MEETING INFORMATION:
General Plan Update - Community Workshop
Monday, March 9, 2020
5:30 PM - 7:30 PM
Desert Foothills Library- Arizona Room
38443 N Schoolhouse Rd
Cave Creek, AZ 85331

MEETING ATTENDEES:
Twenty-five attendees signed in, however, there were approximately five that arrived after the meeting began that did not sign in. Of the attendees that signed in (See Appendix A), everyone was a Cave Creek resident.

MEETING INTRODUCTION:
Matthew Klyszeiko with Michael Baker International, the Town’s General Plan Consultant, began the meeting with opening remarks and welcomed community members and thanked them for their attendance. Mr. Klyszeiko provided a brief description of the meeting agenda and the opportunity to provide feedback through interactive exercises that would follow the presentation.

PRESENTATION SUMMARY:
As part of the formal presentation, Mr. Klyszeiko reviewed the purpose of the General Plan, the need for updating it now, and the topics that it addresses. He then reviewed the outreach efforts completed by the project team thus far, those that are ongoing as well as those pending. Mr. Klyszeiko followed this summary with a brief overview of the project website and current community survey. Mr. Klyszeiko shared that a total of 107 surveys have been completed to date and asked those in attendance for suggestions on increasing participation and assistance in the promotion of the survey.

Following this introduction to the project and review of its current status, Mr. Klyszeiko shared demographic and socioeconomic data with the meeting attendees. This data included land ownership acreages and percentages within the Town of Cave Creek, Population Growth from 2000 projected to 2050, Age Composition and Median Age, Median Home Value and Median Household Income. With this information, Mr. Klyszeiko highlighted some of the potential issues and impacts that may need to be considered going forward with the General Plan update process. Please see Appendix B to view a copy of the presentation.

Workshop attendees were provided an opportunity to ask questions and share their feedback throughout the length of the presentation.
Next, Mr. Klyszeiko introduced the interactive workshop stations set up in the back of the meeting space. After Mr. Klyszeiko explained the exercise for each station, he ended the formal presentation and directed participants to visit each workshop station at their own pace. Please see Appendix C to view each workstation board.

Workshop Stations included the following:

- Take the Community Survey – Participants who had not completed the online survey were able to complete and submit hardcopy surveys.
- Help Validate Cave Creek’s Vision – Participants reviewed the previous 2018 General Plan Vision statement and used sticky notes to identify what they liked and did not like about the statement.
- Evaluate Trade-Offs – Participants were presented with a set of four trade-offs and instructed to place a sticky dot to identify their preference along the spectrum between each trade-off.
- Comment on Land Use – Participants were able to use sticky notes to identify areas on the current General Plan Land Use Map where certain types of development should go or should not go.

The following is a summary of the feedback received at each interactive workshop station:

- Take the Community Survey
  - 4 additional surveys were completed during the meeting
- Help Validate Cave Creek’s Vision
  - Likes:
    - Yes to dark sky initiative.
    - Yes to dark skies.
    - Yes to dark sky!
    - Unique western equestrian character and heritage.
    - Use remaining Spur Cross tax to purchase Harmony Hollow “conserve”.
    - Conserve Harmony Hollow- love the Spur Cross Preserve.
    - Yes to dark sky. Yes to western heritage and culture, but we need to define this and have codes applicable in Town Core. Open space!!! Encourage tourism. Slow down commercial development.
    - Carefree Highway and Cave Creek Road development: at least we don’t have to drive to Bell Road.
    - The Cave Creek dark sky initiative people (Bruce Arlen) has a great white paper re: Dark Sky Initiative Myths that you should consider posting on the Town Web Site. Yes to Dark Sky Initiative.
Dislikes:

- Reduce noise and light pollution.
- Need to include reducing noise pollution.
- No to dark skys. This should be encouraged but not mandated. We don’t need the extra regulation and don’t need more bureaucracy telling us what kind of lights to have on our land.
- This is a good, positive vision statement, but the 2018 draft an extremely poor job of reflecting this vision.
- And commercial development must be done extremely thoughtfully and must be consistent with dark skies, and quiet, and peaceful environment.
- No drive thru fast food restaurants next door to neighborhoods.
- No drive thru fast food restaurants on carefree Highway west of Cave Creek.
- Events for which there is not adequate parking.
- No fast food drive through restaurants in or near residential neighborhoods.
- Noise! Events and big construction and dust.
- With a median age of 58, why would we want fast food drive thru restaurants in our town? Honor Specific Area Plan on Carefree Highway. Honor Town Core.

Evaluate Trade-Offs

- Quality of Life:
  - Managing commercial growth was strongly encouraged (13 attendees) rather than developing new tax bases through non-residential development. One attendee was neutral.
  - Maintain infrastructure was encouraged (8 attendees)/ strongly encouraged (6 attendees) rather than minimizing the cost of services. One attendee was neutral, while two strongly encouraged minimizing the cost of services.

- Residential Development
  - Town core residential development was encouraged (7 attendees) / strongly encouraged (4 attendees) rather than dispersed Town-wide residential development. Two attendees strongly encouraged dispersed Town-wide residential development.

