perennial tributary to the Verde River, is approximately 47 miles long, from where it begins at Sterling Springs high in Oak Creek Canyon to its confluence with the Verde River south of Cornville. The upper two-thirds of Oak Creek is vegetated by canyon hardwoods, such as ash, oak, alder and sycamore. The lower third, all within the Cornville Planning Area, is primarily cottonwoods and mesquite.

**4. Floodplains.** The size of the Oak Creek floodplain within the Planning Area varies and is about 1,000 feet wide when it meets the Verde River. There are 954 acres in the 100-year flood plain in the Planning Area, of which 223 acres are irrigated agricultural lands. Records for the flow of Oak Creek near Cornville are available for periods July 1940 to September 1945 and April 1948 to the present. Extreme flows for the period of records have been 26,400 cubic feet per second (cfs) February 19, 1980 and 6 cfs on July 27, 1940. In 1993, 1995 and December 2004, major flooding of Oak Creek occurred. The Yavapai County Flood Control District administers regulations that govern land use and construction in or adjacent to floodplains for all unincorporated areas. The booklet, “*Floodplains Yavapai County—Information Package*”, explains floodplain management, definitions, hazard determination, map availability and other Flood Control services. The District also allows residents to participate in the National Flood Insurance Program and maintain eligibility for disaster relief.

**5. Water Supply.** The Planning Area has three sources of water supply: surface water (rivers and streams), groundwater (aquifers/wells), and reclaimed water (effluent).

**a. Surface Water.**

**(1) Quantity.** Due to the area’s semi-arid climate, the amount of available surface water can vary dramatically from year to year, season to season, and place to place. Evapo-transpiration of Oak Creek is estimated to be 4,700 acre feet per year. Water shortages along streams occur with some frequency from June to September. Often entire surface flow is diverted for irrigation, and underground flow may or may not adequately replenish the flow before the next downstream diversion. The U.S. Geological Survey has operated stream gauging stations in the Verde River watershed since the early 1900s. The mean annual flow at the gauging station on Oak Creek near Cornville (Station 9504500) is 63,690 acre feet. The minimum annual flow recorded at the gauge was 21,710 acre feet and the peak flow was 173,710 acre feet. The data is based on

records from 1940 to 1945 and 1949 to 1990 (USGS). Winter stream gauging records indicate that the base flow of Oak Creek ranges between 30 and 40 cubic feet per second (cfs) (USGS). Base flow is the component of stream flow that is influenced by groundwater discharge and does not include runoff from precipitation or snowmelt. Utilizing the records for winter removes the uncertainty of influence from agricultural diversions.

**(2) Quality.** Surface water from Oak Creek is used for irrigation purposes within the Planning Area. In Oak Creek, turbidity, ammonia and high levels of boron have been measured below the West Fork. Excessive amounts of turbidity, ammonia, nutrients and fecal coliform have been recorded in Dry Creek and lower Oak Creek. These water-quality problems are attributed to land development, on-site wastewater systems, and recreation in the area (ADWR; ADEQ). In addition, animals, such as raccoons, skunks and deer, have been found to negatively impact water quality in Oak Creek (DNA Study by Northern Arizona University, *Sedona Red Rock News*, October 10, 2001). The Arizona Department of Environmental Quality (ADEQ) requires or encourages the use of “best management practices” (BMP’s) relating to agriculture, construction, recreation and other activities in order to meet water quality standards; and it has enforcement authority when BMP’s are ignored and standards are violated.

Oak Creek is designated by ADEQ as a *unique water*, which is defined as “a water of exceptional recreational or ecological significance or which constitutes an outstanding public resource”. The creek was the first to be named under a policy adopted by the Arizona Water Quality Control Council on April 8, 1981. Oak Creek is not to be changed by human activities. It is subject to specific water quality standards and requirements for construction activity and roadway operation.

#### **b. Groundwater.**

**(1) Quantity.** Natural underground aquifers supply Arizona with about 40 percent of its water needs. Aquifers have stored water for millions of years; but there is growing concern about overdraft of the current supply of groundwater. According to the USGS National Water Information System (NWIS), the groundwater database, depths to water are less than 200 ft. in approximately 80 percent of the wells located within the Verde Watershed and about 50 percent of these have depths to water of less than 55 ft. In some areas of the Middle Verde watershed, the water table is above land surface and wells flow naturally. However, water table declines in recent years have reduced the number of such wells.

Currently, ten wells in the Upper and Middle Verde River Watersheds are equipped with real-time depth-to-water monitoring instruments. The wells are widely distributed, represent major aquifers in specific study areas, and are selected based on condition, access, known aquifer conditions, proximity to other wells, and other factors. The depth to water in each well is measured every hour and transmitted to the computer database by satellite every 4 hours (USGS). One well is located near Cornville.

**(2) Quality.** There are indications of groundwater quality problems in the Verde Valley, including the Cornville Planning Area. “Arsenic, salt, sulfate, selenium, iron, manganese, mercury, fluoride, and chloride at levels exceeding Environmental Protection Agency (EPA) standards have been found in waters throughout the Verde Valley” (USGS). On January 22, 2001, the EPA changed the arsenic standards allowed in drinking water from the current 50 parts per billion (ppb) to 10 ppb to

be effective January 23, 2006. “This will tremendously increase the amount of Verde Valley groundwater that will not meet the new standard” (USGS). ADEQ is currently developing a water quality improvement plan. Each public water supply must comply with the new standard.

Most Cornville residences have private wells and septic tanks. Individual wells are supplied by common aquifers; and contamination is possible because, collectively, these individual wells and septic tanks are discharging back into the aquifers. “Septic tanks in communities are the largest source of waste discharged back into the ground and are the second largest source of groundwater contamination within the United States” (Schwartz et al 1998). However, properly designed and maintained septic systems do not contribute to groundwater pollution.

**c. Reclaimed Water.** Reclaimed water or effluent is wastewater treated to a quality that can be used for irrigation purposes. Effluent is being used at the Verde Santa Fe golf course to partially meet water needs and conserve groundwater. (Use of effluent will gradually increase until Verde Santa Fe South is fully developed; then all golf course irrigation water will be effluent.) Use of 100% effluent for any future golf course developments is recommended; and use of gray water systems is also encouraged. Table 14 shows projected effluent production and return flows within the Planning Area for the next twenty years.

**Table 14. Cornville Planning Area  
Projected Effluent Production & Return Flows (acre-feet per year)**

	2003	Projected 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
<b>Effluent Production</b>						
New Water Companies	0	0	16	49	81	163
Septic Systems	348	381	487	612	799	999
Verde Santa Fe	19	78	105	141	188	252
<b>Return Flows - Totals</b>	6,897	6,649	6,144	5,822	5,610	5,531
Water Co. Effluent	0	0	16	49	81	163
Septic Systems (1)	80	88	112	141	184	230
Industrial-Page Springs Hatchery (100% return to GW)	4,336	4,336	4,336	4,336	4,336	4,336
Agriculture (50% return to GW)	2,364	2,111	1,575	1,197	914	709
Reservoirs (20% return to GW)	29	26	17	11	7	5
Verde SF Golf (Effluent & GW—20% of total water demand of 441 acre feet/year)	88	88	88	88	88	88

(1) Septic system returns are estimated to be 50% if located in Holocene alluvium, 65% of supplied water is estimated to be treated by septic systems. There are 559 out of 1,204 occupied parcels of land (46%) located in the Holocene in Cornville.

**Source: Yavapai County**

**6. Ditches.** Most irrigation ditches in the Verde Valley were built in the late nineteenth or early twentieth century. They were built for irrigation of the floodplains to grow fresh vegetables, fruits and nuts. Orchards are still found in the valley, along with fields of forage alfalfa and grass pastures. There are over 30 ditch diversions on Oak Creek, Beaver Creek and the Verde River; six are located within the Planning Area.

**a. Point Willow Ditch** is located near the Page Springs Bridge. Ten users irrigate 21 acres from the 1.7 mile ditch. The area was first irrigated in 1904 with 5.5 cfs entering at its head.

**b. Jack's Ditch** is located on the west side of Spring Creek near its confluence with Oak Creek. The original filing for water rights dates back to 1876 with 76 acres under irrigation by 1898. The heading takes in 4 cfs.

**c. Sheepshead Ditch** is located in Sheepshead Canyon with a length of .95 mile. Original use of Sheepshead Spring goes back to 1898. The spring area is closed to grazing and is managed as a Wildlife Habitat Area by the Forest Service. The heading produces .2 to .5 cfs.

**d. Mason-Lane Ditch**, also referred to as the Oak Creek Ditch, is about 5 miles long, with original filings for water rights dating back to 1876. The ditch flow is about 20 cfs.

**e. Dickerson Ditch** is on Oak Creek and irrigates 56 acres of land for four users. Water filings go back to 1897. Water diversion is 4 cfs at the head.

**f. Cornville Ditch.** The head of Cornville Ditch, with an intake of 9 cfs, is located on the west side of Oak Creek. It was cultivated in 1876 with 165 acres and by 1914 was 190 acres. The ditch is almost 4 miles long, serving 55 users and 168 acres to the north and south of Cornville.

**7. Wells.** The Planning Area is primarily served by individual private wells. Exceptions are Lower Oak Creek Estates (250 customers) served by Oak Creek Public Service; Oak Creek Valley Property Owners Association (up to 185 customers); and Verde Santa Fe South (up to 950 customers), whose water system was recently purchased by the City of Cottonwood. Map 6 shows the distribution of all wells in the Planning Area, based on Yavapai County Records. (Wells are recorded to the nearest quarter section and depicted by dots. One dot could indicate more than one well.)

As of 2003, an estimated 1,204 private wells in the Planning Area account for about 397 acre feet per year of potable water demand, based on .33 acre feet usage per well (Tables 15 and 16). Agriculture and other uses account for 9,632 acre feet per year (Yavapai County). These are only estimates because some wells are "exempt" (those using less than 35 gallons per minute) and not monitored or regulated (Yavapai County General Plan, p. 54).

**8. Water Systems.** Water systems in the Planning Area use groundwater as their main water source. The systems are described as follows: "*Community water systems*" serve the same people year-round. According to EPA records (*NAU Report*, page 66), there are 101 community water systems (e.g., homes or businesses) within the Cornville zip code area. In addition, there are 117 "*Transient Non-Community Water Systems*", which do not consistently serve the same people (e.g. rest stops, campgrounds, gas stations). There are 34 "*Non-Transient, Non-Community Water Systems*" that serve the same people, but not year-round (e.g. schools that have their own water system). There is only one facility issued a permit to discharge water back into the river system, which is the Page Springs State Fish Hatchery. The Arizona Corporation Commission is responsible for the records of water companies' uses, but its records may not be accurate or inclusive because some data are not reported. "Data on water supplies in Yavapai County vary greatly." (*Yavapai County General Plan*, p. 49).

