SUMMARY INFORMATION:
Online Survey
Available, Oct 16, 2019 to April 30, 2020

SUMMARY INTRODUCTION:
As part of the community outreach process for the Cave Creek General Plan Update, an online survey was conducted from October 16, 2019 to April 30, 2020. The survey had 563 unique responses that were collected during the survey period. The following is a summary of the general survey responses followed by verbatim comments given in response to the survey's two open-ended questions.

Note on Survey Context:
The following is strictly a summary of the thoughts, opinions, and comments received via the General Plan Update online survey. It is important to note that the items identified in this summary are not final recommendations, but rather one set of multiple public outreach inputs and comments received through various in-person and online-based outreach tools.

Feedback from all outreach efforts will be combined with technical research to ultimately refine the Town's General Plan vision, further develop the plan's goals, and identify specific policies that will allow Cave Creek to define a collaborative future.
What is your age?

- 18-24 (1.1%)
- 25-34 (3.6%)
- 35-44 (13.1%)
- 45-54 (17.8%)
- 55-65 (34.8%)
- Over 65 (28.8%)
- No Response (0.9%)

How long have you lived in Cave Creek?

- 1 to 4 years (19.7%)
- 5 to 9 years (20.6%)
- 10 to 19 years (26.5%)
- 20 or more years (24.9%)
- Less than 1 year (6.6%)
- Live elsewhere (1.2%)
- No Response (0.5%)
Which area of Town do you live in? (see map below)

- Area 1 (21.5%)
- Area 2 (25.2%)
- Area 3 (33.9%)
- Area 4 (14.4%)
- I don't live in Cave Creek (4.8%)
- No Response (0.2%)
Why do you choose to live in Cave Creek?

- Rural character: 485
- Proximity to natural open space: 450
- Access to trails: 355
- Western heritage and culture: 324
- Sense of community: 319
- Recreation Opportunities: 290
- Art and entertainment options: 157
- Good place to raise children: 148
- Type of housing options: 121
- Quality of schools: 119
- Near family & friends: 117
- No municipal property tax: 112
- Cost of living: 69
- Close to employment: 50

How would you rate the overall quality of life in Cave Creek?

- Excellent (40.1%)
- Good (48.0%)
- Average (10.3%)
- Poor (0.4%)
- Very Poor (0.5%)
- No Response (0.7%)
What are the most positive trends Cave Creek has experienced recently?

- Natural open space and resource preservation: 381
- Trail and recreation planning: 284
- Historic Town Core development: 179
- Road improvements: 116
- Cave Creek Rd./Carefree Hwy. Commercial Corridor: 114
- Town fiscal sustainability: 107
- Tourism growth: 96
- Public communication and outreach: 67
- Provision of Town utilities and services: 66
- Employment growth: 33
- Residential development: 31

What are the most negative trends Cave Creek has experienced recently?

- Traffic congestion: 397
- Loss or rural character: 354
- Cave Creek Rd./Carefree Hwy. Commercial Corridor: 302
- Residential development: 272
- Natural open space and resource depletion: 175
- Water quality: 111
- Historic Town Core development: 70
- Tourism growth: 65
- Provision of Town utilities and services: 58
- Public communication and outreach: 55
- Town fiscal sustainability: 42
- Trail and recreation planning: 18
- Employment growth: 13

Cave Creek Rd./Carefree Hwy. Commercial Corridor
How important are each of these values to you?

The following statements were extracted from the goals found in the Town of Cave Creek’s (non-ratified) 2018 General Plan. By evaluating each statement and assigning a priority level, this exercise will provide valuable feedback that will inform the Town as to what is most important to the community and what adjustments may be needed as part of the current General Plan Update.
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1. Provide transportation facilities for non-motorized travel
2. Provide accessible, non-motorized trail connections to recreational open spaces
3. Support appropriate commercial growth areas within the Town
4. Reinforce residential development compatible with the Rural Development pattern described in the General Plan
5. Minimize the Town’s costs of services and facilities
6. Preserve the existing quality and expand the level of public facility and service provision
7. Maintain and enhance the fiscal viability of the Town
8. Provide for the future safety and security of properties and people
What are the best ways to keep you informed about information on the current General Plan Update?

- Town website (24%)
- Social media accounts (i.e. Facebook) (21%)
- Utility bill inserts (13%)
- Opt-in email notices (where you sign up to receive messages) (18%)
- Local agency announcements (HOAs, Chamber of Commerce meetings and newsletters, Tourism Bureau) (5%)
- Local online resources (news and information websites) (9%)
- Local print resources (newspapers and magazines) (10%)
The following are the individual comments received for the survey’s open response questions. Responses provide a wide range of ideas that span from protecting the natural beauty of Cave Creek to addressing housing and commercial development practices, while many other responses cover multiple categories. Responses are provided in no particular order.

**Question: “How can we improve our quality of life?”**

- Stop the high-density housing. Including subdivisions with single family homes crammed up against each other; but especially these condo and apartment complexes. This is going to drive up the heavy traffic, increase accidents, and keep people from leaving their houses; and it also destroys the natural beauty of the desert.
- Keep your word to the residents. Stop allowing commercial interest to supercede what already exists by changing zoning and allowing exceptions.
- Limit the development of Commercial properties on Carefree Hwy. Increase setbacks and open space requirements and decrease height restrictions. Provide more open space in town for community gathering and use. Purchase lot next to The Grotto and rezone for open space, create town park.
- Protect our rural ness and keep the desert views and character
- I live in CC as it brings me back home. I grew up in Rural area of Poland surrounded by wildlife and domestic animals. I sit on my porch and listen to the voices of nature and look at the Continental Mountain and know that this is the best little town on earth. Please preserve nature. I understand that businesses and residential development bring money to town but we must find the middle ground and balance or soon no one will want to live or work here as we will become like everyone else.
- Cancel Bike Week, which brings crime, traffic congestion, noise pollution and restricts the safe access to town services including limiting the access of emergency responders to access neighborhoods and therefore threatens the life of the actual residents (due to delayed emergency response)!
- Close or require noise containment of the biker bars and rodeos to inside venues only. Increase the db noise allowed on our streets back to where it no longer interferes with residents quality of life. Cancel biker week as it has become a traffic hazard and by closing one lane each way will, not may, be the cause of death when emergency services cannot get to a resident in critical need of such service.
- Enforce traffic laws in town. Increase police presence in town. No rezoning in residential areas that increases density.
- Please, please visit the impact that short term, weekly rentals are having on their neighbors!
- The mayor needs to help Cave Creek residents from the noise and litter of Airbnb’s and VRBO’s like Flagstaff and Sedona have done. Living next to these short term rentals that can host twenty
people or more takes away all quality of life and negatively impacts neighbors property values. The mayor has taken a hands off approach to this problem.