- Traffic Congestion
  - Enhancing alternative modes of transportation was encouraged (9 attendees)/ strongly encouraged (2 attendees) rather than enhancing roadway capacity and connectivity. There were four neutral attendees.
Two comments were received on the traffic congestion topic:

- No 6-lane road on Carefree Highway.
- Keep roads we have in good repair and clear all the shoulders and easement along them.

Comment on Land Use

- Maintain current Carefree Highway Specific Area Plan.
- Maintain as is the current Carefree Highway Specific Area Plan.
- Honor the commercial buffer zone.
APPENDIX A:
Sign In Sheet
<table>
<thead>
<tr>
<th>Name</th>
<th>Check all that apply</th>
<th>Describe if Other</th>
<th>Email</th>
<th>Project Updates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erik Netted</td>
<td>x</td>
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<td>Thomas McCune</td>
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<tr>
<td>Christine Grubb</td>
<td>✓</td>
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<tr>
<td>James Grubb</td>
<td>✓</td>
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<tr>
<td>Sandra Vizini</td>
<td>✓</td>
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<tr>
<td>Susan Clancy</td>
<td>✓</td>
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<tr>
<td>Melanie Phelps</td>
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<tr>
<td>Julie Bengaman</td>
<td>✓</td>
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<tr>
<td>Georgette Sturnsey</td>
<td>✓</td>
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<tr>
<td>Rebecc Moore</td>
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<tr>
<td>Randi Moore</td>
<td>✓</td>
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<tr>
<td>EBG Menactino</td>
<td>✓</td>
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<tr>
<td>Name</td>
<td>Check all that apply</td>
<td>Describe if Other</td>
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<td>Project Updates</td>
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<tr>
<td>Bob Morris</td>
<td>X</td>
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<tr>
<td>Nanette Wildermuth</td>
<td>X</td>
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<tr>
<td>Kathy Lake</td>
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<td></td>
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<tr>
<td>Marlee Olewski-Kirby</td>
<td>X</td>
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<tr>
<td>Dorene Southern</td>
<td>X</td>
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<td>V. Kerry &amp; Pauline Smith</td>
<td>X</td>
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<tr>
<td>James Himmes</td>
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<td>Kathy Kneel</td>
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<td>Elizabeth Wright</td>
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<td>David L. Phelps</td>
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<tr>
<td>Mark Boettcher</td>
<td>X</td>
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<tr>
<td>Roxanne Boettcher</td>
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APPENDIX B:
Community Workshop Presentation
Town of Cave Creek
General Plan Update
Community Workshop
March 9, 2020
About the General Plan

What is the Purpose of the General Plan?
Document the vision and then guide the physical, economic and social development of the Town over the next 20+ years.

Why update the General Plan now?
State law mandates that the General Plan must be updated and adopted by voters every 10 years. Cave Creek’s current General Plan was last ratified by voters in 2005.

What topics does the General plan Address?
The General Plan must address “elements”, or topics, related to Land Use, Circulation, Open Space, Growth Areas, Environment, Cost of Development and Water Resources.
Community Outreach

Outreach Efforts

• Stakeholder Interviews (complete)

• Planning Commission Work Sessions (complete)

• Project Website – cavecreekgp.com (complete)

• Social Media – Facebook, Twitter (ongoing)

• Community Workshops (ongoing)

• Mobile Workshops
  Taste of Cave Creek (complete)
  Craft Beer Festival (complete)
  Rodeo Days (scheduled)

• HOA Notifications (ongoing)

• Utility Bill Inserts (ongoing)

• Local Project Posters & Flyers (ongoing)
Project Website & Survey

Community Survey
• Understand community viewpoint
• 107 responses to date
• Closes on April 3rd
What We’ve Heard

Why do you choose to live in Cave Creek?
(Top 3 Responses)
• Rural Character
• Proximity to Natural Open Space
• Access to Trails

What are the most positive trends Cave Creek has experienced recently?
(Top 3 Responses)
• Natural Open Space and Resource Preservation
• Trail and Recreation Planning
• Historic Town Core Development

What are the most negative trends Cave Creek has experienced recently?
(Top 3 Responses)
• Traffic Congestion
• Loss of Rural Character
• Cave Creek Road/Carefree Highway commercial corridor development
What We’ve Learned

Population Growth

Land Ownership

<table>
<thead>
<tr>
<th>Town of Cave Creek Land Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>----------------------------------</td>
</tr>
<tr>
<td>Private Land</td>
</tr>
<tr>
<td>State Trust Land</td>
</tr>
<tr>
<td>Public</td>
</tr>
<tr>
<td>Bureau of Land Management</td>
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<tr>
<td>Total</td>
</tr>
</tbody>
</table>
What We’ve Learned

Median Home Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Cave Creek</th>
<th>Carefree</th>
<th>Scottsdale</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$270,500</td>
<td>$679,000</td>
<td>$485,400</td>
</tr>
<tr>
<td>2010</td>
<td>$59,938</td>
<td>$91,196</td>
<td>$85,528</td>
</tr>
<tr>
<td>2018</td>
<td>$59,938</td>
<td>$91,196</td>
<td>$85,528</td>
</tr>
</tbody>
</table>