**9. Water Rights.** In general, the State of Arizona owns the water resources within its boundaries and issues rights to appropriate and use that water to individuals and organizations. Within the Planning Area, groundwater and surface water rights are administered by ADWR under two separate forms. Groundwater rights are administered under the 1980 Groundwater Code, which for areas outside of Active Management Areas (AMA) means that wells need only to conform to specified construction standards and be registered with the state. No right to the use of groundwater is implied by the well registration documents. Cornville has 1,559 production wells that have been registered with ADWR.

Surface water rights are administered under the 1919 State Water Code on the basis of prior appropriation, meaning that the most senior appropriators of the water enjoy the best water right in times of shortage. Within Cornville, there are an estimated 820 acres of irrigated or historically irrigated land that may have senior water rights. However, the final disposition of these surface water rights has not been resolved as to their extent (amount of water right) and priority. These rights are currently the subject of a massive court case known as the Gila River Adjudication. This adjudication proceeding is attempting to resolve the disposition of surface water rights within other watersheds in the State and will someday move into the Verde Valley. In current litigation, the Court has declared that wells located within a geologic formation known as the Holocene alluvium, generally within a ¼ mile away from a stream, are pumping surface water. One outcome of this determination may be that owners of wells located in the Holocene alluvium will be required to obtain a surface water right to continue pumping. There are an estimated 411 wells in Cornville that are located in the Holocene alluvium. Fortunately, Cornville does have senior surface water rights within its boundary that may one day be needed to resolve this issue at the community level. Keeping track of the existing senior water rights within Cornville and ensuring that these water rights are not extinguished may benefit the community as the adjudication proceeding moves forward.

As stated earlier, effluent is another water source available within the Planning Area. Although the ADEQ administers the quality of effluent treatment and what it can be used for, the actual ownership of effluent water rights is not administered by ADWR and is privately owned. Effluent is currently being used to offset groundwater pumping at the Verde Santa Fe Golf Course and may prove to be a valuable water supply for similar uses as the community grows.

**10. Current & Future Demands.** Based on current and projected population estimates and available water resource data, Table 16 displays population projections and types of water users through the year 2025. If the population projections hold true, Table 17 shows that increased demand for potable water will be offset by a decrease in water demand for agriculture and other uses. This is due to the likelihood that agricultural lands will be developed. If that happens, it is projected that total water demand in the Planning Area could gradually decrease over the next fifteen years, but it would begin to increase between 2020 and 2025.



**Table 15. Cornville Planning Area  
Current and Projected Population & Number of Water Users by Type**

	2003	Projected 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
<b>Population Projection (6% per year)</b>						
Planning area projected Population - total	4,504	5,060	6,772	9,062	12,127	16,230
Served by New Water Companies	0	0	247	741	1,235	2,470
Oak Creek Pub Svc - Service area build out <b>(1)</b>	603	677	906	1,112	1,112	1,112
Verde Santa Fe Water – Est. Population <b>(2)</b>	618	694	928	1,242	1,663	2,225
Oak Creek Valley - Service area build out <b>(3)</b>	383	395	457	457	457	457
Remainder (Assumed to be Supplied by Private Wells)	2,900	3,294	4,234	5,510	7,660	9,966
<b>Number of Water Users by Type (4)</b>						
Water Company Customers (Total # of hookups)	649	715	1,028	1,438	1,808	2,536
New Water Companies (# of hookups)	0	0	100	300	500	1,000
Oak Creek Public Service (# of hookups) <b>(1)(5)</b>	244	274	367	450	450	450
Verde Santa Fe Water (# of hookups) <b>(5)</b>	250	281	376	503	673	901
Oak Creek Valley Water Co. (# of hookups) <b>(3)</b>	155	160	185	185	185	185
Homes or Businesses served by Private Wells <b>(6)</b>	1,204	1,334	1,714	2,231	3,101	4,035
Fish Hatchery	1	1	1	1	1	1
Agriculture (acres irrigated) <b>(7)</b>	750	670	500	380	290	225
Ponds - Golf and Ag related (surface acres)	24	21	14	9	6	4
Golf Courses - Verde Santa Fe (acres of turf)	85	85	85	85	85	85

- (1) The area served by Oak Creek Public Service has space for approx 200 additional hookups, 250 existing + 200 = 450 max hookups
- (2) Based on number of service connections and available lots times 2.47 persons per household (*Census 2000*).
- (3) Oak Creek Valley Water has 155 customers current, with a build out of 185 customers. Water use includes club house and park.
- (4) 2.47 persons per household, *Census 2000*.
- (5) From 2001 Arizona Corporation Commission annual reports
- (6) Based on ADWR Well database and Department of Revenue Tax Records for 2003. In following years, the number of water users served by a well is based on assumption that the population not served by a water company is served by a well
- (7) There are currently 4,182 acres (estimated) of private vacant land in Cornville available to meet needs of new population. It is assumed that the irrigated agricultural lands not located in the 100-year floodplain will be used to meet needs of growth. This assumption leaves approximately 225 acres of irrigated land remaining in the floodplain

**Source: Yavapai County**

**Table 16. Cornville Planning Area  
Current and Projected Water Demands (acre-feet per year)**

	2003	Projected 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
<b>Water Companies:</b>						
New Water Companies	0	0	25	75	125	250
Oak Creek Public Service	71	80	107	131	131	131
Verde Santa Fe Water	171	192	257	344	460	616
Oak Creek Valley Water Co. (1)	67	69	80	80	80	80
Private Wells (2)	397	440	566	736	1,023	1,331
<b>Total potable water demand</b>	<b>706</b>	<b>781</b>	<b>1,035</b>	<b>1,366</b>	<b>1,819</b>	<b>2,408</b>
<b>Fish Hatchery</b>						
Fish Hatchery	4,336	4,336	4,336	4,336	4,336	4,336
<b>Agriculture (3)</b>						
Agriculture (3)	4,728	4,222	3,150	2,394	1,827	1,418
Ponds - Golf and Ag related (3)	146	128	85	56	37	25
Verde Santa Fe Golf Course - Groundwater (4)	422	316	274	217	142	41
<b>Total Demand (Ag, Hatchery, Golf, Reservoirs)</b>	<b>9,632</b>	<b>9,002</b>	<b>7,845</b>	<b>7,003</b>	<b>6,342</b>	<b>5,820</b>
<b>Total Water Demand - All Uses (acre-feet/yr)</b>	<b>10,338</b>	<b>9,783</b>	<b>8,880</b>	<b>8,369</b>	<b>8,161</b>	<b>8,228</b>
<b>Water use per person (gallons/day)</b>						
Water use per person (gallons/day)	140	138	136	135	134	132

(1) Water deliveries from March to October, 2004 total 52 acre-feet, estimated Nov-Feb use based on March (minimum) values of 3.78 acre-feet. Data from Jim Vanlieu, OCV Water Co.

(2) Based on 0.33 acre-feet usage per well.

(3) Ag water use is based on weighted average water use from ADWR 2000 (3.15 ft/acre), divided by an average estimated irrigation efficiency of 50%. Reservoir water consumption is assumed to be 6.0 acre-feet/acre

(4) Water usage based on estimates for turf in the Verde Valley of 5.2 acre-feet per acre. Verde Santa Fe effluent is used on the golf course. The value listed here is the estimated remaining demand that will be met by groundwater pumping. See Table 15 for quantity of demand supplied by effluent. **Source: Yavapai County**

**11. Water Conservation.** Currently, there is not a specific program that promotes water conservation in the Cornville area; although citizens have expressed the desire and need for conservation. Generally speaking, there are two categories of water conservation practices (excerpted from “How to Use Water Effectively, EPA).

**a. Engineering practices** (modifications in plumbing, fixtures, or water supply operating procedures). Low-flush toilets, toilet displacement devices, low flow showerheads, faucet aerators are common plumbing fixture adjustments that can be used by individuals for little or no extra cost. Homes served by wells might reduce water pressure to save both water and energy, reduce the likelihood of leaky pipes and reduce appliance breakdowns. Gray water (domestic wastewater composed of wash water from kitchen sinks, bathtubs, and clothes washers) can be reclaimed with dual distribution systems and used for home gardening, lawn maintenance, and landscaping. Cycle irrigation to provide water at the right time and place, bubbler soaker and drip systems, along with careful selection of plants, can save landscape irrigation water. Innovative xeriscaping is a comprehensive approach that can result in water and energy savings, reduced heating and cooling costs, less runoff, fewer yard wastes, increased habitat, and lower maintenance costs.

**b. Behavioral practices** (changing water use habits). Habits like running the dishwasher when its full, turning off the water while brushing teeth, taking short showers, adjusting washing machine water levels, watering lawns early or late, planting only indigenous plants, sweeping the sidewalks, rather than hosing with water, and covering swimming pools when not in use – all are familiar examples of conservation practices. Little things can add up! A faucet lets out 5 gallons of water flow in two minutes; a hose uses about 50 gallons of water in five minutes.

Public Education is an essential component of water conservation. The Community Association often provides information at community meetings, with assistance from Yavapai County officials, about water studies, legal issues, well testing, arsenic control measures, conservation and drought management. Yavapai County has also passed ordinances requiring use of effluent on golf courses and to encourage re-use of gray water, increasing possibilities for more water conservation.

## **B. Issues**

- Obtaining data about water availability and use
- Developing a water budget and planning for growth
- Identifying sources of water pollution
- Preventing groundwater contamination from septic systems
- Protecting surface water quality in Oak Creek
- Using reclaimed water—effluent, gray water
- Meeting new federal arsenic standards
- Protecting riparian areas
- Managing growth in floodplains
- Conserving water

## **C. Goals & Objectives**

**As stated in the *Yavapai County General Plan, April 2003* (p. 41-42),** health, safety and progress in Yavapai County is dependent on a reliable water supply. The availability of high quality water operates as a prerequisite for any and all future development and is essential to sustain the natural environment. The first three water goals are from the *Yavapai County General Plan* and prerequisites for all future development in the County. The subsequent goals and objectives are specific to the Cornville Planning Area.

### **Goal 1: Steward the water supply carefully.**

- a. Establish extent of available groundwater, coordinate growth in accord with defined water resources.
- b. Engage in long-range planning for water rights acquisition, storage; encourage active recharge and water recycling programs, designate drainage and floodwater retention for recharge potential.
- c. Apply water allocation/budgeting as a growth management tool County-wide (e.g. discourage unregulated lot-splitting, encourage well monitoring).
- d. Undertake proactive conservation programs; offer incentives for reducing water consumption by homes, farms and industry.