- Having a mayor that fights for private property owners not just the businesses in town.
- Provide clean, safe water. Improve water delivery, (stop leaks and loss of pressure) and waste water systems. I have particulates in my water way too frequently and it is unsettling and frightening. That is just the stuff I can see! I also think the Town should contract for refuse services. There are various refuse trucks from at least 3 companies going all around my neighborhood and yours every day of the week, which is not efficient nor desirable. I wake to the noise of commercial trash being picked up early morning, at least 6 days/week, from Frontier Town. Put in a stop light with turn arrows at Cave Creek Road and School House Rd. With the further development in all directions of this intersection, there are too many lanes and too many pedestrians and poor drivers for this to not be unduly hazardous. A single light will give a break in traffic for other nearby intersections for safety there too.
- Do not adopt the Dark Sky Initiative. Cave Creek's existing light ordinances are already doing a great job.
- Say "NO!" to the Dark Sky Initiative. We like Cave Creek just the way it is, and skies are dark enough. More regulation is not consistent with the character of Cave Creek.
- Stop sprawl - maintain our rural community
- "Lower speed limit to 30 on Cave Creek rd starting at carefree hwy. too much speeding still going on. Lots of noise from motorcycles. Will make safer for residents to enter Cave Creek rd.
- Get rid of bike week"
- Put more emphasis on the natural beauty and open space in Cave Creek, and less on making it a target for land development.
- Stop chopping up and selling Creek Creek. It’s going to become a circus.
- Stop developing fast food and high traffic stores
- Limited growth until infrastructure is completed first.
- Stop building and development of carefree hwy and cave creek rd
- Responsible water and waste water management
- Stop wasting money and provide emergency services without a property tax. Especially, address the $3 Million sewer subsidy!
- Do not rezone rural areas. People come here for open space and natural beauty.
- "By knowing our Neighbors needs & Values.
- Respecting what each has to offer."
- Keep rural atmosphere. Reduce traffic. Enforce noise ordinances and speed violations. Clean up the activities surrounding the bars.
- "Preserve open space, protect wildlife & habitat & vegetation.
- Plan for climate change!!!
- Encourage less carbon intensive activities! Electric vehicle charging!
• Promote community activities that are planet friendly!
• "Slow down development. Traffic is horrible all year now and extremely bad during the winter now.
• Stop higher density housing developments and commercial development everywhere...there are too many chain stores that make it more like the city we escaped 15 years ago.
• It doesn't even get dark here anymore and it's far from quiet any longer."
• Use Open Space Funds appropriately, preserve Harmony Hollow
• Keep low density housing a commercial development. NO HIGH density housing
• Enforce the present code.
• Limit commercial development. Please do not destroy what has made Cave Creek great. We do NOT need to be Scottsdale or Phoenix.
• "stop complaint driven provision
• our town is a mess...
• get a backbone into our codes!"
• Keep commercial development along Carefree Hwy. Work on "Dark Sky's"..... The Stars are hard to see. Town business lights have taken our night sky's .... We in the north need fire hydrants. Our closets hydrant is 1 1/2 miles away. Rural Metro will bring a 2500 gallon water truck up here to fight a fire...Spur Cross and Cahava Ranch Road and go West 1 1/2 miles..
• Control the bars. Eliminate Bike Week. Support Dark Skies.
• low density housing, hieght restrictions, more NAOS, parks, trails open space
• Parallel to the general plan, develop a system of communication and community problem solving that is consistent, well understood, and based in preservation of our rural environment. Electing leaders who can develop a vision for the next ten years, leaders who have the discipline to own the message and hold onto it's goal set is critical. Communication is the key, It will be important to refine our development policies so we manage the growth push from Phoenix. Cave Creekers understand goal setting, they will contribute if they believe that it actually makes a difference. leadership must see this responsibility. It is so much more than getting bleachers for the rodeo!
• Clean up the clutter in the town core. Residence should have top priority, over businesses
• No special permits for Bike Week
• "We use the trail system daily and the average speed of traffic in the town core is ridiculously fast. We need some serious traffic enforcement and lower the speed limit.
• We feel that it is too unsafe and have had too many close calls crossing CC Road on horseback so we no longer ride our horses into town which is one of the reasons we moved here.
• Check out Ruidoso NM with a similar town core which put in speed bumps to control traffic speed."
• Limit commercial development.
• Improve safety along cave creek road for walkers
• Provide more access for safe walking in the town core of Cave Creek
- Limit development. This has been done in a few very special places in the United States.
  Scottsdale in 1956 was a perfect community: horses, people, charming businesses. Scottsdale today: a nightmare. We moved here because Cave Creek 20 years ago, reminded us of Scottsdale 50 years ago. DEVELOPMENT IS NOT PROGRESS. CHANGE IS NOT PROGRESS. IT IS CHANGE, AND THAT IS NOT ALWAYS GOOD!
- Employment areas, locations for business services (lite industrial areas) basically where we don't have to drive to Phoenix to work or shop
- Stop the commercialism and maintain the old west/small town feel.
- "Subdivisions outside of the Town Core should be prohibited.
- Enact term limits for Town Council."
- Stop the growth of subdivisions.
- Keep density low
- Make sure there are opportunities for affordable housing - economically diversified housing so that people who work here can also live here.
- for example how does a 70 unit condo complex get approved for Schoolhouse Rd on an already treacherous 4 way stop sign? Should be zoned commercial with a traffic light installed at the corner.
- Enhance the Historic Town Core with walking paths for residents and visitors.
  Revegetate/landscape/streetscape for curb appeal and additional shading/coolness. Initiate voluntary water conservation measures for all residents and businesses to raise awareness for our limited/critical water supplies. Initiate a new public relations campaign of “Our Town, Cave Creek” that brings us together to promote and support each other and the beautiful town we all love.
- "Get walkways built in the town area for tourists to walk on (all the way through).
- Don't let chain establishments move in (restaurants, hotels, etc.).
- Make sure any architecture on businesses/buildings retain the western feel.
- Not be such a political town - accept everyone & their opinions (doesn't mean you have to agree)."
- An alternative road to get through Cave Creek during events
- "Rat poison and herbicides are killing our wildlife especially avian. Strict enforcement of speed limits and DUIs as people leave bars. Take those dumb poles down.
- Use the funds we taxed ourselves to preserve Harmony Hollow, Stamp mill and the Victorian. Support the community. Being FOR something brings Community. That is the most beautiful opening to our preserves and our preserves bring MANY tourists...hikers, bikers, horse folk, families...and preserving this rare desert riparian area for WATER and WILDLIFE should be fundamental to our identity."
- Stop letting our neighborhoods rent out their houses to Air B and B
- Get the stupid people out of the board
- Support Spur Cross II, the preservation of Harmony Hollow and environs.
- Retain rural character, not become a tourist trap!
• Maintain low density, rural character. Do not change zoning just because owners want to make more $$$. There are lots of empty commercial properties - business can locate there not in new construction that requires zoning change. If we don’t expand in size (number and density) we don’t need to expand services or have new revenues to support that expansion
• Allow broadband internet companies such as Cox to run lines through to town. We need access to affordable and reliable high speed internet
• Continue to build out in our commercial corridors to provide additional tax revenue for the town.
• Slow down commercial development along carefree highway and reduce traffic congestion
• Keep development to a minimum, make the roads toll roads to pay for conservation plans, and add crossing guards at the crosswalks, railroad type bars at the crosswalks, or bridges over the roads
• You ruined old town feel with horrible town homes you erected - motor cycles noise is horrible turned into biker town- worst problem let expensive homes in our quiet neighbor turned over to daily rentals - it’s a business run in our very rich neighborhood they yell scream do drugs park on streets - why did you not enforce ? Were not allowed to run business from our homes yet you allow this to go on
• Preserve the western heritage of the Town through land preservation, lower speed limits, and appropriate central corridor business growth.
• Stop building so much...no more commercial north of carefree highway....add trails that travel all of the way around black mountain make it more accessible to walk from one end to the other...I run daily pushing a stroller and theres nowhere safe for me to run. Improve our water terrible....I dont feel safe drinking it.. I love cabe creek and do not plan on leaving unless the building continues to sky rocket
• Commercial corridor / light and noise pollution must be kept to a minimum. Commercial architecture should represent our community and not what you find in other towns or cities.
• Keep open space and keep lots to an acre per house.
• Keep Cave Creek Rural and local. Our local small businesses are the heart and soul of this town bringing in chains destroy the very charm of living here. Our access to open spaces and the natural world is another important aspect of Cave Creek that must be protected and honored over the commercial development of our area. Keep it small. Keep it local.
• Sewer and direct cable , satellite and better ware , Sidewalks, more development- more commercial opportunity to encourage tourism
• Road improvements
• Stick to the current SAP!!!!!!!!
• "Keep our town rural! Track homes and high density living do not belong here. It is why we fell in love with this town and why we commute long distances to work, friends and family.
• Focus should be placed on maintaining historical businesses and buildings. Local culture should be nurtured and celebrated. Adding new shopping centers when we can’t even fill the existing ones because rent is either too high or buildings need too much repair for new tenants to take
on should not happen. While it is nice to have convenient amenities, that is not why the year round town folk live here. Adding commercial businesses to appease the tourist and snow bird community is not right for your main resident base."

- Stop the building
- Keep the town real and why we are here. I get we need tourist but fun a way they don’t contest town core.
- Do not develop anymore virgin property in and around the town core!
- Keep a home town feel. Create a community civic center that can be utilized by a variety of organizations to host community driven events.
- Keep it rural, height restrictions and NO big corporations. Support Mom and Pop business to keep character of town.
- Cave Creek is UNIQUE! But lately the emphasis by the Town Council has been trying to imitate other towns and cities (Palm Springs, Scottsdale, etc) rather than preserving and building on our UNIQUENESS… stuffing housing along Cave Creek Rd in Area 3 has already taken its toll. What we have here cannot be replaced once it’s gone! PLEASE get off the “imitation bandwagon,” and choose instead to build on the unique Western charm and character that attracts visitors to our town!!!
- Reduce speeders on Cave creek road. I’m regularly passed by Out of State Visitors driving in excess of 45mph in our 30mph zones as displayed on speed display sign near Rancho manana.
- Quit allowing commercial development along Carefree Highway
- Providing sidewalks and trails that make the town core more walkable for tourists and residents alike. Improve Desert Awareness park or provide a park more central to town core to cater to families with young children.
- Preserving land answer not over developing
- "You can start by enforcing the codes that are currently on the books. I have voiced to the town building department about unpermitted RV carport as well as another carport and fencing in my area and nothing has been done about it to take those items down, or to enforce the code. And it's been well over a year, actually going on a year-and-a-half since these items were erected. So you can start by making sure that what people are building are in fact within code and enforce it in a timely manner.
- Our neighborhood hood has also had issues with loose and running dogs and it took quite some effort to finally get somebody to take a look at this problem part of the problem is that when we voice a problem or issue things are not taking care of quick enough. I know everyone is busy and there's much to do, but I will tell you that not expediting a response is one of the worst things you can do to build community support, and make citizens of a town feel as if they are important contributors."
- Please simplify town crosswalks. Very confusing. Stop approving construction of high density/large property developments (Grapevine) that bring high levels of noise and traffic to our once quiet neighborhoods. It's not fair to existing homeowners, our pets and wildlife. Seems as if the Town sold it's soul to power and money!
• Maintain roads better. Improve and even expand recreational and hiking areas. Continue to protect and promote small business downtown and do not allow franchise business. Increase the number of town events to support tourism and our local businesses. Determine a way to support business in off season months.
• STOP THE COMMERCIAL BUILDING!!!!
• Maintain open space, enhance trails and walk ability in the gore. Maintain (large lot, rural) residential zoning except in CB commercial buffer zoning. Small govt and no HOA style regulations. No overly-themed Design Guidelines. No Design Review Committees.
• Keep the speed limit low, keep our Western heritage alive keep away high density housing and chain businesses.
• Limit the number of motorcycles. Stop allowing fast food chains and Circle K’s. We have enough.
• Provide greater enforcement of traffic laws.
• Make thoughtful decisions about development. Feels like the town is only focused on making money.
• Get the water system updated to handle the load of people/businesses and get rid of the ongoing sewage smell.
• We came here because it is at the boundary of civilization. The sprawl cannot continue to the north, because of the national forest. Keep the town feel, small. No traffic lights.
• Cut down on stores and businesses…the dessert is quickly diminishing
• Stop the greedy commercial growth of drive thru types of restaurants - we can go to Scottsdale if we want that….
• I keep in this town small and supporting the mom and pop shops that make us special.
• Find a way to Implement and and enforce noise ordinances. Motorcycle noise is increasing and ruining the rural character of our town. Decibel limits should be enforced By the sheriffs or a committee of people with authority.
• "Our quality of life can be improved by the Town of Cave Creek rededicating itself to its mission of slow growth, low density rural residential living and its stewardship of the Sonoran Desert. The Sonoran Desert is unique. Other places have sunshine and warm weather. Other places have cowboys and bikers. Other places have bars and restaurants. But there is only one desert foothills in only one Sonoran desert. AND the Sonoran Desert is receding before our eyes both around us and in our community.
• Could we:
  • 1) Increase the amount of vegetation and green space in commercial areas.
  • 2) Forbid block walls encompassing entire acreages. That is urban/suburban, not rural.
  • 3) Reduce and limit trails to allow for recreation while protecting habitat.
  • 4) Adopt dark skies. Stars are truly a rural phenomena.
  • 5) Require revegetation of residential and commercial lots that have been bladed and left unlandscaped and full of invasive chamomile for ages. Lots of these out there.
6) Develop education and overt messaging regarding the desert, native plants, animals and the Council and towns dedication to it.

7) Evaluate horse density and the scraping of desert associated with corals, barns, and arenas.

   How much of this scraped land sits idle and unused?

8) Shift emphasis of commercial development from the Old Town Core to the commercial corridor on Carefree Highway. This is an excellent place for commercial development as Phoenix is developing the south side of Carefree Highway regardless of how the Town of Cave Creek proceeds. If the development is carefully overseen by planning and development, its impact can be diminished.

9) Emphasize that portion of the plan that diminishes too much light, too much noise, too much traffic too many signs and too little parking in all commercial districts. Maybe this is code. But whatever it needs to be addressed or maybe just enforced.

"commercial signage size & type restrictions compatible with the historic town character
commercial bars & restaurants - a requirement to provide adequate rear facility parking when possible and front natural landscaping
rehabs and new developments - oversight to ensure completed as scheduled ... and eliminate as far as possible construction sites that take years and even decades to complete"

We do need to evolve, but at the same time preserve our rural charm as much as possible. Please make our town more friendly for pedestrian traffic. Need higher quality restaurants like Tonto. Need to get rid of any "junkyard" looks as in what is in front of Bedazzle Boutique and Tumbleweed (this used to be worse). Need new development on southwest of 4-way stop on Cave Creek Road that will generate revenue for our town and also add to our charm, and I wish I knew what that is...

Keep the residential building to a minimum. No street lights. Preserve the beauty of our community.