Median Household Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Cave Creek</th>
<th>Carefree</th>
<th>Scottsdale</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2010</td>
<td>$20,000</td>
<td>$40,000</td>
<td>$60,000</td>
</tr>
<tr>
<td>2018</td>
<td>$20,000</td>
<td>$40,000</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

Age Composition

- 20 to 34 years: 2000: 494, 2010: 0, 2018: 0
- 55 to 59 years: 2000: 0, 2010: 0, 2018: 0
- 60 to 74 years: 2000: 1,902, 2010: 0, 2018: 0
- 75 years and over: 2000: 0, 2010: 0, 2018: 0

Median Age

- 2000: 44.7
- 2010: 49.5
- 2018: 57.7
Where Do We Go From Here?

Workshop Stations

- Take the Community Survey
- Help Validate Cave Creek’s Vision
- Evaluate Trade-offs
- Comment on Land Use

Your Input Is Needed!
Check the project website for future updates and survey results
www.cavecreekgp.com

Thank You
APPENDIX C: Workstation Boards

I LIKE:
(use a sticky note to share what you like about the Draft Vision Statement)

The vision of our Town reflects the values and lifestyles we desire to maintain and enhance in the future.

TOWN VISION
The citizens of Cave Creek have elected to make the Town of Cave Creek a Dark Sky, Rural, Low Density Residential Community and want it to continue this way in the future.

Cave Creek citizens are focused on maintaining the western heritage that is defined by our passion for open space and low density residential development. We promote outdoor lifestyles such as equestrian, hiking and biking activities. Dramatic views, trails, open spaces and wildlife habitats are the hallmarks of the quality of life we seek and desire to protect. We also desire to encourage our artistic community.

Over the ten year life of this General Plan, we strive to:

- Continue to contribute to our unique western, equestrian character and diverse lifestyles by honoring the Town’s western heritage and culture that establishes our Wild West brand.
- Encourage the preservation of our dark skies and quiet, peaceful environment with cooperation from our fellow citizens and working with adjacent communities to mitigate the impacts of development.
- Conserve our rich, varied, self-sustaining natural environment.
- Encourage tourism and development in the Historic Town Core compatible with the Town’s character.
- Recognize and promote the commercial corridor development opportunities afforded by the two primary transportation arterials, Cave Creek Road south of Carefree Highway and the Carefree Highway generally west of Cave Creek Road, consistent with the character of Cave Creek. Commercial development in the corridor should be complementary to the businesses in the Town Core.

I DON’T LIKE:
(use a sticky note to share what you would like to change about the Draft Vision Statement)
APPENDIX C: Workstation Boards

Cave Creek General Plan Update
TRADE-OFF CONSIDERATIONS

With the greater metropolitan area experiencing a period of significant growth, Cave Creek desires to proactively manage the impacts this growth places on the Town now and into the future. This exercise is intended to identify community preferences for some of the trade-offs that may need to be considered in order to strike the right balance in public policies that will support the Town’s desired vision.

<table>
<thead>
<tr>
<th>Quality of Life (use a sticky dot to identify your preference across the trade-off spectrum)</th>
<th>Trade-Off Spectrum</th>
<th>Residential Development (use a sticky dot to identify your preference across the trade-off spectrum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manage commercial growth</td>
<td>Strongly Encourage</td>
<td>Encourage</td>
</tr>
<tr>
<td>Strictly manage the commercial growth of the Town Core and Carefree Highway Corridor.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Core residential development</td>
<td>Strongly Encourage</td>
<td>Encourage</td>
</tr>
<tr>
<td>Prioritize appropriately sized residential development in areas where existing development currently exists.</td>
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</tr>
</tbody>
</table>
APPENDIX C: Workstation Boards

Cave Creek General Plan Update

TRADE-OFF CONSIDERATIONS

With the greater metropolitan area experiencing a period of significant growth, Cave Creek desires to proactively manage the impacts this growth places on the Town now and into the future. This exercise is intended to identify community preferences for some of the trade-offs that may need to be considered in order to strike the right balance in public policies that will support the Town's desired vision.

<table>
<thead>
<tr>
<th>Quality of Life (use a sticky dot to identify your preference across the trade-off spectrum)</th>
<th>Trade-Off Spectrum</th>
<th>Minimize cost of services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain infrastructure</td>
<td>Strongly Encourage</td>
<td>Encourage</td>
</tr>
<tr>
<td>Ensure we provide safe, reliable and efficient water and wastewater systems.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Traffic Congestion (use a sticky dot to identify your preference across the trade-off spectrum)</th>
<th>Trade-Off Spectrum</th>
<th>Enhance alternative modes of transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance roadway capacity and connectivity</td>
<td>Strongly Encourage</td>
<td>Encourage</td>
</tr>
<tr>
<td>Accommodate increased traffic by providing wider roads and more routes to desired destinations.</td>
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</tr>
</tbody>
</table>
Use a sticky note to show us on the map where residential, commercial, recreation or other uses should go or should not go.