**Goal 2: Maintain high water quality standards.**

- a. Establish baseline for water quality, monitor and publish results.
- b. Enforce against groundwater pollution; assist local water treatment, storage expansion projects; discourage proliferation of septic systems.
- c. Consider wetlands alternatives for sewer treatment; favor biological purification systems (e.g. aerobic techniques).

**Goal 3: Secure and protect natural water resources.**

- a. Assure that all developments (not only subdivision) are engineered to protect natural watersheds.
- b. Monitor upland runoff, riparian and base flows for all County waterways.
- c. Seek easements along drainage ways to prevent incursions, protect the beneficial function of floodplains and provide recreational opportunities.
- d. Maintain water flow and ecosystems, wildlife corridors on the Verde River and other waterways.

**Goal 4: Work with Yavapai County to prepare an accurate water budget and manage water.**

- a. Support efforts to tie water availability to development.
- b. Participate in regional water management planning.

**Goal 5: Encourage residents to legally secure their water rights.**

**Goal 6: Provide information and assistance for residents about:**

- a. Water availability (study results, use, rights)
- b. Water quality standards (e.g. well testing, meeting new arsenic standards).
- c. Water conservation measures.
- d. Use of reclaimed water (e.g. gray water systems) to conserve ground water.
- e. Proper care of wastewater systems.

**Goal 7: Protect riparian area resources**

- a. Manage growth in floodplains—limit development, encourage use as open space for parks or recreational purposes; discourage new construction in 100-year floodplains.
- b. Encourage private property owner involvement.
- c. Teach riparian values.
- d. Protect Oak Creek’s status as a “unique water”.

**D. Implementation Policies & Strategies**

Leadership and policies for implementing these goals and objectives can come from the Community Association, working in cooperation with Yavapai County, public agencies, water groups and private landowners, to provide current information and assistance to achieve Plan goals and objectives. The Association is a participant in the Northern Arizona Water Consortium; works cooperatively with the Verde Water Users Association; and regularly provides educational presentations on water resources, including hydrology, studies, legal issues, water quantity and quality concerns, management of wells and septic systems, and water conservation. The primary County contact on water-related issues is the Yavapai County Water Coordinator.

## VII. OPEN SPACE & RECREATION

***“... areas and locations of any lands reserved for parks, trails, recreation, camping, preservation, including public and private properties; proposed or planned additions and the relationship to regional open space systems.”*** (Yavapai County General Plan, p. 77)

### A. Existing Conditions

**1. Introduction.** 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, golf courses and sports complexes that provide a place to participate in recreational activities. Open space needs to be proactively planned and in some cases designed. Open space planning includes consideration of geographic features, natural and cultural resources, dark skies and recreational opportunities.

The Cornville Planning Area is characterized by 20,194 acres of Coconino National Forest lands and 7,798 acres of Arizona State Trust Lands. These lands surround private lands within the planning area; and they are instinctively regarded as open spaces without regard to other possibilities. When considering open space issues, however, all lands in the planning area should be considered to determine growth patterns, regardless of ownership. State Trust Land must be considered equally with other lands since, strategically, State Trust Lands could remain open space or they could be developed. Depending on ownership patterns, public interest, and resource values involved, the same can hold true for National Forest lands.

The public open spaces are the primary areas where dispersed recreational activities occur. They also provide access to Oak Creek, Spring Creek and the Verde River. Page Springs Fish Hatchery, managed by the Arizona Game and Fish Department; and Windmill Park, managed by Yavapai County, and the privately-owned Verde Santa Fe Golf Course provide developed public recreational opportunities.

Trails for hiking, biking and horseback riding are high on the list of recreational pursuits in the community. Informal trails on public lands are well used. A Trails Committee has been established by the Community Association to identify routes and work together with the Forest Service and neighboring trail groups to develop a safe network of non-motorized trail opportunities in the planning area. Motorized vehicle (e.g. dirt bikes, ATV's and jeeps) enthusiasts are also interested in trail opportunities. Trails are discussed in more detail under the Transportation Element of this Plan.

Public access to Oak Creek is available at three locations—Windmill Park at the Cornville Road Bridge, Page Springs Road Bridge, and Mormon Crossing on Willow Point Road. There is also one public access point to Spring Creek at a low water crossing on Willow Point Road. All other access points to the creek are held by private property owners. Fishing, swimming, canoeing, rafting, tubing and water play are primary creek activities.

**2. National Forest:** Within the Cornville Planning Area, all 20,194 acres of National Forest are part of the Coconino National Forest, administered by the Red Rock Ranger District, headquartered in Sedona. Forest Service activities in the planning area include livestock grazing; protection of riparian zones, wildlife habitat and cultural resources; fire control; management of recreational uses and abuses; and resolving urban interface issues. Some National Forest parcels within the planning area are identified for possible exchange. The community favors maintaining National Forest land as open space; with allowance for exchanges or permitted uses that would benefit the community, such as for parks or other public purposes.

Management of the Forest is guided by the “*Coconino National Forest Land and Resource Management Plan*”, completed in 1987. An Amendment to the Coconino National Forest Plan, known as Amendment 12, was approved in June 1998, for additional protection of the Red Rock Country surrounding Sedona. The boundary of the amendment area crosses the northeast corner of the Cornville Planning Area. Planning for the rest of the Coconino National Forest lands, including those in the Planning Area, may begin in 2005 or 2006. When the process begins, Forest officials will involve the public to identify issues, propose management alternatives and analyze environmental impacts before final planning decisions are made. The Community Plan can be a helpful reference for Forest Service planning and residents will be encouraged to become involved.

**3. State Trust Land.** Within the Cornville Planning Area there are 7,798 acres of State Trust Land. One large parcel of particular significance consists of 6,480 acres (over 10 square miles) and is intersected by State Highway 89A between Cornville and Page Springs Roads. The parcel is unincorporated and lies within the Cornville postal area. The future management, disposition, and potential loss of open space on the parcel are major concerns of communities throughout the Verde Valley. In its adopted general plan, the City of Cottonwood has designated the parcel as a Special Study Area, even though it is outside the city’s corporate limits. The City’s plan “strongly recommends that the communities of the Verde Valley work regionally to preserve as much of this area as possible. However, before disposition by the State Land Department, any lands proposed for development should be annexed into the City of Cottonwood” (*Cottonwood General Plan*, p. 14). However, the State Land Commissioner and State Selection Board determine if and when Trust land will be annexed by a municipality. The Cornville community shares Cottonwood’s desire to preserve as much of the area as possible and maintain open space between communities. Because of overlapping interests, it will be important for the Community Association to work cooperatively with the City of Cottonwood, Yavapai County and other Verde Valley communities to determine the future of these important lands.

The Arizona State Land Department (ASLD) manages State Trust Lands “to enhance value and optimize economic return...consistent with sound stewardship, conservation and business management principles...” (*ASLD Mission Statement*). The State requires that fair market value must be obtained from all Trust land transactions, which include sales and commercial leasing. All revenues from the sale of Trust lands are placed in the Permanent Fund, which is invested and earned interest distributed among the beneficiaries, primarily for the benefit of public schools.

The Land Department has done little planning or analysis of the Trust land in the Verde Valley; however, there are recurring possibilities of preserving certain parcels within the Cornville Planning Area. In 2000, as part of the “conservation reserve” proposal, 826 acres, known as the Sheepshead Canyon parcel, was proposed by ASLD for conservation, but the proposal was not

approved. Later, two parcels, totaling 800 acres (portions of Sections 7, 18 & 16, T. 16 N. R. 4 E.), covering much of the earlier conservation reserve area, was included in a proposed State Trust Land Reform as “incentive land”, to protect those parcels. The Verde Valley Land Preservation Institute recommended the areas due to their importance as pronghorn antelope habitat. The Reform proposal, with goals to obtain economic benefits for the Trust and to identify lands eligible for conservation in urban and rural areas, was submitted to the Arizona State Legislature for consideration in 2004. A referendum relating to exchanges of State Trust Land was defeated in the November 2004 election; however, reform options, including an initiative, are still being considered. Any reform must ultimately go to Arizona voters for approval. Monitoring the status of such recurring proposals requires continual vigilance and regional cooperation.

Other activities on State Trust Land include one livestock grazing lease that covers over 7,000 acres. In addition, the Lime Kiln Trail (see Transportation section) crosses State Trust Lands in the northern part of the planning area.

**4. Page Springs State Fish Hatchery.** The Page Springs Fish Hatchery, in operation since 1932 and consisting of 195 acres in two parcels along Oak Creek, is owned and administered by the Arizona Game and Fish Department. The hatchery annually produces more than a million trout. Two-inch fish are brought to Page Springs, where they grow to 8-10 inches before being stocked in lakes, ponds and creeks throughout Arizona. Water for the hatchery comes from several springs located near the visitor parking lot. The springs produce a constant flow (15 million gallons a day) of 68-degree water year round, ideal for trout growth. The water is oxygenated and reused through the hatchery and then discharged into Oak Creek. The hatchery is open to the public and is viewed by over 10,000 visitors annually. The site features a visitor center, viewing pond, and walking trails. Nearby, the Bubbling Ponds Important Bird Area includes a 1.6 mile trail along the west side of Oak Creek through outstanding riparian bird habitat. The trail is part of a restoration project sponsored by Northern Arizona Audubon Society in partnership with the Game & Fish Department and Unisource Energy Corporation.

**5. Windmill County Park.** Windmill County Park is a source of pride in the Cornville community. Dedicated in November 2001, the 4.7-acre park beside Oak Creek is the result of many years of efforts, including State grant support, County assistance, local leadership, and many local citizens who volunteered time, labor and money. The park contains playground equipment, a multipurpose playfield, walking path, basketball hoop, horseshoe and volleyball pits, picnic tables, ramadas, a pond, composting toilets, and an old windmill that really works. There is community interest in expanding the park across Oak Creek on an 80-acre parcel that is currently part of the Coconino National Forest.

**6. Private Open Spaces.** Ranchlands, pastures, riparian areas, floodplains, and protected green spaces are among open space parcels held in private ownership within the Planning Area. In Oak Creek Valley, 40 acres are protected, including a park, trail system and greenbelt areas. The Verde Santa Fe golf course and two RV Resorts along Oak Creek in Page Springs are other examples of developed open spaces. Raising animals of all kinds is an activity enjoyed by area youth, many of whom are active in 4-H and Future Farmers of America (FFA) programs. A private equestrian facility has been a popular “gymkhana” rodeo site for horseback riding enthusiasts. Other private properties offer similar outdoor recreation opportunities.