Much of the development along Cave Creek and Carefree Highway has been good. However, the micro hospital is a poor decision and the town should have stopped that. The area is not lacking a medical facility as Honor health is expanding at I-17 and Carefree just 10 minutes away. Commercial development in this area is forgoing what we moved to Cave Creek for and bring traffic and crime. Poor planning has made all of our streets cut throughs with tons of speeding. We used to be able to go walk down 52nd St now it is filled with cars going 50. Also why do we need 5 oil change places within 1 mile? Please if you are going to allow commercial development make sure it is something that is actually good for the community. Dutch bros, Starbucks, sprouts, chipotle we’re home runs. Some of the others have been misses.

Minimize population growth
Provide better internet access
Stop building homes 2 feet apart from each other.
Keep Cave Creek small, but viable for the citizens who live here
Go back to the town employees working 5 days a week
• The Cave Creek Carefree Highway corridor has changed the traffic flow and caused congestion to an area that used to be easy to access. We have enough commercial developed property along this corridor. My concern is more development will cause more traffic congestion which will cause pollution to a fresh air environment.
• Stop the Commercial Development
• Slow down traffic entering and within town limits. Provide a safe way to cross Cave Creek Road at Surrey for safe access to the trail system. Work with Eastside businesses to get more cooperation in limiting the negative excessive noise of speeding traffic. I cannot open my windows at night in the nicest time of the year because of excess noise from motorcycles entering and leaving town at night.
• Make it easier for Cave Creek residents to enjoy our town. Currently, you have to show a card or pay to hike Spur cross. I don’t always have my card, so I am forced to pay. Is 3 bucks really a money maker? Also, if you say that Cave Creek park is part of our town, then why do we have to pay to get in there? Our quality of life should be already paid for by the property taxes we pay and the taxes we paid to fund Spur cross.
• "Provide fire and emergency services for all Cave Creek residents funded through a property tax. It is unfair for only some residents to contract with Rural Metro when if everyone paid a tax, it would be less expensive.
• Road improvements are needed. Whispering Hills has two one lane streets that the developer never completed. The town should step up and complete these for our neighborhood."
• Develop a strategic plan that is pro-growth, keeps the small town feeling, and diversifies our downtown businesses.
• Remove the white posts that divide the lanes of traffic throughout the town. I do understand the purpose of the posts but all have been run over and damaged after only of couple of days of use.
• Put a stop light in at the 4 way stop and by Rancho Manana, and light the crosswalks. They make lights that spotlight crosswalks and don’t light surrounding areas. Allow businesses to better light their signs and businesses. It’s so hard to find new businesses at night and even ones you know about. It has to be killing businesses. Lower the cost of water. It’s ridiculous. I miss having a real tax funded fire department like most parts of the country. This Rural Metro system is archaic.
• Make parking at Frontier Village on an angle instead oh straight. There would be no loss of parking spaces and would make it much easier to park, and easier to see oncoming traffic when pulling out.
• "Collaborate more with Desert Hills to preserve our overall rural life and keep Phoenix out. Rather see those tax dollars stay up here and benefit Cave Creek and Desert Hills. Provide opportunities to support more alternatives schools: support new private schools up in our area, home school groups & activities, microschools, etc. Take more advantage of having a PVCC campus in our area - that is such an advantage.
• Make Cave Creek accessible for those with disabilities. How can Cave Creek be a gateway to the Sonoran lifestyle for those with Autism and other disabilities?
• CCUSD has a lot of concerning issues. They make it look good on the outside for marketing but what’s really going on is different. When the roof leaks all year long and then the school gets it fixed only days before the A+ rating inspector comes, it’s just for show, not for the kids. Classes are over crowded. We want the schools to be good and known for it so that people want to move here & spend money like they want to move to Gilbert. As of right now we would never send kids to public school. It’s barely managed chaos.
• Foothills Academy closing down was a huge bummer and many many parents I have talked to are not thrilled with the Candeo school that’s taking over. They feel they are uppity and not community minded, very “our way or the highway”. Not Creeker lifestyle at all. They want other choices besides CCUSD and that.
• Maintain existing SAP on Carefree Hwy between 48th and 49th streets.
• Restrict commercial development.
• Please pay attention to the kind of commercial development happening along Carefree Highway. We need development that fits in with the General Plan as it stands!
• Do not approve commercial development that does not meet current SAP.
• Our low density desert life style in this beautiful setting makes us unique. We need to balance the desire and need for commercial development with the need to preserve our unique way of life.
• Stop amending zoning to allow for fast food restaurants and increasing business hours. Stop allowing “bike week” and other motorcycle events in our town. They’re noisy, and we shouldn’t be encouraging drinking and driving! This is supposed to be a family town.
• Offer better services and assistance to road maintenance and shoulder vegetation trimming.
• Quit developing every inch of land!
• Be more careful with commercial development. Corner of Carefree and Cave Creek is over developed. How many auto service centers do we need within a 1 mile radius. While stage coach village is a wonderful area, it still remains under occupied. Hopefully this will not occur at the storefronts by the new Sprouts. If all become occupied, there doesn’t appear to be enough parking.
• Please do not amend the SAP for parcels on n. Side of C.F.Hgwy fro 48th to 49th st. The neighborhood of estadio de cholla made concessions back in 2015. Please honor what was agreed to back then. Ask yourself (honestly) would you want a national fast food chain on the corner where you live? My guess is no. We can not afford to take a hit to our home values, especially in this time of economic uncertainty. I am a 10 year (gulf war) veteran of the U.S. Navy. I used the GI home loan to purchase my house. It was a hard earned benefit of my honorable service to our country. My house is an investment in my future, as well as my 2 young children. The property values will certainly decrease with an amendment to the SAP. Please, I ask you as a public servant, to help us protect our investment and quality of life in our neighborhood.
• "Enforce dark sky rules.
• Pave Carefree Hyw with noise reducing asphalt"
• Don’t let Stewart Jean build between 48th street and 49th street. Cave Creek needs no fast food restaurants
• Stop commercial growth in our city, and if we do expand do it with respect to our NATURAL environment
• promote community spirit.
• We love the rural and natural beauty with the various wildlife we see daily. I would prefer to drive to Scottsdale or Phoenix for most of my commercial purchasing items knowing that I would be returning to my peaceful home. Please don’t plan and encourage more traffic congestion and commercial development. The traffic noise is bad enough and I despise the noisy motor cycles each weekend to travel to c.c. just to drink beer!
• The questions in this survey are poorly written and depending on the background behind them (which many participants are not privy to) answered as written have the potential to severely skew the results. Many have a back bone that can not be seen and answers given can be potentially, not as the survey participant intended. Not right and a great example of manipulation of data.
• Do not allow any commercial structures to be built next to Estado de Cholla. Roll back the SAP to residential only. Protect our neighborhood and respect the forever homes we all have.
• Support the residents of Estado de Cholla by upholding the current SAP or returning the land to residential use only. The developer who owns this land is currently trying to change the SAP to accommodate businesses which will negatively impact this community.
• The focus of the Town needs to return to enhancing the residential quality of life as opposed to full throttle conversion to higher and higher commercial intensity and activity.
• Keep the look of the town core as it is now. Keep the city look AKA Sprouts, Lowes, & Home Depot down at the Carefree Hwy/CC area -- never in the town core. Add trails for hiking, biking and riding. Preserve Harmony Hollow. Buy up the State Trust land north of Red Dog Ranch and preserve. Yeah, I know that's probably not going to happen. DO NOT allow Cahava Springs use of Morning Star and Spur Cross for access. It would ruin the rural feel of this area and cause a traffic nightmare. The fees to tap into town water and sewer are ridiculous.
• Please protect our current preserved lands and continue to preserve while we can. Connection to nature is what people need and is shown to be very important to successful communities.
• Insure economic fiscal security. Abide by the economic laws of economies of scale.
• "Stop the high density residential development.
• When you do road work also include weed abatement-the weeds on the streets that feed into Spur Cross have little weed management making it more and more dangerous for residents to pull out safely particularly given the numbers of those significantly exceeding the speed limit on Spur Cross and School House."
• Please don’t forget we are a western town and horses and safe access for riders should be a priority. I see a huge new home in Cave Creek that is now allowed to take off and land a
helicopter. There is another home on north Spur Cross that I understand is also allowed to do
this. This is a very concerning safety issue for horseback riders. We have two riding stables that
operate on the trails in his area and offer safe trail rides for tourists. These are long-established
businesses that could be seriously impacted should a landing helicopter spook any of these
horses causing injury to any patrons. Please consider eliminating helicopter access in residential
areas when updating the town plan. It is a completely unnecessary and dangerous activity in our
rural, western setting.