**7. Dark Skies.** The residents of the planning area have identified dark night skies as a treasured value. Yavapai County has a progressive outdoor lighting ordinance that seeks to preserve the beauty of the nighttime skies while allowing for lighting that is adequate for commerce and safety.

**8. Invasive Plants.** The rural nature of the Cornville Planning Area results in a high potential for the spread of invasive plants. Examples of invasive plants in the area are yellow star thistle, musk thistle, tamarisk, dalmatian toadflax, tree of heaven, and bull thistle. The Forest Service has completed an environmental analysis in response to the threat of noxious weeds in Yavapai and other counties that recommends control, prevention and eradication of invasive species.

**9. Unauthorized Use & Illegal Dumping.** Unauthorized camping and use, irresponsible off-road vehicle use, littering, and illegal dumping of household items, old vehicles, construction and landscape materials and vegetative waste are examples of frequent abuses of public lands in the planning area. There is a lack of enforcement capability within the Forest Service and State Land Department to keep up with the problems. However, some management actions and cooperative cleanup efforts have been successful. The lack of a nearby waste facility, high dump fees, handy proximity of public lands, and a lack of understanding about public land restrictions are factors that contribute to the issue. A new organization, Stewards of Public Lands, is being organized to tackle cleanup projects, with support from law enforcement agencies, to bring about changes in attitudes and actions and to help ensure long-term success.

## **B. Issues**

- Protecting scenic vistas
- Protecting dark skies
- Maintaining open space between communities
- Preventing illegal occupancy, uses, dumping and littering
- Increasing law enforcement
- Resolving public/private interface conflicts
- Expanding Windmill Park
- Acquiring additional public access to Oak Creek
- Losing open space through potential sales or exchanges
- Zoning of Federal and State lands

## **C. Goals & Objectives**

As stated in the *Yavapai County General Plan, April 2003*, p. 59-60, maintaining the desired spaciousness within and around communities requires identification, better community planning (e.g. clustered development), preservation and sound management of undeveloped land with respect for private property rights and public purposes. The first three goals are general County-wide goals; the subsequent goals are specific to the Cornville Planning Area.

### **Goal 1: Enhance parks, recreational opportunities.**

- a. Develop an open space master plan identifying geographic features and natural resources to be protected; recreational facilities, preserved open space; wildlife



habitat/corridors; and future regional needs.

- b. Strive to reserve desirable public lands for recreation, open space protection of wildlife habitats and buffering of residential areas.
- c. Encourage parks at regional and local levels favoring natural recreational venues.

**Goal 2: Plan for interconnected greenways and trails.**

- a. Use greenbelts to separate communities and preserve their identities.
- b. Preserve existing trails for differentiated uses, e.g. motorized and non-motorized.
- c. Connect open spaces with wildlife corridors and pronghorn grassland habitats; set aside prime wildlife viewing areas.
- d. Protect riparian areas, watercourses and associated floodplains.

**Goal 3: Preserve open space character.**

- a. Protect scenic views, mountain vistas; require development to adapt sensitively to natural areas, protect wildlife habitats.
- b. Retain agricultural uses encouraging continued agribusiness, e.g. ranches, farms.
- c. Maintain clean air by mitigating sources of pollution, e.g. traffic congestion, open burning, heavily-traveled unpaved roads.

**Goal 4: Proactively seek opportunities to preserve open space.**

- a. Explore all opportunities. (For example, learn status of SB 1184 National Forest Service System Community Purpose Act, sponsored by Arizona Senator Jon Kyl).
- b. Identify potential open space parcels for Verde Valley Open Space Planning Council, which is working on a regional open space plan.
- d. Work with Verde Valley Land Preservation Institute to identify parcels, seek funding, and acquire open space parcels.
- e. Encourage development of conservation easements and/or Purchase of Development Rights Program.
- f. Support a program to increase the use of County taxes to acquire open space.

**Goal 5: Work with Yavapai County to acquire 80 Acres of National Forest next to Windmill Park for park expansion and other public purposes.**

- a. Explore all possible options, e.g. use permit, exchange, purchase, special legislation.
- b. Develop a proposal; seek political support; acquire funding.

**Goal 6: Actively participate in all decision-making relating to the 10 square miles of State Trust Lands bisected by State Route 89A.**

- a. Develop and maintain communications with State Land Department and affected communities.
- b. Provide information and encourage public involvement for State Trust Land reform proposals.
- c. Work with the State on cleanup projects.

**Goal 7: Protect dark skies**

- a. Ensure enforcement of County ordinance.
- b. Provide information to residents on how to limit light pollution.
- c. Keep lights from encroaching over the high ridges surrounding Cornville.

**Goal 8: Develop and maintain working relationships with neighboring communities and the Forest Service**

- a. Build good neighbor relationship to better manage residential/forest interface areas.
- b. Work on cleanup projects
- c. Explore opportunities for additional waste transfer services.
- d. Report illegal activities
- e. Encourage participation in Friends of the Forest and Stewards of Public Lands.
- f. Hold annual or semi-annual meetings of Association and Forest Service representatives
- g. Coordinate with other Verde Valley communities on issues of mutual concern.

**D. Implementation Policies & Strategies**

Implementation of open space goals and objectives can only be accomplished through constant vigilance to keep up with the many interests and activities relating to open space preservation. In cooperation with Yavapai County, the Community Association is affiliated with regional planners, Verde Valley Forum, Verde Valley Land Preservation Institute and Stewards of Public Lands. More regular communication and improved cooperation with the Forest Service and Arizona State Land Department are viewed as positive steps to learn more about natural resource issues, work together to resolve issues, and protect the open space values that are indispensable to the quality of life in the Planning Area.

## Appendix A

### Cornville Community Planning & Zoning Committee

**Marvin Bagby** – Moved to Cornville in 1999. Career: US Army Veteran. US Department of Agriculture, Agricultural Research Service, 39 years; Natural Products Research Chemist; Manager, Northern Agricultural Energy Center (1980-1985); Research Leader. Retired 1996. Panel Manager, Value Added/New Uses, Fund for Rural America, USDA, CSREES, 1997-1998. Education: BS & MS Degrees, Western Illinois State College, Doctor HL (Honorary) Western Illinois University. Volunteer Work: Past Associate Editor, Journal of the American Oil Chemists' Society; Past Board Member, Greater Cornville-Page Springs Community Association; Verde Santa Fe Community Committee (Chair).

**Carl Baker** -- Moved to Cornville in 2003. Career: Was a pilot in the Air Force for 24 years including a 3-year Pentagon assignment; and a pilot and pilot interviewer for Southwest Airlines for another 14 Years. Education: BS from U. S. Air Force Academy; MA from Northern Arizona University. Currently part-time teacher. Volunteer Work: Past Board Member and Membership Chair of Greater Cornville-Page Springs Community Association.

**John Boik** – Moved to Cornville in 2001. Career: Taught school; served four years in the Air Force; and worked in the field of heavy radar electronics for General Motors, Martin Company and General Electric, where he retired in 1993. Then he worked four more years for Hughes in the Washington, DC area. Education: Attended Northern State College in Aberdeen South Dakota, majoring in education. Volunteer Work: Cottonwood Chamber of Commerce; and Board Member, Verde Santa Fe Community Association.

**Julie Currence** – Moved to Cornville in 1986 and an Arizona resident for 44 years. Career: Entrepreneur & Community Activist. Occupations have included emergency medical technician (EMT) and cleaning services. Currently enjoys arts & crafts and organic gardening. Education: Attended NAU, Glendale and Yavapai Community College classes. Volunteer Work: Past President and active member of Cornville Community Association since 1987; Past President of Oak Creek Elementary School Parent Teachers Organization.

**George Dana** – Moved to Cornville in November 2003. Career: Lived his first 65 years in Central Wisconsin. Served in the Army Reserve. He and his wife ran machine shop and truck parts businesses in central Wisconsin. Education: Attended Milwaukee School of Engineering. Volunteer Work: In local Wisconsin township, served on the board for first town plan and second town plan, which was in progress when he moved; Greater Cornville-Page Springs Community Association Board Member.

**Joan Forest** – Moved to Cornville in 2001. Career: Taught high school and is a licensed marriage, family and child therapist in CA and AZ. Semi-retired and has a small practice in Cornville. Education: Holds degrees from Stanford University and the American Academy of Family Studies; spent two summer sessions at the Carl Jung Institute in Kusnacht, Switzerland. Volunteer Work: Active with a group working to establish a residential Hospice in the Verde Valley. Enjoys growing her own food and caring for her dogs and chickens.

**June Jochum** – Moved to Cornville in April 2001; Arizona resident for 15 years. Career: Licensed Real Estate Broker, specializing in property management for 15 years. Currently owner of Casey's Corner. Education: Attended University of Nebraska (4 years); Stenotype Institute of South Dakota (court reporter); and Midland College (2 years), Fremont, Nebraska (secondary education). Volunteer Work: Board Member

and Secretary of Cornville-Page Springs Community Association; Salvation Army, Big Brothers Big Sisters; Verde Valley Forum.

**Gregg Law** – Moved to Cornville in 2001 from California “for the good life.” Career: Licensed Realtor, providing services throughout the Verde Valley. Volunteer Work: Greater Cornville-Page Springs Community Association; Adopt-a-Highway “Litter Lifter” on Cornville Road; old car collector and tinkerer.

**Guruji Grace Love** – Moved to Cornville in 1999. Career: Counselor in Public & Private practice, 24 years (KY, CA, NY, Ontario, Canada); Meditation Retreat Center Director, 18 years (KY, NY, CA & AZ). Author and self-publisher of 19 books. Editor and proofreader for various publishing companies. Education: Bachelor of Arts Degree—English, Kentucky Wesleyan College, Owensboro, KY; M.L.S. in Library and Information Services, University of Maryland, College Park, MD; PhD (c) Clinical Hypnotherapy, Albert University, Henderson, NV. Volunteer Work: Greater Cornville-Page Springs Community Association; Louisville-Jefferson County (KY) Planning Committee, various private social service agency boards in Grey County, Ontario, Canada.

**Ted Luke** – Moved to Cornville in 1989. Career: Worked for retail companies, including Shainberg & Kents, headquartered in Tennessee, then for 7-1/2 years with Walmart in Texas, New Mexico, Arkansas, Arizona and Idaho. From 1993 to present, mail carrier for Cornville Post Office. Education: High School, Union, Mississippi. Volunteer Work: Board Member and Treasurer of Greater Cornville-Page Springs Community Association; past member Lions Club & Gideons International.

**Carole Mackler** – Moved to Cornville in 1993; Verde Valley resident since 1987. Career: For 20 years Account Executive in Advertising for Authenticolor, Inc. in New York; Owner Operator of Sedona USA International Destination Management Company 1987-1994. Present: Licensed Realtor & Mortgage Lender in Verde Valley. Education: Bachelor of Science (Occupational Therapy), Boston University. Volunteer Work: Active participant in the Cornville Association since 1995, attendee at Verde Valley Regional Planning Forums; Cornville Weather Spotter for the U.S. Weather Service; Adopt-a-Highway “Cornville Road Litter Lifter”; Cornville Representative for SR89A Corridor Management Plan.

**Judy Miller (Chair)** – Moved to Cornville in 1998. Career: Worked for U.S. Bureau of Land Management (OR, MD, VA, DC & CO) 25 years and U.S. Forest Service (DC & AZ) 10 years in administrative, public affairs, planning & management. Retired 1997. Education: B.A. Public Administration (Natural Resources), Fort Lewis College, Durango, CO. Volunteer Work: Board Member, Cornville-Page Springs Community Association; League of Women Voters of Sedona-Verde Valley; Stewards of Public Lands; Verde Valley Forum; Verde Valley Land Preservation Institute; Friends of the Forest; Yavapai County Adopt-a-Highway Volunteer; Verde Valley 4-Wheelers; Great Western Trail Association.

**Roy Ronan** – Raised in Washington, DC, moved to Phoenix in 1964 & Cornville in October 1971. Career: Served three years in U.S. Army. Worked for AT&T/Mountain Bell/US West/Qwest for 38-1/2 years. Retired January 2003. Education: Two years college Volunteer Work: Long term active member of the Community Association. Served on committee that wrote original Cornville Community Plan in mid-1980s.

**Jan Tomlinson** – Cornville resident since 1971. Career: Involved with family construction business for many years; Licensed Real Estate Agent for past seven years. Education: Graduated from high school in Minnesota, and has taken college courses in Tennessee and at Yavapai College. Volunteer Work: Board Member of Community Association; Vice President of new Cornville Historical Society; active with Children’s Ministries; interested in archeology; is a seamstress and an avid hiker!

## APPENDIX B

### Cornville Community Plan Reference List

**“Achieving a Sustainable and Diversified Economy in the Verde Valley”**, Background Report for the 2004 Verde Valley Forum, Northern Arizona University, January 2004

Barnes, Will C., **Arizona Place Names**, University of Arizona Press, 1960

**Big Park Community Plan**, Adopted June 15, 1998

**Census 2000 Documents:**

*DP-1, 2, 3 & 4 - Profiles of General Demographic Characteristics; Selected Social Characteristics; Selected Economic Characteristics; and Selected Housing Characteristics: 2000*; Cornville CDP, Arizona; U.S. Census Bureau (Appendix C)

**Coconino National Forest Plan**, U. S. Forest Service, August 28, 1987; and **...Amendment to the Forest Plan for the Sedona Area**, U.S. Forest Service, June 1998

**Cornville Community Planning Documents:**

1. **The Cornville Land Use Plan Report** – Summer 1986 (Including **Cornville Community Plan 1982**, pp. 8-12)
2. **Revised Cornville Comprehensive Land Use Plan**, July 25, 1986
3. Staff Synopsis of the Revised Cornville Comprehensive Land Use Plan “Revised and Revisited” – October 1997 (Including partial Community Priorities Survey –Spring 1997)
4. **“A Resolution...Establishing Common Bonds & Principles for Regional Cooperation & Coordination in Land Use Planning & Development Decisions in the Verde Valley”**, (BOS Resolution 1156), November 16, 1998 (Appendix D)
5. Cornville Area Planning Survey & Results – November 22, 1999
6. **Cornville Community Plan Report – 2001**
7. 2003 Community Planning Questionnaire – September 25, 2003
8. 2003 Visioning Workshop Records & Results – October 8, 2003 (See Appendix C-1)
9. 2003 Planning Survey Records & Results – January 13, 2004 (See Appendix C-2)
10. NAU Public Planning Workshop Files – April 16, 2004

**“Cottonwood, Clarkdale and Cornville History”**, Clemenceau Heritage Museum and American Association of Retired Persons, Revised July 1997

**Cottonwood General Plan 2003-2013**, Approved May 2004

**“Floodplains Yavapai County—An Information Package”**, Yavapai County Development Services Flood Control (undated)

**Red Rock Dry Creek Area Community Plan**, Approved, March 23, 1992

**“Report to the Citizens of Cornville”**, Northern Arizona University Land Use Policy Class,  
May 6, 2004

**Verde River Almanac**, compiled by Diane Smith Joens, Verde Watershed Association, 2003

**“Verde Valley Forum 2004—Achieving a Sustainable and Diversified Economy in the Verde Valley”**, Final Forum Report, February 29, 2004

**“Verde Valley Regional Transportation Study”**, Verde Valley Transportation Planning  
Organization, August 1993

**“Verde Valley Regional Transportation Study Update”**, Lima & Associates in Association with  
B.R.W.INC., July 1999

**Yavapai County General Plan**, April 2003

**Yavapai County Planning and Zoning Ordinance**, 2003

## APPENDIX C

## Records of 2003 Visioning Workshop & Community Survey

### C-1. Visioning Workshop Results

A community visioning workshop was conducted by guest facilitators from the League of Women Voters on Wednesday, October 8, 2003. Attendance at the workshop was about 75, of which 50 participated in the prioritizing exercise. There were 254 “dots” posted. A complete record of the resulting flip chart pages and tallies is being retained in the community planning file. Following is the workshop agenda and a summary of results.

#### Workshop Agenda:

7:30 p.m.	Introductory Remarks - Judy Miller, Planning & Zoning Committee Chair
7:35	LWV Role & Workshop Design – Robyn Prud’homme-Bauer, LWV Facilitator <u>Visioning:</u> The process of bringing people together to develop a shared image of what they want the community to become. <u>Vision:</u> Overall image of what the community wants to be and how it wants to look in the future. <u>Vision Statement:</u> Formal expression of a vision—“word picture”.
7:40	Community Planning Assumptions – Barbara Litrell, LWV Facilitator
7:55	Group Discussions (Divided into 2 Groups) – Robyn & Barbara, Facilitators 1. Cornville Now: Brainstorm “like” & “dislike” lists 2. Cornville in the Future: Brainstorm “vision” elements (e.g. 10-20 years)
8:40	Group Reports – Facilitators Robyn and Barbara Appreciation/Closing Comments/Instructions – Judy
8:45	Prioritize Vision Elements “top five” (with dots) – Everyone! (Have participants place dots anywhere on vision element lists posted for either/both groups, placing as many dots as they want on a given element.)
9:00 p.m.	Adjourn

#### Workshop Summary:

<u>Dots Used</u>	<u>Categories and Items</u>
38	<b>RURAL ATMOSPHERE</b> Rural atmosphere; no more high density + Don’t be another Sedona” + Lower density + No more small parcels (less than one acre) + Keep Cornville a secret
30	<b>GROWTH</b> No more golf courses + Set limits on growth + Mixed zoning & architecture (freedom); private property rights; no CC&R’s + No buildings over 3 stories high + Organized development + Adequate land for individual lifestyles
26	<b>“DOWNTOWN” CHARACTER</b> Architecture to fit commercial areas/landscape + “downtown” a destination for people to visit, enjoy rural lifestyle + Limit commercial development – small shops, home-based, cottage industries, meet basic needs + Tree line entrance to Cornville + Stay unincorporated but still have an “identify”
23	<b>ROADS &amp; TRAILS</b> Bike <u>trail</u> on Page Springs <u>Road</u> + No <u>traffic</u> lights +Improved <u>road</u> system; bigger; safer; with bike lanes + Keep Page Springs <u>Road</u> two lanes + Alternative transportation; bike <u>paths</u> , hiking, etc. + Keep Cornville <u>Road</u> two lanes through

	Cornville + motorized <u>trails</u>
21	<b>SENSE OF COMMUNITY</b> Community <u>support for school</u> + a place where <u>everybody matters</u> ( <u>accepting...taking care of people</u> ) + be a <u>safe</u> community + <u>drug-free</u> zone + community <u>spirit</u> ; <u>association &amp; communication</u>
20	<b>COMMUNITY CENTER</b> Community center + community center + swimming pool
20	<b>OPEN SPACE</b> Keep <u>open space</u> land between Cornville & rest; no more <u>land trades</u> + No trading of public lands
16	<b>CLEANUP</b> <u>Clean up</u> rundown properties (County involvement in redeveloping property with owner's agreement/initiated) + " <u>Beautify</u> Cornville" committee – offer assistance, ideas, incentives + No cars left in place on property (10 years) + Always <u>cleaned up</u> and <u>tidy</u> (no illegal mobiles) + A <u>place to be proud of</u>
16	<b>WATER</b> <u>Water</u> conservation regulations in Building Code + Growth= <u>water</u> available + Better use of gray <u>water</u> for landscaping
15	<b>RIPARIAN AREAS</b> Protect <u>riparian</u> areas and resources/habitats maintained + public access to creek and <u>riparian</u> areas/wildlife
13	<b>HISTORY and PREHISTORY</b> <u>Historical</u> Society/museum/library + Library; + <u>Historical</u> "Identity" (historic trails, etc.) + Identify/preserve/access <u>archeological</u> sites
8	<b>ANIMALS</b> No kill animal shelter + Center to rehab wildlife + dog park in Windmill + Expand existing park – equestrian center
8	<b>ONE LAST THOUGHT...</b> Do not promote what you cannot support!
<hr/>	
254 Total Dots Used	<b>52 Total Items With Dots</b> (Note: 13 items received no dots) <b>50.8 Total Participants</b> (254 dots divided by 5 dots/participant =50.8)

## C-2. 2003 Community Survey Results

Community surveys were mailed to 1,882 Cornville postal mail addresses on September 25, 2003 with a deadline for return by November 1, 2003. Then the returned surveys were divided up,



reviewed and tallied by John Boik, Julie Currence, Gurugi Love, Judy Miller and Roy Ronan. The final summary was compiled by Marvin Bagby and presented at a community meeting on January 13, 2004.