- Stop ruining Carefree Hwy. Stop permitting condos and cookie cutter houses
- Beauty the town core commercial roadway and make walking between all retail safe and easy.
- How about bringing water as promised years ago to north 26thSt. homes, and start enforcing
code violations of messy yards full of junk etc.
- Allow appropriate housing for locals who grow or service establishments that serve our Tourism
sectors. There also needs to be more selections for our aging population to age in Cave creek as
opposed to leaving the area they know & love to move to senior community located far away
from their home in Cave creek. This is due to no choices for limited income seniors who could
stay but cannot afford the cost of Cave creek/Carefree's higher home & rental costs.
- Sidewalks in town core.
- Please don't raise the cost of our water!! We are still upset about your fee of $50 a month.
  When your retired and on a set income every month it's not easy! Many Creekers will be
  protesting strongly if you raise your monthly fee!!
- Stop bike week from happening this year to prevent the spread of Coronavirus
- Stop the high density development that is crushing our town with people and traffic. The
growth is counter to everything that made out town great in the first place. Anyone withing the
town council receiving bribes by developers should be prosecuted to the fullest extent of the
law.
- Enforcing traffic laws, our roads are not raceways.
- Put real restrictions on tourist trap bars like the Hideaway, Harold's, and Buffalo Chip. This town
exists primarily for the residents, not a few select bar owners.
- Limit motorcycles and enforce quiet hours & dark sky
- We moved here for space. Stop the planned communities only allow custom builds on acreage
- "1) Improve roads, especially dust control on dirt roads. Spraying a thin coat of oil every few
  months does little good last a few days at most. It's time to pave / chip seal the remaining dirt
  roads in CC.
- Let's starting with 38th Street please. The whole road, not just the section from Cloud to Glory.
The town maintained the whole 1 mile section for several years then abandoned everything N of
Glory.
- 2) Enforce our town ordinances. Were seeing non-native vegetation being planted, unpermitted
  building projects, animal shelters / rescues operating in residential neighborhoods and dark sky
  / lighting violations. Calls to the town regarding these issues are not acted upon."
- No subdivisions
• Fill in the major potholes and make safer the Sunset Trail Road that connects to Stagecoach Pass on the west side of Black Mountain. Two cars can no longer pass because of the growth coming from the sides of the road.
• Improve the roads in residential areas, such as Sunset Trail from Stagecoach Pass up the west side of Black Mountain. The potholes are getting big enough to swallow my corvette. Make sure the water pumping stations are kept in good working order so the water doesn't go off so frequently.
• Leave in force the existing plan for area 1. Do not destroy our neighborhood by placing retail businesses on Carefree and 48th, or any of the corners nearby.
• By not allowing commercial development to adversely impact existing residential neighborhoods through property devaluation and impact to quality of life (noise, crime, traffic, smells, etc.)
• Preserve rural town-keep commercial development to a minimum.
• be selective on retail, like Sprouts
• Limit commercial development within the town core. Preserve the riparian areas.
• Heep the traffic noise down and limit the speed of vehicles
• ”- Maintain rural character by restricting large scale commercial and/or residential development
• - Maintain and develop new hiking, biking, and horse riding trails
• - Maintain existing road infrastructure
• - Become a certified dark sky town"
• make our town more full time residents
• don't develop so much around the town core that makes it hard for folks and tourists to get in...and keep their services priority if you want a cute town..if you have too many burger kings or dominos, Taco Bell they won't come into Big Earls, El Encanto or Brugos as an example same for clothing stores etc...
• Less building. Cave Creek has become an extension of Phoenix. I had hopes that when I voted for Cave Creek to become a town that we would avoid that.
• Provide appropriate transition from Carefree Hwy. commercial to existing low density residential/horse property north of the road.
• Maintain and protect the desert and natural environment. Encourage sustainable development and sustainable building practices.
• Cave Creek used to be considered an equestrian's paradise in that you could saddle a horse, ride off your property and explore the desert unabated. Although much of the development in the last 20 years has been low density, development has diminished resident's ability for recreation whether it be on horseback, mountain bike or by foot. Trail connections to our vast open spaces is critical to hand down this unabated access to nature that defined the incorporation of the Town to our children and beyond. Cave Creek must strive to work with land owners and developers to be creative with the remaining undeveloped/unentitled land within the Town Core - The Town Core is the metaphor of the guest powder room that you clean and decorate before having a party so the guests get a positive impression about how you live.
• Please maintain the starry sky’s and prevent light pollution. Make sure we stay a rural setting with native plants and a native feel to the community!
• Perhaps follow Carefree’s example of careful expansion without the blight of fast food joints on every corner.
• Better work from planning commission/council that approves only plans that incorporate sensitive designs where, like Tractor Supply, commercial development is not as near Cave Creek Road as it is in case of AutoZone, as an example. AND, stop destroying the medians for things like bike lanes. If you have to condemn property or work out agreements with property owners, to gain properties, that is, by far, a better solution than eliminating any more of the medians. And please take care -- i.e., plant and water -- those few medians that are left in the Town. Since you have approved a high-density project abutting the Post Office, you’re going to have to put in a stop light and do something about the traffic you are drawing to that corner of Schoolhouse Rd and Cave Creek Road. Your solution to pedestrian walkways is no solution. Those white posts make a bad situation worse.
• My main concern, (or source of irritation) is the noise level that periodically occurs along Cave Creek Road through the center of town. Motorcycles and the bars are the main source. I live about a mile North and can hear all of it. Peace and quiet would be nice all the time!
• keep high density housing out of our community.
• "Improve traffic planning and safety as increased density and commercial projects are allowed. Work with MAG for widening Carefree Hwy east of Cave Creek Rd.
• Keep the north part of Cave Creek area1, 3 and all of 4 in present zoning for 2,5, 10 acres without allowing for increased density in housing developments."
• Stop threating the integrity of the town my marginalizing the residents who become negatively affected by changes in codes to simply meet the need of revenue with no other concerns to quality of life.
• My responses as to how we can improve our quality of life are incorporated into my comments in the "Please provided any additional comments..." section below.
• Create improved walking trails through town connecting Cave Creek and Carefree in a safe manner, create shade on those walkways and landscape the medians properly.
• Keeping natural spaces open and accessible to the community and protecting wildlife corridors and water resources.
• Stay safe. Stay small. Community
• Curtail rezoning from residential to commercial. Awful and unpleasant to hear, on average, 10 or more car alarms per day coming from Walmart parking lot. That is just one of many examples of how Cave Creek life has lost so much. Please do what can be done to prevent this town from becoming “anytown USA.
• "These questions seem misdirected. You don’t respect my private property ""by conserving and protecting the geology, flora, fauna and water resources within them"". It is my private property, not yours. What is this? ""Preserve the existing quality and expand the level of public facility and service provision."" Unless you are talking Spur Cross and the Desert Awareness Park
there are no public facilities. This must mean more bike lanes? ""Provide transportation facilities for non-motorized travel"" Trails work just fine we don't want or need sidewalks, more bike lanes, or any other hipster bike borrowing silliness. Maybe Tempe could use your services? ""Provide safe and appropriate access to town resources and services and regional transportation connections"" As opposed to unsafe connections? Unless you are talking trails, the answer is no. This one is really solid proof that you have no idea what Cave Creek is all about: ""Provide for parking facilities within the Town of Cave Creek which are safe and minimize the visual impact upon the community"" Please stop trying to re-imagine our town. What we actually need is an over flow parking lot for special events. What we have now works just fine and is in fact more in touch with our needs. This tells me you just don't get it: ""Provide a diverse mixture of housing opportunities that meet the goals and objectives of the General Plan and that are sensitive to the environment"" How many ways do you have to hear that we don't want HIGH DENSITY housing and blocks of apartments. And it is also clear that you must have already decided on the ""goals and objectives in the plan"".

- This is a RURAL area. We do not wish for any additional restriction on our RURAL way of life. We don't want or need light rail or bus lines. We drive trucks and pull horse trailers on dirt roads and that makes us happy. We do not want any additional HOA type restrictions on our property or life style. Our biggest pollution issue is what to do with horse manure but we pretty well have that handled. Stay the hell out of our business."
- Leave us alone. We don’t want to be managed.
- Continue to develop the town core in a manner that enhances the rustic, rural character while allowing modern, up-to-date business concepts the opportunity to thrive i.e. shared co-working spaces (could be a mix of artisan & food-based i.e. blacksmith, contract kitchen for startup food providers), ""pop-up"" eateries surrounded by a food hall, mixed-use live/work retail, office or service (custom vehicle, bike or parts shops with live-in loft, vacation rental space). All of this could be done under the 'old west' theme the town would like to preserve.
- Preserve the natural landscapes and habitat in critical wildlife areas. AKA Spur Cross and Harmony Hollow Preserve
- STOP developing land
- The parking lots of harolds and the buffalo chip, and the road that cuts between them are huge safety hazards. Ever since the chip burned down and the road was installed the area has become a huge safety hazard and has changed the town for the worse.
- Give us good quality water
- Support and enhance our Rural Wester Cowboy artist identity
- Stop the noise from motorcycles. You can hear it at the top of Black Mountain it is so noisy. Stop any further commercialization of Carefree Hwy near Cave Creek Rd. The Sprouts, Chase Bank, Mod Pizza are built far to close to the road and are an eye-soar. The area is starting to look just like Phoenix and Scottsdale, and the traffic is getting bad. Put a stop to this as it will continue to diminish the character of Cave Creek and Carefree, and any sort of pollution is bad.
- Please stop the commercial growth on Carefree Highway and at the intersection of Carefree and Cave Creek Rd.
- DO NOT ALLOW DRIVE-THRU RESTAURANTS ON CAREFREE HWY. THIS WILL BE HORRIBLE!!!!
- stop the building and blading of the desert. no rezoning allowed in low density residential areas.
- Protect preserved land and stop rezoning and/or upzoning for development. Preserve what we can while we still can. Maintaining a low density rural residential environment as stated in the 2018 General Plan, bullet point 3, page v1.
- NO MORE RESIDENTIAL NEW BUILDING!! We are NOT ANTHEM!!!
- Keep the town small.
- Be more prudent with commercial planning. traffic, air quality, open space among others has been greatly compromised in recent years. The cost of water, the quality of drinking water and lack of sewers continue to be topics with much discussion and minimal action.
- Keep fast food restaurants away from 48th St, by keeping the existing professional business zoning intact in the SAP for north of CFarefree Hwy between 48th St to 53rd St.
- Stop over-building and excess commercialization of every square inch of land. We moved out here to get away from all the dense pack/commercialized aspect of Phoenix. The infrastructure and roads are already at their limit. More traffic means more sitting in slow traffic increased traffic accidents and deaths. It will take years to build up the roads and infrastructure to cope with the increase in traffic density. If I wanted that I would move to some other dense pack city.
- "Make sure water quality and availability is sustained. Remove those stupid white poles at pedestrian crosswalks. Do not allow commercial businesses to usurp right of ways for their business purposes.
- No town property taxes. Cave Creek School district boundaries should follow town boundaries…get Deer Valley SD out of our town."
- Access to public transportation.
- Stop allowing big box businesses to come into our town. Keep it small, keep it rural, keep it local
- "Reduce town government and learn to live within the current budget.
- Walmart revenues should be used to offset the overpriced purchase of the water company and for infrastructure improvements."
- Maintain and support existing planning and land use regulations and provision. Do not allow the Cave Creek, Carefree Hwy corridor to become another Bell Rd. Enough is enough.
- more consistency in overall planning of housing development to provide for ALL people not just the $500k or higher people. We have a serious problem for places to live of our "workers" in town and affordable senior housing. Rentals are near none due to the expansion of AIRBB and such.
- Keep the area rural and stop big businesses from taking over
- Ensure the availability and protection of open spaces for recreational use such as horseback riding.
- Enforce traffic codes, especially speed and motorcycle noise ordinances.
• View the town as a complete whole rather than north of Spur Cross and those out on the south west side. Respect all citizens desire to maintain night skies, rural lifestyle, reasonable traffic patterns and noise patterns, and other pollution. Stop trying to impose "Bell Road" on Cave Creek residents living in neighborhoods approved by the Town as desert rural. The town has not been honoring its obligations. Most residents want a rural, quiet, safe, walking space near their home (including views of the mountains). Attempting to even consider changing agreed upon SAPs that residents and the town cooperated and compromised upon, shows a loss of the "Cave Creek" many of us moved here for and have worked so hard to maintain for all residents, not just those living "far enough north."
• Do not allow commercial development too close to our homes.
• "By purchasing and conserving areas of outstanding natural beauty, and preserving these areas for future generations.
• Sensible development.
• Embrace diversity."
• Traffic - that comes with development is seemingly an after-thought. Please publish some of these "traffic studies" that have done. Full transparency would be great. NOISE on Cave Creek Road from bikers-please consider options (rubberizing the road thru help/grants from the State/City of Phoenix partnership?) I'm not anti-biker. But the noise levels are not helping.
• Keep Fast Food and associated type of development off of North Carefree Highway
• Stop building!!! Retail stores, townhomes, condos, restaurants, etc!! Just STOP!
• Leave it all alone. We are rural. period. bringing in amenities brings crime and corruption. this area was intended for the easy quiet life. Stop building commercial buildings and bringing in business. WE are use to driving for our needs. It used to e a nice drive all the time now its a headache. Crime and vehicular accidents are out of control. Just stop the chaos. Don't let money get in the way. We will all pay more for our utilities if we can be promised the growth will slow.
• Find a way to purchase the remaining state land that was set aside for preservation.
• "Wow, the above questions are so vague. If I look at the question as it pertains to bicycles I would answer one way. If you are talking horses, I would answer another way. I feel like I'm being hoodwinked.
• Road maintenance in this town is nothing less than horrible. MAINTAIN.. THE.. ROADS!!!! If a town cannot maintain it's own infrastructure, you have no business running a town. I don't ever want to come into the town's offices or sheriff's office and be told that this is a "complaint driven town!", again. Take care of things BEFORE they are complained about! I don't want to hear that this is the "flavor" of Cave Creek again either! The speed limit sign on Grapevine has fallen down three times in three years. Really! Terrible workmanship! You fill a giant pothole with two shovels full of asphalt when it needs 5 wheel barrows. Our road, Arroyo and Grapevine, are falling apart. Your road maintenance policies are joke!
• The giant 60,000 sq ft compound being built is so out of character for CC. How could you guys let this happen? Chiller noise that chases us out of our own back yard. So, we go and sit in our front patio. Only to met by 60 -70 large trucks, semi's and other vehicles in a parade every
morning. The noise is unreal. It all happens again in the afternoon. Out little road can't handle that. You do not communicate with us. When these people finish their main entrance will you make them start using it for entry of construction vehicles? Is Arroyo now their servants entrance? TALK TO US! If there is one thing that will make us move, it is that property. Our back yard used to be our haven. Now we stay inside. I am very angry at the town over this. This was our dream property! I am certain that our house value has dropped due to the backyard noise we hear from this chiller. You guys made very poor decisions in regards to that property. You should be enhancing our property values, not devaluing them."