NUMBER OF SURVEYS MAILED:	1,882
NUMBER RETURNED:	163
% RETURN:	8.6%
FROM:	
Cornville Core Area	81
Page Springs Area	16
Lower Oak Creek Estates	16
Oak Creek Valley	12
Tissaw Road Area	6
Verde Santa Fe	13
Other:	6
(Sugarloaf, Chandler, Lee Pasture, Swinging Bridge Estates, Koch Ranch, Merritt Ranch)	

Note: Some respondents did not indicate location.

#### **PART I – See Complete Tally Attached**

#### **Part II – Brief Highlights:**

Respondents were asked to respond to the following ten questions:

1. What do you like about Cornville? What do you dislike?
2. What is your vision for Cornville? What would you like Cornville to look like in twenty years?
3. How can residents and businesses maintain and enhance rural lifestyles in the Cornville-Page Springs area?
4. Over the next ten years, what types of growth would you like to see in the Cornville area?
5. What types of businesses or commercial services are compatible with the Cornville area? Where?
6. What kinds of public services and facilities are needed in the Cornville area? Where?
7. What roads or trails need changes or improvements in the Cornville area?
8. What measures are needed to better manage water resources? What can be done to conserve water?
9. How can we cooperate and be better neighbors within the Cornville-Page Springs area, with the Forest Service and the State Land Department?
10. Are you a member of the Greater Cornville-Page Springs Community Association? Do you feel adequately represented by the Association and the County? Looking ahead, what should be the role of the Association?

A file of all returned questionnaires and a complete tally of responses are being retained in a permanent community planning file.

A majority of those commenting stated that they liked the quiet, rural atmosphere, but disliked trashy, unkempt areas, increased traffic, and traffic violators. They like the park and dark, clear skies. They appreciate the people, scenery and Oak Creek. They preferred Cornville to remain much the same as now with controlled low-density growth. They want careful planning and community pride. "Just like it is now, but cleaned up!"

Some would like to have small businesses clustered in a central community area. Businesses suggested most often were grocery or supermarkets and restaurants, along with a variety of other

possibilities. Many respondents favored a Community Center; park expansion; better trail systems; and a various road improvements.

To manage water, some mentioned “no more golf courses” while nearly as many mentioned desert landscaping, reuse of gray water and no lush lawns. Several suggestions were offered to encourage better relationships with public land neighbors; and for improving the community association.

**Part III** – See Complete Tally Attached

GREATER CORNVILLE-PAGE SPRINGS COMMUNITY ASSOCIATION, INC.  
**2003 COMMUNITY PLANNING QUESTIONNAIRE**

**PART I**

**DIRECTIONS:** On the LEFT are statements about which you may have opinions. On the RIGHT of each statement is a scale ranging from *Strongly Disagree* to *Strongly Agree*, plus a space for *Don't Know*. Put an "X" on the line of your choice.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Don't Know
<b>EXAMPLE:</b>						
1. Apple pie is good.				X		
<b>Community Character</b>						
1. Safeguard rural lifestyles	0	1	2	33	122	0
2. Remain unincorporated	5	5	15	35	68	27
3. Prevent urban sprawl	2	2	3	27	122	1
4. Maintain local (County) control	1	2	8	56	82	5
5. Establish a community center or "gathering place"	4	14	41	53	38	6
6. Establish youth and/or senior center	4	18	41	49	34	4
7. Identify & encourage a design theme for commercial development	7	11	26	67	39	2
8. I take pride in my community	1	1	6	46	108	0
<b>Land Use</b>						
9. Growth is inevitable	10	16	10	95	29	0
10. Growth can be stopped	13	62	17	31	20	7
11. Land use planning is needed	1	0	3	48	100	3
12. The following <b>residential</b> uses are compatible with Cornville character:						
12.1 Single-family residences on individual parcels	2	5	3	62	81	0
12.1a Less than 1 acre	48	38	16	38	7	2
12.1b One acre or more	0	7	22	62	81	0
12.2 Clustered single-family residences with surrounding open space	32	35	19	52	13	5
12.3 Clustered multi-family residences (apartments, condos) with surrounding open space.	25	20	6	9	2	2
12.4 Multi-family residences (duplexes)	54	40	27	30	3	2
12.5 Planned area developments	14	10	7	26	5	3
12.6 High-density subdivisions	87	32	7	13	3	2
12.7 Manufactured/multi-sectional/modular residences	47	31	45	29	6	2
12.8 Mobile home park development	61	45	22	24	2	3
12.9 New development in floodplains	80	35	25	8	1	5
13. The following <b>commercial</b> uses are compatible with Cornville character:						
13.1 Home-based businesses	4	7	24	78	45	0
13.2 Light commercial development (C1 - Neighborhood Sales & Services)	2	9	19	104	18	1
13.3 Medium commercial development (C2 - General sales & Services)	16	36	31	65	11	2
13.4 Heavy commercial development (C3 - Commercial & Minor Industrial)	79	51	15	9	3	0



	<u>Strongly Disagree</u>	<u>Disagree</u>	<u>Neutral</u>	<u>Agree</u>	<u>Strongly Agree</u>	<u>Don't Know</u>
<i>Compatible commercial uses (continued)</i>						
13.5 Resort	55	32	29	32	4	1
13.6 Overnight Lodging-Hotel/Motel	33	39	37	42	1	2
13.7 Overnight Lodging-B&B	12	8	33	32	11	1
13.8 Campground	18	22	38	65	11	1
13.9 Livestock & Ranching	6	5	19	78	41	0
13.10 Golf Course	88	27	20	22	6	0
14. A landfill is needed near Cornville (86325 area)	54	26	26	32	6	11
15. County building codes meet the needs of residents	11	12	25	72	12	26
16. Balance private property rights with community needs	10	8	23	78	26	3
17. Consider water availability & use in land use decisions	2	0	3	41	108	1
<b><u>Transportation</u></b>						
18. Upgrade Willow Point Road/Crossings	17	12	40	23	5	52
19. Pave Willow Point Road	20	21	39	16	5	51
20. Improve Cornville Road	20	33	33	35	24	7
21. Improve Page Springs Road	23	33	36	41	13	5
22. Identify hiking/biking trail system	5	12	14	79	50	2
23. Identify equestrian trail system	4	5	21	79	44	2
24. Identify trails authorized for motorized recreation	18	16	23	56	33	2
25. Seek trail easements from public & private landowners	12	13	29	59	28	8
26. Designate historic roads & trails	2	1	26	76	35	2
27. Public transportation is needed:						
27.1 Within Cornville area	18	35	46	34	8	9
27.2 To/From other communities	13	22	31	59	21	8
<b><u>Open Space</u></b>						
28. The following are essential elements of Cornville's community character:						
28.1 Riparian (streamside) areas	1	3	8	47	84	5
28.2 Public parks	5	9	21	63	42	1
28.3 Scenic values	1	2	6	71	62	3
28.4 Archeological & historical sites	1	4	6	65	66	6
28.5 Agricultural areas	2	3	11	65	72	4
28.6 Wildlife areas/corridors	2	1	5	57	85	4
28.7 Dark skies	6	3	11	20	99	8
29. Land transfers between private, State or Federal lands are beneficial						
29.1 For private use	51	24	19	20	13	19
29.2 For public use	25	17	22	37	25	21
30. Keep National Forest & State lands as open space	0	1	5	32	103	3
31. Littering is a problem	0	5	8	56	78	2
32. Dumping on Federal & State land is illegal	1	0	1	23	126	1



**DIRECTIONS:** The following household questions are **OPTIONAL**. Use an X or respond as indicated to **any, all, some, or none** of the following questions, if desired. *(This page only: One response per household please!)*

**Demographics**

**Where is your primary residence?**

31 Cornville Core Area                      6 Tissaw Road Area  
16 Page Springs Area                      13 Verde Santa Fe  
16 Lower Oak Creek Estates              6 Other (Describe: Sugar Loaf, Chandler  
12 Oak Creek Valley                      Lea Pasture, Swing Bridge Est., Koch Ranch  
Merritt Ranch)

**Residence:** Owner 142; Renter 3; Caretaker 0; Other 1.

**Business:** At Home 23; Outside Home 35; Self-employed 33; Salaried 19; None 47.

**Number in Household:** (Show total number.) 183

**Age of Oldest Member of Household:** Under 20 0; 20-25 0; 26-30 0; 31-40; 7; 41-50 19;  
51-60 29; 61-70 36; 71-80 28; Over 80 6.

**Age of Youngest Member of Household:** (Show number for each.) Less than 1 2; 1-5 6; 6-10 6;  
11-15 6; 15-20 4; 21-30 1; 31-40 4; 41-50 15; 51-60 40; 61-70 26; 71-80 8;  
Over 80 0.

**Where Children Attend School:** Public 23; Private 4; Home 3; Other 9.

**Years of Education-Head of Household:** Less than 8 0; 8-12 27; 13-15 41; 16 16; More than 16 60.

**Highest Degree-Head of Household:** None 4; High School Diploma 21; Some College 47; BS/BA 32;  
MS/MA 23; Doctorate 12.

**Highest Education-Others in Household:** (Show number for each.) Some High School 9; High School  
Graduate 20; Some College 38; BS/BA 29; MS/MA 11; Doctorate 0.

**Job:** Service-oriented 38; Product Sales 9; Manufacturing 2; Technical 7; Professional 36;  
Farming/Ranching 2; Unemployed 1; Retired 66.

**Annual Household Income:** Under \$20,000 15; \$20,000-29,000 16; \$30,000-44,000 24;  
\$45,000-59,000 27; \$60,000-74,000 10; \$75,000-100,000 15; Over \$100,000 9.

**Years in the Cornville-Page Springs area:** Less than 1 6; 1-5 57; 6-10 25; 11-15 29; 16-20 11; 21-30  
13; Over 30 10.

**THANK YOU for completing the planning questionnaire!**

**Please submit it no later than November 1, 2003 in one of the following ways:**

1. **Mail** to Cornville-Page Springs Community Association, PO Box 1452, Cornville, AZ 86325
2. **Bring** to the October 8 community meeting, where a drop box will be available.
3. **Deliver** to a drop box provided at the Cornville Post Office or Cornville Fire Station.

### **C-3. Summary of Public Response**

The ***Proposed Community Plan-January 2005*** was introduced and distributed at a Cornville community meeting attended by 100 people on January 12, 2005. Public comment forms were provided, along with a public invitation to review and comment on the document until February 20, 2005.

The proposed plan and maps were posted at [www.greatercornville.org](http://www.greatercornville.org), with copies offered by email. The site received 110 “hits” on the planning section in January. A news release was issued to announce the availability of the plan; and a follow up news release reminded the public to comment. Other media coverage resulted from radio interviews and other public discussions. About 200 copies of the plans were distributed at public meetings, sent by postal mail, picked up at The Pony Express in Cornville, or transmitted by e-mail.