- Currently the roads near our home are in need of repair.
- Focus less on development and more on conservation. Assist businesses to fill in the empty spaces in the town core vice building new. Try attracting a bigger variety of businesses (although I'm not sure what) instead of more metal sculpture tourist shops. Get someone who actually understands the water issues because the city has seriously messed this up in the past.
- Keep it rural and quit building!!!
- town parking area with trolly/carts to take people to bars/restaurants during peak season to avoid congestion and complaining
- Protect our current preserved lands and continue to preserve while we can. Connection to nature is what people need and is shown to be very important to successful communities
- Could we have more local police enforcement of the “speeders” in town? We live on Spur Cross which is 35 mph and there are many drivers going 50-60 mph down this road. This is very dangerous for the horseback riders, and diminishes quality of life for homeowners who like to walk the trail.
- Stop all the pointless commercial and high density development! Those cause a lot of the traffic, noise, loss of our beautiful views, loss of animal habitat and water availability!
- Don't give in to 1 or 2 noisy voices. Let the general population dictate the direction of the town.
- Calm traffic in town between Rancho Mañana and Stagecoach village. Tourists seem to drive a little too fast and congest traffic in this section of town - making it harder for residents.
- Enhance our sense of community and build public trust by communicating our goals and accomplishments to the citizens. This might be done by mailings or notices in the water bills. We might encourage communication between citizens and Council members. The local newspaper has often been divisive but we can do more to use it to our advantage.
- 1. Reduce land development restrictions to both private and corporate residential and commercial developers. 2. Develop and require Architectural Guidelines are met for all new improvements. 3. Add Developmental Requirements that require Architectural Design elements are consistent with Old Western Cowboy Heritage to support the character of the Town that makes it Unique. 4. Incorporate Angled street parking, remove the center divider for an emergency vehicle lane and turn lane down the middle, have only one lane East and one lane West From Tom Darlington to Town Hall, and reduce the speed limit to 25mph. 5. Make The Town Core and Cave Creek Road a pedestrian friendly Zone with lots of Traffic, Parking, Bicycle Lanes, Pathways, Horse Trails, and Town Right of Way elements that support public right of way
access for Retailers, Walking, Bicycles, Horses, locals, and tourist to enjoy the outdoor elements that make the Town so unique. 6. Growth is unstoppable to develop and implement guidelines and initiatives to allow it to grow in a favorable manner that preserves a Western Cowboy Heritage and Outdoor Recreational Activities.

- Reduce the commercial properties being built closer and closer to my home. Noise and traffic have increased dramatically since I moved here 12 years ago. Also would love to be able to have access to sewer system.
- Sidewalks, road maintenance, water
- The town needs a trail system for biking and hiking that is safe and extensive so people don’t need to drive everywhere.
- Traffic in town, and getting to town, is out of control. Sheriff’s Department Cruisers need to be more visible within Town limits. Residents and guests need to be made aware and constantly reminded of increased pedestrians and to be careful and slow down. Perhaps additional signage regarding speed limit no u-turns Etc. Definitely take every chance we have to make the public remember to SLOW DOWN IN TOWN! (here’s your new slogan)
- The above questions are really vague and misleading. They could go either way and possibly give license to potentially very negative changes. There are very few recreational facilities for children.
- Ensure environmental preservation for open space, natural wildlife, views of mountainside ridges and skyline.
- By protecting residential neighborhoods. We do not want Carefree Hwy to turn into another Bell Rd.
- Keep the rural character. Low density homes, not huge development of condos, etc. Mandate commercial development setbacks, building height restrictions, don’t re-zone properties for commercial use that abut residential properties.
- Don’t build more commercial buildings. This will kill off all the mom-&-pop shops that make Cave Creek so unique.
- Keep commercial developing to a minimum. Add more green space closer to Carefree area or on North Scottsdale road. Especially for families with children. Also help the schools to be the best they can be!
- Control residential growth by conforming to existing zoning categories.
- Fix infrastructure as growth continues so that the town doesn’t let off an odor when people drive through town.
- Foster the existing business since they provide plenty of revenue for existing leve of town expenses. Also need to always keep a focus on what makes this area what it is - low population that fosters nature and a sense of the old west. Commercializing it all and stuffing in condos will destroy the uniqueness.
- Keep the retail development of Carefree Highway to a minimum. We don’t need another Bell Road developing.
- Do not approve rezoning cases that are not consistent with the approved GP
• "Family events
• Welcoming committee"
• Slow down all of the commercial building….we do not need more fast food restaurants and quick oil change businesses. Moved here over 20 years ago to get away from the saturation of "city" activity. The Town of Cave Creek is being swallowed up by all of this "change". Hardly recognizable from 20 years ago!! Hard to see the stars at night anymore…..sad!!
• By not getting so greedy and allowing so much development which increases traffic, population, crime, litter... all which eventually degrades the quality of life for those living in and around the area. Encourage use and make the permit process more attractive for renovating existing unoccupied buildings before building more.
• Keep Cave Creek from becoming “Scottsdale North” Keep our community a small and unique.
• Stop building so much and so close to the roads so CC doesn't start to become Phoenix.
• We love CC for the simplicity of life. We left the big metropolis for a quieter way of life. If we want more excitement we simply get on Scottsdale Road and go South but more and more we love visiting old CC and having a drink or dinner locally. We love the small hometown feeling and would love for it to stay that way.
• Prevent the rezoning of rural land to accommodate larger housing developments with tract homes, such as what they are trying to do along 56th St between Dixileta and Lone Mountain. All of the housing developments being built along the Phoenix/Cave Creek borders are just increasing traffic and making it borderline unsafe for me to ride my horses around the neighborhood anymore. That is the whole reason we moved to Cave Creek in the first place. Please don't let Cave Creek lose its charm.
• We must consider all options and act with a heart of compromise with out ruining the uniqueness off the town. See comments below:
• Please stop the commercial development, the recent sprouts development is a perfect example of what not to do to our town. Over design, poor landscape requirements and a hideous strip mall addition and bottleneck of an important intersection
• no more commercial growth, needless redundancy of commercial services while other struggle for success
• stop the development and rezoning of rural to higher density, its out of control
• Stop high density building and destroying the desert
• For safety, please extend speed bumps from 52nd street and Ashler Hills to Rancho Paloma and 56th. There are lots of kids in the area and there will be more with the new development at 56th and Lone Mountain.
• Keep it open, stop building!
• "Remove all of those signs in the core of Cave Creek. Remove the white poles in the road.
• Do not let Bike Week overtake our town. Do not block sections of Cave Creek Road for Bike Week."
• "Maintain the established rural zoning and stop changing laws to benefit greedy developers. Respect should be given to the residents and what the residents want for their town, over the
continuous compliance to the desires of the bar owners. Bike Week does not improve the quality of life here in Cave Creek for the residents of Cave Creek.

- Water should be a major consideration. The amount of growth should be in strict consideration of what the land can support.
- Have light ordinances. Dark skies out here should be a given. No one needs to light up plants and burn spotlights all night long.
- The amount of land that can be consumed in garages, warehouses and large stables in the rural zoned residential areas should be limited. A lot of these structures are not """"residential"""" buildings.
- The land and wildlife should be the number one consideration to be kept safe for generations to come."
- ""Keep the inherit quality and characteristics of the natural desert. Prevent high-density development and construction of multi-family condos and apartments. Keep Cave Creek a rural community.
- Buildings should be appropriate for rural residential areas. The stipulations for what is appropriate and permitted should be reexamined. Huge warehouses that are more commercial than residential should be questioned."
- No more commercial building. We have plenty with WalMart, Sprouts and all the coffee shops, fast food restaurants and retail surrounding the intersection of Carefree Hwy and Cave Creek Road. Keep the light pollution, heat island effect and noise pollution to a minimum. Do not destroy residential areas with unneeded commercial development. Elect and Appoint intelligent, qualified people to the Town Council and Planning Commission that will support Cave Creek's unique character, residential areas, environment and wildlife.
- Stop the thoughtless greedy development taking place next to neighborhoods. Drive through fast foods, chain stores & other low quality commercial development is not needed or wanted. It drives down property values, increases crime & hurts the small town rural character of Cave Creek.
- Expanding our land trust, the town purchasing harmony hollow and turning that into a cave creek recreation area, promoting our trails more and providing ample parking and pay for non-Cave Creek residence to use all trails.
- ""There seems to be a lack of speed and noise enforcement in town during the day and evenings when motorists and motor bikes squeal down thru town. This is a safety issue, speed kills. Pedestrians in crosswalks are an issue also. Even with the new crosswalk signage motorists drive thru the crosswalk even when people are in the crosswalk!!! STOP THIS ILLEGAL ACTIVITY before someone gets killed.
- It seems that the town ignores the voices of the citizens of the community and caters to the business owners. It's the community citizens that support those businesses throughout the year, we support them during the ""low"" season when the ""birds"" aren't in town."
• The biker motorcycle element is not an attractive look/noise for the Cave Creek area. I realize they bring in a decent amount of money, but I don't feel that is worth the trade off of detracting from the peaceful rural town Cave Creek was intended to be.

• maintain one acre one home, give traffic tickets to all who speed over the limits provide necessary utilities have a council that believes in value of life not the all mighty dollar

• Stop changing everything good about cave creek and turning it into another “city”. Fix the parking war issues the local bars (harlods, buffalo chip, road house etc.) have seemed to enter into to. Which, in turn has made parking for patrons not only ridiculous but unsafe. Remove the white poles from the crosswalks throughout town. They do not work and serve as an distraction. Requires establishments like outlaws to clean up their exterior.