As of March 1, 2005, 33 written responses were received and recorded as follows: comment forms (17); letters (7); phone calls (2); and meeting notes (1). The written responses contained comments, suggestions, ideas, and items of new information. Minor editorial comments were not tallied, but 134 specific items were recorded and summarized by plan element. Comments were received from residents, as well as representatives of Yavapai County, Trails groups, City of Cottonwood, Red Rock-Dry Creek Planning Committee, Big Park, Forest Service, and State Land Department. A complete record is on file, and following is a brief summary:

- General** (32) Several compliments; expand planning area, reduce planning area, adjust vision, involve public.
- Community Character** (8) Incorporation, community logo, trash disposal, pond, newsletter, community center.
- Land Use** (12) Enforce violations, include a future land use map; limit density, rezoning and construction near creek.
- Transportation** (50) Ideas about specific upgrades and maintenance needs, speeding, long range planning.
- Water** (15) Support water legislation, plan for future, respect rights, protect creek, limit new wells, use gray water.
- Open Space & Recreation** (17) Respect land, expand park, protect natural areas, describe State Lands carefully.

The responses helped to greatly improve the quality and accuracy of the plan. Many comments validated material already in the plan. Other comments offered new information, which was incorporated directly into the document. Key changes in the revised document are:

- 1. Planning Area expanded (640 acres of National Forest south of Verde Santa Fe).**
- 2. Future Land Use Patterns Maps 4 & 4A added.**
- 3. New information included about Roads and Trails.**
- 4. Floodplains added on Map 6.**
- 5. References to public lands clarified.**

On March 1, 2005, the Board of Directors of the Community Association approved a motion to transmit the ***Proposed Final Cornville Community Plan-March 2005***, to the Yavapai County Development Services Department for further action.



## APPENDIX D

RESOLUTION OF THE CORNVILLE COMMUNITY OF YAVAPAI COUNTY, ARIZONA, ESTABLISHING COMMON BONDS AND PRINCIPLES FOR REGIONAL COOPERATION AND COORDINATION IN LAND USE PLANNING AND DEVELOPMENT DECISIONS IN THE VERDE VALLEY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORNVILLE COMMUNITY ASSOCIATION, OF CORNVILLE, ARIZONA, AS FOLLOWS:

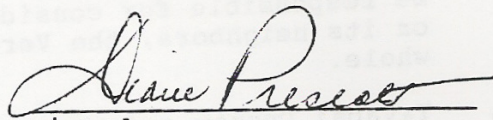
On behalf of all the citizens of Cornville, Arizona, we adopt the following guiding principles for cooperation in land use planning and development decisions among the Verde Valley governments:

- . The Verde Valley communities should not grow together, regardless of corporate boundaries. Significant open space and/or rural uses along the highways between communities shall be maintained.
- . Forest Service land trades should not be supported along the highway corridors outside existing corporate limits.
- . Each municipality and Yavapai County is solely responsible for land use decisions within their jurisdiction, provided, however, that each jurisdiction shall be responsible for considering the impacts of its decisions on its neighbors, the Verde Valley, and the region as a whole.
- . Yavapai County and the local governments and communities of the Verde Valley are strongly encouraged to consider a coordinated and comprehensive regional plan that addresses open space, regional land use and regional transportation issues.
- . Yavapai County should pursue specific area planning for areas of the Verde Valley not presently covered by adopted community plans.
- . Water quality and quantity of surface flows should be studied in order to preserve and enhance this vital resource.
- . The available groundwater supplies of the Verde Valley should be studied to determine a realistic carrying capacity.
- . Efforts shall be made to preserve open space on critical Arizona State Trust lands in the Verde Valley as in a future regional plan, and as part of the Arizona Smart Growth and Growing Smarter Act

The Verde Valley communities and Yavapai County are strongly encouraged to investigate the creation of a regional transit system modeled on the CATS system in Cottonwood and Clarkdale.

- More affordable housing opportunities should be supported within established urbanized areas throughout the Verde Valley.
- Urban type development should be limited to within or immediately adjacent to corporate limits and where infrastructure and services (public roads, sewer and water facilities and police and fire protection) are in place to serve such development.
- Development outside of corporate limits should be limited to agriculture, ranching or very low density residential use unless otherwise supported in an adopted County or regional land use plan.

PASSED AND ADOPTED by the citizens of Cornville, Arizona, by the recommendation of the Cornville Community Association Board of Directors.



signed:

Title: *President*

*Cornville Community Association*



**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Cornville CDP, Arizona

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>3,335</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>3,335</b>	<b>100.0</b>
Male.....	1,680	50.4	Hispanic or Latino (of any race).....	304	9.1
Female.....	1,655	49.6	Mexican.....	255	7.6
Under 5 years.....	170	5.1	Puerto Rican.....	3	0.1
5 to 9 years.....	186	5.6	Cuban.....	-	-
10 to 14 years.....	273	8.2	Other Hispanic or Latino.....	46	1.4
15 to 19 years.....	271	8.1	Not Hispanic or Latino.....	3,031	90.9
20 to 24 years.....	124	3.7	White alone.....	2,924	87.7
25 to 34 years.....	307	9.2	<b>RELATIONSHIP</b>		
35 to 44 years.....	557	16.7	<b>Total population</b> .....	<b>3,335</b>	<b>100.0</b>
45 to 54 years.....	623	18.7	In households.....	3,244	97.3
55 to 59 years.....	226	6.8	Householder.....	1,311	39.3
60 to 64 years.....	151	4.5	Spouse.....	710	21.3
65 to 74 years.....	272	8.2	Child.....	816	24.5
75 to 84 years.....	141	4.2	Own child under 18 years.....	663	19.9
85 years and over.....	34	1.0	Other relatives.....	164	4.9
Median age (years).....	41.4	(X)	Under 18 years.....	72	2.2
18 years and over.....	2,518	75.5	Nonrelatives.....	243	7.3
Male.....	1,239	37.2	Unmarried partner.....	108	3.2
Female.....	1,279	38.4	In group quarters.....	91	2.7
21 years and over.....	2,407	72.2	Institutionalized population.....	80	2.4
62 years and over.....	542	16.3	Noninstitutionalized population.....	11	0.3
65 years and over.....	447	13.4	<b>HOUSEHOLD BY TYPE</b>		
Male.....	219	6.6	<b>Total households</b> .....	<b>1,311</b>	<b>100.0</b>
Female.....	228	6.8	Family households (families).....	895	68.3
<b>RACE</b>			With own children under 18 years.....	376	28.7
One race.....	3,262	97.8	Married-couple family.....	710	54.2
White.....	3,109	93.2	With own children under 18 years.....	252	19.2
Black or African American.....	13	0.4	Female householder, no husband present.....	117	8.9
American Indian and Alaska Native.....	28	0.8	With own children under 18 years.....	80	6.1
Asian.....	20	0.6	Nonfamily households.....	416	31.7
Asian Indian.....	5	0.1	Householder living alone.....	309	23.6
Chinese.....	4	0.1	Householder 65 years and over.....	86	6.6
Filipino.....	1	-	Households with individuals under 18 years.....	427	32.6
Japanese.....	6	0.2	Households with individuals 65 years and over.....	311	23.7
Korean.....	-	-	Average household size.....	2.47	(X)
Vietnamese.....	-	-	Average family size.....	2.89	(X)
Other Asian <sup>1</sup> .....	4	0.1	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	2	0.1	<b>Total housing units</b> .....	<b>1,441</b>	<b>100.0</b>
Native Hawaiian.....	-	-	Occupied housing units.....	1,311	91.0
Guamanian or Chamorro.....	-	-	Vacant housing units.....	130	9.0
Samoa.....	1	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	1	-	occasional use.....	45	3.1
Some other race.....	90	2.7	Homeowner vacancy rate (percent).....	2.0	(X)
Two or more races.....	73	2.2	Rental vacancy rate (percent).....	6.3	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>1,311</b>	<b>100.0</b>
White.....	3,182	95.4	Owner-occupied housing units.....	998	76.1
Black or African American.....	21	0.6	Renter-occupied housing units.....	313	23.9
American Indian and Alaska Native.....	58	1.7	Average household size of owner-occupied units.....	2.47	(X)
Asian.....	27	0.8	Average household size of renter-occupied units.....	2.49	(X)
Native Hawaiian and Other Pacific Islander.....	6	0.2			
Some other race.....	115	3.4			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Cornville CDP, Arizona

Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	852	100.0	Total population.....	3,572	100.0
Nursery school, preschool.....	7	0.8	Native.....	3,388	94.8
Kindergarten.....	78	9.2	Born in United States.....	3,341	93.5
Elementary school (grades 1-8).....	427	50.1	State of residence.....	1,308	36.6
High school (grades 9-12).....	252	29.6	Different state.....	2,035	57.0
College or graduate school.....	88	10.3	Born outside United States.....	47	1.3
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born.....	184	5.2
Population 25 years and over.....	2,458	100.0	Entered 1990 to March 2000.....	58	1.6
Less than 9th grade.....	122	5.0	Naturalized citizen.....	31	0.9
10th to 12th grade, no diploma.....	396	16.1	Not a citizen.....	153	4.3
High school graduate (includes equivalency).....	853	34.7	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree.....	598	24.3	Total (excluding born at sea).....	184	100.0
Associate degree.....	115	4.7	Europe.....	10	5.4
Bachelor's degree.....	222	9.0	Asia.....	-	-
Graduate or professional degree.....	152	6.2	Africa.....	-	-
Percent high school graduate or higher.....	78.9	(X)	Oceania.....	21	11.4
Percent bachelor's degree or higher.....	15.2	(X)	Latin America.....	143	77.7
<b>MARITAL STATUS</b>			Northern America.....	10	5.4
Population 15 years and over.....	2,838	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married.....	549	19.3	Population 5 years and over.....	3,398	100.0
Now married, except separated.....	1,607	56.6	English only.....	3,135	92.3
Separated.....	30	1.1	Language other than English.....	263	7.7
Widowed.....	152	5.4	Speak English less than "very well".....	148	4.4
Female.....	104	3.7	Spanish.....	247	7.3
Divorced.....	500	17.6	Speak English less than "very well".....	148	4.4
Female.....	274	9.7	Other Indo-European languages.....	-	-
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years.....	58	100.0	Asian and Pacific Island languages.....	16	0.5
Grandparent responsible for grandchildren.....	35	60.3	Speak English less than "very well".....	-	-
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over ..	2,622	100.0	Total population.....	3,572	100.0
Civilian veterans.....	379	14.5	Total ancestries reported.....	3,260	91.3
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab.....	-	-
Population 5 to 20 years.....	733	100.0	Czech <sup>1</sup> .....	-	-
With a disability.....	29	4.0	Danish.....	30	0.8
Population 21 to 64 years.....	2,070	100.0	Dutch.....	118	3.3
With a disability.....	511	24.7	English.....	460	12.9
Percent employed.....	67.7	(X)	French (except Basque) <sup>1</sup> .....	169	4.7
No disability.....	1,559	75.3	French Canadian <sup>1</sup> .....	42	1.2
Percent employed.....	73.3	(X)	German.....	525	14.7
Population 65 years and over.....	503	100.0	Greek.....	-	-
With a disability.....	169	33.6	Hungarian.....	28	0.8
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	365	10.2
Population 5 years and over.....	3,398	100.0	Italian.....	96	2.7
Same house in 1995.....	2,112	62.2	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	1,186	34.9	Norwegian.....	106	3.0
Same county.....	526	15.5	Polish.....	31	0.9
Different county.....	660	19.4	Portuguese.....	36	1.0
Same state.....	274	8.1	Russian.....	12	0.3
Different state.....	386	11.4	Scotch-Irish.....	119	3.3
Elsewhere in 1995.....	100	2.9	Scottish.....	97	2.7
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	82	2.3
			Swiss.....	21	0.6
			Ukrainian.....	-	-
			United States or American.....	171	4.8
			Welsh.....	65	1.8
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	687	19.2

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Cornville CDP, Arizona

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	2,744	100.0	Households .....	1,376	100.0
In labor force .....	1,641	59.8	Less than \$10,000 .....	137	10.0
Civilian labor force .....	1,641	59.8	\$10,000 to \$14,999 .....	80	5.8
Employed .....	1,584	57.7	\$15,000 to \$24,999 .....	239	17.4
Unemployed .....	57	2.1	\$25,000 to \$34,999 .....	185	13.4
Percent of civilian labor force .....	3.5	(X)	\$35,000 to \$49,999 .....	290	21.1
Armed Forces .....	-	-	\$50,000 to \$74,999 .....	276	20.1
Not in labor force .....	1,103	40.2	\$75,000 to \$99,999 .....	91	6.6
Females 16 years and over .....	1,466	100.0	\$100,000 to \$149,999 .....	78	5.7
In labor force .....	794	54.2	\$150,000 to \$199,999 .....	-	-
Civilian labor force .....	794	54.2	\$200,000 or more .....	-	-
Employed .....	771	52.6	Median household income (dollars) .....	36,992	(X)
Own children under 6 years .....	211	100.0	With earnings .....	1,121	81.5
All parents in family in labor force .....	147	69.7	Mean earnings (dollars) <sup>1</sup> .....	40,354	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	331	24.1
Workers 16 years and over .....	1,568	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	11,215	(X)
Car, truck, or van -- drove alone .....	1,207	77.0	With Supplemental Security Income .....	63	4.6
Car, truck, or van -- carpooled .....	270	17.2	Mean Supplemental Security Income (dollars) <sup>1</sup> .....	5,802	(X)
Public transportation (including taxicab) .....	-	-	With public assistance income .....	57	4.1
Walked .....	31	2.0	Mean public assistance income (dollars) <sup>1</sup> .....	3,213	(X)
Other means .....	7	0.4	With retirement income .....	307	22.3
Worked at home .....	53	3.4	Mean retirement income (dollars) <sup>1</sup> .....	15,220	(X)
Mean travel time to work (minutes) <sup>1</sup> .....	23.6	(X)	Families .....	976	100.0
Employed civilian population 16 years and over .....	1,584	100.0	Less than \$10,000 .....	57	5.8
<b>OCCUPATION</b>			\$10,000 to \$14,999 .....	49	5.0
Management, professional, and related occupations .....	344	21.7	\$15,000 to \$24,999 .....	158	16.2
Service occupations .....	324	20.5	\$25,000 to \$34,999 .....	107	11.0
Sales and office occupations .....	496	31.3	\$35,000 to \$49,999 .....	232	23.8
Farming, fishing, and forestry occupations .....	16	1.0	\$50,000 to \$74,999 .....	222	22.7
Construction, extraction, and maintenance occupations .....	234	14.8	\$75,000 to \$99,999 .....	91	9.3
Production, transportation, and material moving occupations .....	170	10.7	\$100,000 to \$149,999 .....	60	6.1
<b>INDUSTRY</b>			\$150,000 to \$199,999 .....	-	-
Agriculture, forestry, fishing and hunting, and mining .....	38	2.4	\$200,000 or more .....	-	-
Construction .....	265	16.7	Median family income (dollars) .....	42,333	(X)
Manufacturing .....	133	8.4	Per capita income (dollars) <sup>1</sup> .....	16,500	(X)
Wholesale trade .....	70	4.4	<b>Median earnings (dollars):</b>		
Retail trade .....	207	13.1	Male full-time, year-round workers .....	31,567	(X)
Transportation and warehousing, and utilities .....	69	4.4	Female full-time, year-round workers .....	21,653	(X)
Information .....	37	2.3			
Finance, insurance, real estate, and rental and leasing .....	61	3.9			
Professional, scientific, management, administrative, and waste management services .....	95	6.0			
Educational, health and social services .....	256	16.2			
Arts, entertainment, recreation, accommodation and food services .....	198	12.5			
Other services (except public administration) .....	116	7.3			
Public administration .....	39	2.5			
<b>CLASS OF WORKER</b>					
Private wage and salary workers .....	1,204	76.0			
Government workers .....	92	5.8			
Self-employed workers in own not incorporated business .....	288	18.2			
Unpaid family workers .....	-	-			
				Number below poverty level	Percent below poverty level
			<b>POVERTY STATUS IN 1999</b>		
			<b>Families</b> .....	107	11.0
			With related children under 18 years .....	77	16.4
			With related children under 5 years .....	15	11.5
			<b>Families with female householder, no husband present</b> .....	16	13.1
			With related children under 18 years .....	16	22.2
			With related children under 5 years .....	6	26.1
			<b>Individuals</b> .....	549	15.9
			18 years and over .....	386	14.8
			65 years and over .....	44	8.7
			Related children under 18 years .....	163	19.5
			Related children 5 to 17 years .....	137	20.6
			Unrelated individuals 15 years and over .....	202	32.5

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Cornville CDP, Arizona

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>1,467</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b> .....	<b>1,375</b>	<b>100.0</b>
1-unit, detached .....	931	63.5	1.00 or less .....	1,295	94.2
1-unit, attached .....	16	1.1	1.01 to 1.50 .....	47	3.4
2 units .....	11	0.7	1.51 or more .....	33	2.4
3 or 4 units .....	-	-			
5 to 9 units .....	-	-	<b>Specified owner-occupied units</b> .....	<b>676</b>	<b>100.0</b>
10 to 19 units .....	-	-	<b>VALUE</b>		
20 or more units .....	-	-	Less than \$50,000 .....	-	-
Mobile home .....	474	32.3	\$50,000 to \$99,999 .....	172	25.4
Boat, RV, van, etc. ....	35	2.4	\$100,000 to \$149,999 .....	142	21.0
			\$150,000 to \$199,999 .....	197	29.1
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	94	13.9
1999 to March 2000 .....	33	2.2	\$300,000 to \$499,999 .....	64	9.5
1995 to 1998 .....	190	13.0	\$500,000 to \$999,999 .....	7	1.0
1990 to 1994 .....	150	10.2	\$1,000,000 or more .....	-	-
1980 to 1989 .....	409	27.9	Median (dollars) .....	155,700	(X)
1970 to 1979 .....	454	30.9			
1960 to 1969 .....	126	8.6	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	81	5.5	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	24	1.6	With a mortgage .....	436	64.5
<b>ROOMS</b>			Less than \$300 .....	-	-
1 room .....	26	1.8	\$300 to \$499 .....	25	3.7
2 rooms .....	60	4.1	\$500 to \$899 .....	66	9.8
3 rooms .....	105	7.2	\$700 to \$999 .....	148	21.9
4 rooms .....	398	27.1	\$1,000 to \$1,499 .....	135	20.0
5 rooms .....	258	17.6	\$1,500 to \$1,999 .....	48	7.1
6 rooms .....	318	21.7	\$2,000 or more .....	14	2.1
7 rooms .....	170	11.6	Median (dollars) .....	968	(X)
8 rooms .....	88	6.0	Not mortgaged .....	240	35.5
9 or more rooms .....	44	3.0	Median (dollars) .....	277	(X)
Median (rooms) .....	5.1	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
<b>Occupied housing units</b> .....	<b>1,375</b>	<b>100.0</b>	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000 .....	282	20.5	Less than 15.0 percent .....	272	40.2
1995 to 1998 .....	439	31.9	15.0 to 19.9 percent .....	115	17.0
1990 to 1994 .....	353	25.7	20.0 to 24.9 percent .....	53	7.8
1980 to 1989 .....	218	15.9	25.0 to 29.9 percent .....	48	7.1
1970 to 1979 .....	67	4.9	30.0 to 34.9 percent .....	41	6.1
1969 or earlier .....	16	1.2	35.0 percent or more .....	123	18.2
			Not computed .....	24	3.6
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b> .....	<b>364</b>	<b>100.0</b>
None .....	51	3.7	<b>GROSS RENT</b>		
1 .....	451	32.8	Less than \$200 .....	-	-
2 .....	622	45.2	\$200 to \$299 .....	-	-
3 or more .....	251	18.3	\$300 to \$499 .....	54	14.8
			\$500 to \$749 .....	193	53.0
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 .....	49	13.5
Utility gas .....	45	3.3	\$1,000 to \$1,499 .....	-	-
Bottled, tank, or LP gas .....	722	52.5	\$1,500 or more .....	-	-
Electricity .....	259	18.8	No cash rent .....	68	18.7
Fuel oil, kerosene, etc. ....	24	1.7	Median (dollars) .....	635	(X)
Coal or coke .....	-	-			
Wood .....	308	22.4	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	17	1.2	Less than 15.0 percent .....	21	5.8
No fuel used .....	-	-	15.0 to 19.9 percent .....	70	19.2
			20.0 to 24.9 percent .....	21	5.8
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent .....	43	11.8
Lacking complete plumbing facilities .....	-	-	30.0 to 34.9 percent .....	32	8.8
Lacking complete kitchen facilities .....	-	-	35.0 percent or more .....	89	24.5
No telephone service .....	52	3.8	Not computed .....	88	24.2

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.