• "Eliminate Bike Week
• Enforce “Dark Skies” policies
• Enforce the speed limit"

• monitor traffic and congestion

• Keep the box chains stores away. We don’t need fast food restaurants

• Stop the unplanned commercial developments driven by unscrupulous developers who only care about their pocket book and not about the negative consequences of their developments. Fully support the Carefree Highway SAP and keep it in place with no amendments to the usage/intensities.

• "1. Provide off street parking for bikes during bike week, and not blocking the slow lanes. This is a great inconvenience to citizens and tourist.

• 2. Preserving the rural western atmosphere, requiring any development to comply, including if possible, natural surfaces instead of paving.

• 3. Add local dedicated, law enforcement personnel to patrol and enforce traffic and sound regs."

• Stop overbuilding and taking away our beautiful open space. How many storage facilities do we need? It’s ruining the charm of our town. Learn from what Carefree doesn’t allow.........

• Stop overbuilding the area. How many stair age facilities do we need?

• Stop the extreme police presence. Pushing people away

• I’d love to see more service related businesses like restaurants, live music, coffee shops but I’d like them to have the feel of cave creek in how they look where they blend with the environment like in cave creek. Less Dutch bro’s look and more traditional Main Street cave creek look to preserve our special culture.

• Stop the homogenization. Enough with the fast-food places and box stores.

• Require new commercial developments to adhere to an architectural standard more like Scottsdale's Summit Square and less like the Sprouts corner. I’d like greater set-backs, more landscape buffers, and designs that incorporate Spanish motifs with tile roofs, covered esplanades, with minimal signage and lighting, and more cactus and trees. I’d like for Carefree Highway to be widened to four lanes from Cave Creek Road to, at least 60th Street, but ultimately all the way to Scottsdale Road (hopefully incorporating a landscaped median between
the east and west-bound lanes). Make Stage Coach Village a restaurant center, where it becomes a Valley-wide destination for dinner. Expand use of sidewalks through the Town Core and along Cave Creek Road and Carefree Highway. Stop adding "dense-pack" residential developments--establish lot sizes of a minimum 1/2 acre per house (housing density demands too much water/sewer resources and diminishes the Town's open space and grand view goals). Maintain public school funding to support top-rated schools within the Town. Maintain an ongoing voice with the FAA to minimize airplane noise from Sky Harbor traffic as well as from local airports like Carefree. And don't be afraid to consider a "minor property tax" instead of "cheapening" the look and feel of the Town with commercial development that doesn't add to the Town's culture.

- Negotiate with a single waste hauler for entire Town--this will reduce overall costs while eliminating up to 8 garbage trucks (from the other service providers) per week from damaging our roads and disturbing the peace. Incorporate fire and EMT services under Town Control--this will reduce per residence cost and should improve service in the event of wildfires within the Town limits. Begin paving of currently unpaved roads within the town. Attract a Trader Joes to build in our Town. Limit further higher-elevation building on Black Mountain. Install a sidewalk or boardwalk across Town on both sides of Cave Creek Road, for pedestrian movement, and incorporate "feeder" trails/sidewalks from surrounding areas into the Town Core network. Make Carefree Highway 4 lanes between Cave Creek Road and 60th St.

- Don't change the SAP governing commercial development along Carefree Highway. Don't add any more fast food restaurants, especially along Carefree Highway. Preserve the rural feel of the land and maintain the mountain views along Carefree Highway--keep building heights low, keep activity levels for commercial buildings along Carefree Highway low (encourage use for professional buildings--doctors and dentists or support services for new hospital. Keep lighting to correspond to Dark Skies Initiative. Insist on surrounding buildings along this corridor to be surrounded by berms and heavily treed, to minimize their visual presence from Carefree Highway and from the surrounding residences. Empower the Town to maintain minimum property exterior appearance standards (to avoid junk piles visible from the street).

- Do something to limit new home construction on Black Mountain (in Carefree)--I hate having to look at all the homes crawling up the mountain instead of seeing a pristine mountain landscape. Pave the dirt roads in my area (at least to keep them from eroding and forming muddy quagmires during the rains). Get the water issue figured out so I can depend on a reliable, good-tasting water supply into the future (if you have to, merge systems with Scottsdale). Help ease traffic congestion on Carefree Highway between Cave Creek Road and Tom Darlington--suggest taking it to four lanes in both directions, incorporating a landscaped median between the two directions of traffic. Also, add a bike lane along this stretch of Carefree Highway. Do something about the litter along our major roads (take a walk between Starbucks and CVS on Carefree Highway to see the nightmare!). When you approve new commercial developments, structure the parking to accommodate larger pickups and incorporate more trees between the aisles for shade, separation, greater safety, and overall aesthetics. Encourage the owners of Stagecoach
Village to bring in more restaurants--make it a "restaurant destination". Encourage Trader Joe's to build in town.

- "Continue to expand trail system (hiking, biking, and horse) throughout the Town--create non-stop trails in a spoke pattern centered on the Town Core.

- Rethink future commercial development in the following ways: 1. preserve the SAP governing the commercial corridor along Care Free Highway; 2. get away from the cheesy architecture recently employed in the Sprouts corner, by establishing standard aesthetics in a Spanish style with covered walkways and tiled roofs; 3. preserve the current vistas by setting back commercial properties from the roads and behind lush landscape buffers (ie. we're happy to have commerce--just don't shove it in our faces with stuff that looks like something you'd find along Bell Road in Phoenix); 4. require developers to build parking areas for larger trucks and wider traffic lanes (for safety) (also use materials to minimize the heat-sink effect); 5. take an active role in recruiting the businesses the Town needs and wants (these are not more fast food restaurants!) Promote more restaurants to move into Stage Coach Village--make Cave Creek the area's restaurant mecca; 6. don't let the developers tell us what we want--let US tell them what we want! 7. maintain minimum acreage per new home built in order to preserve our open space (I'd suggest around an acre per new home). 7. don't allow homes to be crammed into a too-small lot-that concept doesn't fit the image we'd like to promote of our Town. 8. restrict homes from being constructed on mountainsides that are within view of adjacent homes.

- Incorporate Rural Metro Fire Service into a Town service to ALL RESIDENTS and if it needs to be taxed for, so be it!

- Negotiate with the area's waste haulers and pick one to service the entire Town (it should lower rates and eliminate 8 to 10 noisy and road-abusive garbage trucks passing our homes every week)."

- Stop adding more fast food restaurants and giving our town a junky look! Sprouts was fine, but wasn't necessary to cram all the other buildings into that area and some of them right on the road. It allowed for no landscaping buffers to speak of. Look at the corner Chevron to see what a nice way property can be developed. The buildings in the Sprouts area look cheap and completely generic.

- Stop blading Cave Creek and letting Scottsdale developers turn Cave Creek I to Scottsdale.

- Better water ways

- Keep cave creek rural. Don't want all the building that is going on we are starting to look like bell rd on phx

- Slow the residential and commercial development.

- Less development!

- Don't sell out to additional residential & commercial developments. Instead support artists, studio complexes & developments - see Artspace Reuse Projects - build & renovate existing vacant town structures that provide studio/live for artists which brings in more tourist dollars than another fast food joint & waaay too much import stuff from Mexico.
• Stop building so many housing communities. It is sad how many homes are for sale yet we continuously add more housing communities. At what point is enough actually enough?
• Continue to keep the rural character of the entire town, not just the town core.
• Maintain stability
• Limit the loud music from the bars in the town core. A lot of it is obnoxious and destroys the peace and tranquility of our community. I was here long before the loud music and it isn't appreciated. They could at least keep it down to a full roar.
• Do not create an urban environment within the city of Cave Creek. Do not allow neon, fluorescent or electric signs. Minimize or illuminate “sandwich signs” / tent signs on the roadway in downtown Cave Creek. Do not allow commercial development outside of the Cave Creek, Rd., Corredor. Insist upon “the Western” look for new development within the city of Cave Creek. For example, the new townhome/residential units being constructed on Cave Creek Road in the middle of town are a terrible addition to the architecture of the town. Do not allow placement of traffic signal lights in the town. The flashing red lights on the one 4 corner stop sign intersection in Cave Creek, are terrible. Eliminate the temporary looking “pole” pedestrian crosswalk signs across Cave Creek, Rd. Perhaps consider a lit pavement lighting system instead. Or just nothing but pavement paint.
• Just moved here love my life in Carefree
• Create safe crosswalks in town. More lighting on the main road.
• Keep the small town feel. Stop big business from coming in and keep residential zoning to big lots.
• Stop building in the area
• Open space. Trail and walkway access throughout community. Maintain unique character, not generic and chain expansion. Low density development.
• Low density development . . . both commercial & residential. Cluster commercial in appropriate areas that don’t infringe on rural residential living. Limit special event activities that negatively impact residential quality of life.
• Discontinue the bar scene and bikers and bicycles. Bikes ridden on the side of the road are a hazard. And they do not provide fiscal increase. They ride in and out.
• Bars Bars Bars, this does not enhance community and places for family.
Question: “Please provide any additional comments which you feel will proactively assist the Town of Cave Creek in planning for the next 10-20 years.”

- We need to understand how precious Cave Creek is. We need to care about the wildlife as well as the humans. We need to take pride and protect our dark skies. We need to honor our commitment to preservation. Above all we need to stop being hypnotised by commercial interest and money.
- All vacant property doesn't need to be developed for commercial or residential. People moved here for the open space. Carefree Hwy is going to be over built and traffic will be a nightmare. Air quality will suffer and water resources will not be adequate. Taxes are low, maybe people would be willing to pay higher taxes to maintain the open areas they moved here for.
- Please fix the speeding through town, provide a public parking lot and install SAFE crosswalks.
- "I know everyone complains about traffic and yes it is terrible. The plastic sticks in the middle of road and signs are an eye sore and not sure that they help.
- How about at each crossing we put old school Victorian style street lamps that when pedestrians push the button would flash on both sides of the street letting drivers know someone is crossing in the dark. They would blend in with our town vibe."
- The 2 biker bar owners in this town have more power than any of the individual residents of this communality. My recommendation would be to cancel Bike Week, which brings crime, traffic congestion, noise pollution and restricts the safe access to town services including limiting the access of emergency responders to access neighborhoods and therefore threatens the life of the actual residents (due to delayed emergency response)!
- Local merchants are severely impacted by biker week, which has now grown to 10 days, as we residents avoid venturing into town to utilize their services. The town suffers with high crime and lack of sales tax support as we shop out of town.
- Don't become like Phoenix and Scottsdale.
- Instead of new development along Carefree Highway, encourage new businesses to use existing empty buildings.
- Limit commercial development on Carefree Highway. Fill empty commercial buildings before new ones are built.
- The median landscaping needs to be drastically improved. Beginning at carefree hwy/cave Creek rd and in town. Plants removed but not replaced.
- "* Slow growth and tourism. It will take the town down a path that will kill what makes it great to be here.
- * With extreme urgency, enact clear and approachable methods by which residents can pitch in to buy lands currently marked for development."
- Less building
• Property Taxes are so low here compared to other parts of the country. Raise taxes to support the town. People can afford Dutch bris and Starbucks they can give a few more dollars a month towards our schools and beautiful town.

• Need to keep it as a western town and preserve its main character

• Stop the waste in the utility companies

• Keep development within the designated areas.

• Plan for climate change!

• Do the opposite of everything you’ve been doing the last 5-8 years.

• How can you control commercial operations in the residential area??? The kind of commercial activity that consists of trucks and heavy equipment traffic with the equipment present at the home site and comes and goes through each day.

• Preserve our western heritage.

• Continue to attract local, ethical, innovative businesses to town core

• "Regarding the next question... the town website is terrible! it opens up to agenda items from 2018! New communications systems are a must. Open ways for citizens to comment, responsive support from leadership is essential.

• Looking ahead, there must be a staff member that looks at our economic development. We have underused resources. An example it the rodeo space... it could have a complete schedule of equine clinics, and animal training events. This takes a PERSON focused on asset management. There is an interest in "off road events", again it takes a person who is focused on the economic benefits!

• Note.... which town communication methods are currently being used by this survey?"

• No bridges

• No more cookie cutter subdivisions in CC.

• Keeping the western heritage of the town and the rural atmosphere of the town.

• Keep the town as small and unique and western as possible. Change as little as possible. Let people spend any amount of money to stay nearby and visit Cave Creek. Without help, Cave Creek will be one more memory in the United States. There are beautiful little towns in New England, the South, Midwest, West Coast, etc. that have, through often painful fights with money and developers, survived and are tourist attractions and wonderful bits of Americana. Let’s be one of those!

• Don’t let Carefree, Scottsdale or Phoenix get all of our Sales tax dollars

• Mandate that all downtown development be in the old west style and STOP the commercialism!

• The Town needs professional help in planning. There are nationally recognized firms who do this.

• The General Plan can be changed at any time for any reason. When the politicians see an opportunity the plan will be changed to suit themselves. Changes to the Plan should go back to the voters.
• There will be constant development pressure to increase density which should be resisted. Once a pattern of density increase is underway there will be no turning back. Protecting openspace should be a top priority. Town should pursue public private partnerships to protect land. We should do everything we can to make sure state land is protected or comes in to CC as low density. Expand Go John. Expand Spur Cross. Add MORE open space to the General Plan.
• We do not shop or dine out anymore in town due to the traffic on Cave Creek Rd. All people are concerned about are the biker and cowboy bars.
• Attract and recruit new volunteers to provide fresh perspectives on all committees in local government and on Town Council. As our population ages, we must make a concerted effort to ensure we have future leaders in place who understand the issues and the processes in place to address and resolve those challenges. Now is the time to support Leadership Programs being conducted not only in Cave Creek but across the Valley to encourage young families to relocate to Cave Creek and become our next generation of community leaders.
• "Water is the #1 priority - we should not have to worry about our drinking water (which everyone is now). All utilities must exceed standards/expectations.
• Need more political diversity - there is no objectivity. Power has gone to some folks' heads."
• "Support PUBLIC schools. SUPPORT our treasure: Desert Foothills Library.
• NO development without WATER.
• Remember the needs of long time residents who have MODEST incomes. When the town gets more wealthy that middle class or poorer people... maintenance costs climb out of reach as some charge what the wealthy market will bear. That means midest homes are no longer well maintained or safe...which affects everyone. Maybe town can fund some relief fund for people who try but just cannot keep up. If we get all Darwinian about it you will lose some very fine folk who helped make this town what it is today."
• Same as above. Also keep our rural atmosphere
• I don't want to see wall to wall development. I think the condos on School House Road are a big mistake we will regret. Open spaces are critical for mental health. We depend on tourism, so any change that promotes the feeling of congestion or life in the city is a mistake. People visit here to escape the city, so let's keep Bell Road in Phoenix.
• Not every vacant piece of property needs to be developed. Maintain our dark night skies, restrict lighting of residential and commercial properties.
• Dark skies. Low density. Open space and access to trails. Walkable community. Non motorized transportation equal to motorized. Don’t just focus on being bigger or more revenue or more people - be a better place to live by the quality of life. Look at Sedona.... protect private property owners expectations - don’t allow up zoning and changes of zoning or conditions such that the residential property next to me (or across the street) can turn into commercial property. Don’t make us hire lawyers to oppose these changes - just tell developers NO this community does not support these changes. And put specifics into general plan not just words like ‘rural character’ - what does that mean?
• Allow broadband internet companies such as Cox to run lines through to town. We need access to affordable and reliable high speed internet
• Having bicycle lanes and sidewalks installed when roadways are to be upgraded.
• Roads and the repair of them, terrible job on this, been here 5 years haven’t seen a street sweeper in our neighborhood the road conditions need lots of work
• Replace planning commission and planning director. They have no clue what to do to get us into the next decade while honoring the general plan
• Think you already ruined it!!!
• More community input and consideration. More consultation with like-minded community development experts.
• "Preserve our rural feeling by keeping our density to a minimum. Scottsdale lost its western town small city atmosphere due to greed and over development.
• Please don’t let that happen to our community."
• Stop allowing home builders carve up desert with too many homes close to town core increasing traffic
• Prioritization of homes with land space of one acre and up.
• Do not let developers alter the current SAP and make the planning commission and luke transparent in their duties and actions
• "For goodness sakes, please NO MORE storage facilities!
• The town doesn’t need more parking but an environmentally friendly shuttle service or partnership with Uber, Lyft etc. during town events is important. We love the events that attract so many visitors but to tear out open space or historical buildings to build parking structures is not ok."
• Keep wide open spaces and preserve land
• Prevent developers from building high density homes near town core that create traffic and ruin the character of out town. Rein in the abuses of restaurant owners on east side of town.
• No more building of cheap homes, cookie cutters like the new builds on Cave Creek rd!
• No more high density building.
• PLEASE quit trying to turn Cave Creek into “something” or “someplace” else! What we have cannot be duplicated... and once it’s changed, nothing can bring it back. There are already a Palm Springs and a Scottsdale and “whatever-the-current-flavor-of-the-month” locale may be. WAKE UP FOLKS!!! This is THE only Cave Creek!!! Be content with the character of our Town, and fight to preserve it! As time goes on, it will become increasingly precious and even more popular. Its rural nature is being defiled by increasingly high-density housing - and the main road housing is despicable.
• Build on our reputation as a tourist destination & quit building commercially along Carefree hwy. We’re losing our rural feel & will become just another commercial city of steps aren’t taken to slow things down. Fix & maintain roads to handle the increase in population that we’ve had move in.
• We enjoy special events in the area, even if for a few weeks out of the year there is increased tourist traffic.
• Protecting harmony hallow from being developed
• "I've only followed up with a couple written articles to the town, and really don't hear back at all unless I pursue it. So unless you need to hire more people to process your incoming mail, and respond in a timely manner I feel like I'm ignored and I don't have a voice as a community member and part of this town.
• I also feel that much more needs to be done to control noise from loud motorcycles going in and out of town. I know there's a battle back and forth with the decibel reading, and even the bands in the evening can play quite loudly. But there needs to be a movement to preserve not only the real beauty of this area but also the noise quality. I also feel that much more needs to be done to control noise from loud motorcycles going in and out of town. I know there's a battle back and forth with the decimal reading, and even the bands in the evening can play quite loudly. But there needs to be a movement to preserve not only the rural beauty of this area but also the noise quality. The Dark Skies initiative seems to be very active and preserving Dark Skies, there should also be consideration for preserving the peace and serenity of this town. There needs to be more enforcement or ticketing of those people that break the decibel reading.
• There's someone in our neighborhood who has a Corvette that revs his engine Wiley like a teenager out of control on a daily basis and even runs a generator before 7 am. Wouldn't it be nice if everyone in the neighborhood was considerate and not so rude with the fact that they're living in a town like this. Perhaps it's wishful thinking but I personally feel like it's enforcement of rules and codes that are not happening."
• Streets in Whispering Hills haven't been slurry sealed in 15+ years. Lack of maintaining only causes faster deterioration. Just saying...
• I am a local and very productive Realtor so I see a lot of what happens here. I think priority to keep town to its true self and what people want here is to protect and limit the development of all areas north of Black Mountain to keep the town "small" on the residential side and eclectic on the business side which is why people want to be here and visit. no large developments and definitely no hotels it will completely undermine why people buy and live here.
• We need to create a Commission to help identify, preserve, protect and enhance historic buildings, sites, monuments, streetscapes, landmarks and museum artifacts within the city that are architecturally or historically significant, and also set criteria for future businesses and buildings in the Town Core that will encourage commercial enterprises that reflect our Western and Historic character. I would also suggest a volunteer committee of citizens to reach out and create and form of relationships between towns, cities, counties, oblasts, prefectures, provinces, regions, states, and even countries in geographically and politically distinct areas to promote cultural and commercial ties.
• "—Get CB zoning attractive to Builders— and getting it developed. mixed use business and higher-density (but small scale) multi family builders will choose whether to build apt or condo. Will need to allow for 5' setbacks (Or even zero lot line) to make these small lots worth any
investment by a builder. Maybe a PUD or PAD, allowing street parking, reducing sewer/water
hookup fees, allowing one way traffic.

- Keep the large-lot residential zoning strictly maintained forever. Huge priority for lifestyle and
home values. This zoning is our heritage and pays respect to the founding vision.
- —Keep and acquire important open space, develop and maintain trails.
- --Encourage “rural/western” residential land use. (chickens, horses, discourage gated-
communities) but do not dictate style through regulation or oversight.
- —govern lightly. Keep it wild. Keep it fun. Do protect the views, wildlife, night sky."
- Keep the speed limit low, keep our Western heritage alive keep away high density housing and
chain businesses.
- Adding upscale vendors like Sprouts has already greatly enhanced Cave Creek. Get rid of idiots
like the Sonoran News and get serious about our town. Preserve the natural resources and
restrict residential and commercial growth to focus on our environment and natural beauty and
outdoor recreation.
- Vistas and views from the automobile create first impressions. Maintain the open visual
expanses at all costs - those cannot be regained once lost.
- Remember what made this town special.
- More off street parking should be provided for the busy business district (Harolds, Buffalo Chip,
Hideaway. etc)
- Keeping the planning to a minimum of housing and working on structure to keep the roads in
the local businesses safe.
- We live in a desert. Water is king. We must make sure that we have enough for the future, that
the quality is good and that the water system can adequately provide it.
- I know the town will grow however can you please be methodical about where the growth is
and what type of development it is. Cave Creek is awesome and could grow to be even more
vibrant while keeping the small town feel and natural resources that make it special. It will just
take careful planning to design it and let it flourish. I have grown up here and work in
government so understand the challenges. But please plan smartly as we have a great
opportunity to build something special.
- Minimize population and commercial growth
- Absorb All of area 1 into Cave Creek School district
- Stop building homes 2 feet apart from each other.
- Trails and access to those trails. Viable pedestrian corridors to cut down on vehicle traffic in
town during busy months. Traffic control is needed badly for our safety and enjoyment.
- "I live in Whispering Hills, where we have lots of foundational issues, starting with one lane
streets, ditches that are in disrepair and only one access to get in and out of our community.
Some of The five acre lots behind us are commercial businesses and the only way they have of
trucking their horses and hay are through our neighborhood. I have brought this to the
attention of the town leaders many times, to deaf ears."
• Area One in your map clearly shows that we are isolated from the town core. There needs to be a plan to bring back cloud road and connect it to the town. Yes, you gave it up to Maricopa County, but surely they don't have a need for it. I walk it every day and it serves the county no purpose, other than to grow weeds."
• Don't push detrimental Area 2 developments on surrounds areas!
• "Please discourage the building/leasing of any 'chain' commercial businesses.
• Please keep our western heritage."
• Community services and outdoor activities are critical to our area in the future.
• I believe it was a mistake to allow new residential buildings along Cave Creek Road especially in the historic area of town. I also think it is important to maintain traditional western architecture.
• I doubt you could do anything about it, but I'm sick of seeing so much Mexican metal crap at almost every store. I realize vendors have the right to sell what they want, but enough is enough!
• "We love Cave Creek and appreciate all you are doing now, and that you are soliciting feedback. I think having a robust dialogue with residents & people in neighboring areas is an amazing thing to continue to do.
• Have a vision for what the town could be: Preserving our heritage for all to enjoy, while offering modern amenities and services that help all people connect with the Sonoran Lifestyle we cherish. Being the gateway city on the edge of paradise.
• Also would be nice to see the city highlight and offer more interaction with our Native American heritage and ruins. We love the events Rattlesnake Solutions does to educate the public about wildlife in our area. Also Cave Creek Regional Park scorpion hunts, hikes to the mine, etc. More of that with more topics would be so cool."
• We live in Estado de Cholla. We have an agreed to plan form the NE corner of 48th St and Carfree Hwy. We need to tell Park West that we don dot want to meet with him to discuss any changes to that plan. Its a waste of his time and money!
• Support dark sky initiative
• Maintain existing SAP. One of your questions too vague to answer.
• Let's not allow Carefree Highway to become the Miracle Mile or Vegas strip.
• Do not allow haphazard commercial development to happen anywhere in our beautiful western town. Carefree Highway can not become another Bell Road!!!
• Make it an ultimate goal to preserve the Western flavor of the town by including residents in your planning. Maintain permanent ways to inform and enlist the opinions of all residents as opposed to allowing decisions to be made just within the Town Council or Planning Committee.
• The town may need to divest itself from the water company or find a way to manage it so that our way of life is not compromised to pay for it.
• We'd like to get our house off septic and onto city sewer, but we've been advised that our sewer connections were incorrectly installed and the sewage would run the wrong direction
• I feel a strong public works and first responders for our town would serve the residents best. A city fire department would a great first step with more city maintenance workers. This would
secure the core of the town, with a tax to pay for it that targets the tourism revenue and not a heavy burden on residents.

- Stop developing!!!
- Please resist changing the zoning along Carefree Hwy in front of Estado de Cholla development. When we bought our home here we checked zoning there to be sure it was in line with what we were looking for in a neighborhood. Changing it now would seem to be unfair to everyone that currently owns their home here. I've been on development boards in the past myself, and know you have to balance quality of life preservation with growth, but please listen to the residents.
- Don't over commercialize our town, keep it small.
- town employees work for the people of Cave Creek. At a recent meeting I attended it was evident that the city employee was working for the developer and not the citizens. it was an eye opener because you expect small towns to look out for their neighbors.
- Keep our town on the rural, peaceful and quiet side to allow the wildlife to feel at home too. Don’t let the developers and a couple businesses in town destroy our way of life so that they may fill their pockets. We don’t need or want that kind of lifestyle here. Respect our town, don’t let others try to destroy our heritage!
- Roll back the SAP at 48th St and Carefree Hwy to residential only. Please do not allow developers to ruin our neighborhood. Thank you.
- Stop adding more new shopping/restaurants. Many people who live here do so because of the small town, rural feel. There is a wealth of shopping/restaurants within a short drive in Phoenix or Scottsdale. There are also numerous vacant commercial buildings just across Carefree Highway if there are businesses chomping at the bit to open.
- "The costs of the water enterprises are currently more than what a small town can easily digest. Yet the control of our water resources will have an even greater role in out town's ability to define our own future.
- Some questions in the survey will mean vastly different things to different people. What specifically is "new development that enhances the quality and fiscal viability of the Town"? What are "land use proposals that have the potential to positively impact the Town"? They can be anything the reader wants them to be, thus they are useless for interpreting what people specifically want.
- We do not need development that will lower our real estate value. I moved here for the sense of the outback way of life. My neighbors are all good people and we all have pride in our area. I do not my quality of life to change because of fast food resteraunts!
- Preserve every inch of open space that is possible to save.
- I want to see the tax that was set aside for operation and maintenance of Spur Cross to be reallocated for that purpose. Could also include trail maintenance and construction to further promote non-motorized traffic to connect the different zones of Cave Creek in complete continuity.
• Understand we are not unique, we suffer as all small semi-rural towns do because we do not have fiscal sustainability. We have a “champagne taste and a beer pocketbook.” We are to large in area with to low density. It is all about economies is scale.
• "disappointed in the approval of high density residential building and the impact to the community to include traffic congestion.
• Would like to know more about the Town’s relationship with Maricopa County law enforcement. Public Safety: With the emphasis on bringing business into the local bars what is being done to make events such as Bike Week less impactful on residents?
• What is being done to assure co-habitation between residents and negating the impact of more and more folks traveling Spur Cross to the trail head by car and or bicycle. it is becoming increasingly challenging to navigate around cyclist that do no follow the road rules."
• Keep commercial development OUT!!!!!! Keep the residences upper scale.
• Same as above. Stop spending money for outside traffic consultants and simply copy Old Town Scottsdale with their stop signs that blend into the western surroundings. Stop with the white traffic signs.
• Exponential growth is our enemy. We need to find intrinsic ways to keep Cave Creek financially viable without sacrificing the atmosphere that originally attracted and still does attract people to this beautiful area.
• We need to market the town with creative ideas that bring the community together, like the sculptures of cows in Chicago. A trail of historical interest. Put the info kiosk back in Frontier Town.
• The most important issue to me is residential density. NO zoning changes should be made to any property to allow higher density than currently exists.
• "Firstly, the town general plan needs to be trimmed...substantially. It is overly detailed in terms of all the background information for each and every component of the plan. The word density in the document is detrimental to the town’s residents desire to engage & absorb the meaning. It also makes it difficult to objectively govern against the actual content.
• The rest of my feedback is going to be a difficult pill for many in our community to swallow. But essentially its this: the town is doing itself a great disservice by being absolutely unwilling to find ways to evolve in a manner that will enable the community to thrive as times change. What I mean is saying "I want nothing to change ever" is a plan for atrophy, decay, and failure. We must think of how we can maintain the town’s character while knowing it might involve a stop light, sidewalks, or whatever. We need a plan that is durable and isn’t rooted in preventing incremental & thoughtful change - that is how you end up with the unmitigated disasters like Cave Creek road in the town core."
• Red light proliferation on Carefree Hwy and CC Roads are a problem. Anything to ease congestion would be appreciated.
• Make the roads safer in the not highly traveled residential areas.
• The cronyism on display between some members of the planning commission and the developer was appalling. He was unprepared to answer the most simple questions-rare as they were-
from the planning commission members. His presentation was lazy and the commission should have rejected it out of hand. Instead, they gave him an undeserved Mulligan. It’s clear where their interest lay.

- Do not mix commercial development in and around residential homes.
- "Quit the building of more garbage, unattractive, fast food and mini malls on Carefree Hwy!"
- Next to Subway on Carefree and Cave Creek is a Vape Shop, seen tons of teens hanging out there. Most look underage......
- Next will be Pawn shops, etc when these so called stores close and go vacant."
- maintain western heritage while continuing to add selective retail growth especially on the Cave Creek/Carefree corridor while not discouraging but maintaining quality stores and services in addition to not have the need to develop the entire corridor, leave some decent clean terrain, don't turn it into Prescott Valley.
- Don't overdevelop the intersection of Cave Creek Road and Carefree Highway. I think what is developing there now, is inappropriate to the surrounding residential areas. It's becoming too commercial and I am not happy about it!
- "Maintain the rural lifestyle and trail systems.
- Enforce dark skies.
- Enforce commercial & residential building and lighting codes.
- Continue with the planned upgrades and maintenance of the water system."
- "- Continue with the water improvement infrastructure plan being worked on by both the utility department and water advisory committee
- - Limit large scale commercial and residential development
- - Maintain current zoning laws"
- The water sewage on the east side of town is unbearable in smell every single night near Sans Souchi and Stagecoach.
- We love that so many people are out walking. It is essential for a high quality of life. We need better sidewalks and safer areas for pedestrians as traffic is growing naturally with more development and tourism.
- It would be my optimistic view that land use and development decisions, in particular, would be made pragmatically and through compromise between property owners and those directly impacted. Cave Creek can continue to develop land and preserve land, these two things are not mutually exclusive.
- Don’t pack houses and apartment into cave creek! Keep the western open spaces! The light an noise from what has been done on cave creek and carefree hwy in the last year is terrible! I can here the traffic and see the lights at night from my house! Please stop pushing for all these stores, coffee shops and spread malls! That is NOT cave creek was founded on!!
- Please do not do any more damage to the rural character of Cave Creek. We want to see horses in town and along the washes. And please give the motorcyclists a break during bike week. We don't have horses and we don't ride motorcycles but think we all should tolerate the noise and
traffic for a couple of weeks a year. It gives this town character -- and that is in short supply in most communities. That is what makes Cave Creek so special.

- I believe a traffic control Stop and Go light (with No turn on Red) needs to be installed at the intersection of Cave Creek Road and Schoolhouse Road. The way it is now, it is extremely difficult to exit the Post Office turning North and it is only going to get worse in that area with all the new homes coming in behind the Post Office.

- "do not change current setback and density allowing more dense housing scenarios .
- do not allow more hookups to the existing water infrastructure until that infrastructure is capable of providing adequate quality and abundance of water ."

- "Continue to build on the trail system for horses, bike, hiking.
- Keep the priority of fiscal responsibility and sustainable water with any development."

- Revenue to a town is always crucial. Maintaining stature while increasing tax revenue through commercial and retail development is difficult. It will take thorough planning and execution to recruit the appropriate businesses throughout TOCC to create a consistent integrity. If we have to live down the block from a business what are we proud to have there...when you say yes to the wrong fit you are saying no to the right fit.

- "-- I think one of the most important things to keep in mind in planning for the next 10-20 years is that Cave Creek needs to remain (or, in some regards, even get back to being) a unique & special community in the Valley -- that it ""feels"" special to people when they come here to live, visit, shop, or work. So many of the communities in the Valley (and across the nation for that matter) have become so homogeneous, crowded, ugly, etc., causing a degradation of quality of life in those communities -- I don't think we want Cave Creek to slowly (or quickly...) become one of those communities. My wife & I moved to Cave Creek last year precisely because it is NOT like most of the other towns and cities in the Valley -- much like I believe the majority of people who live in Cave Creek/moved to Cave Creek, we chose Cave Creek because of the relative peace & quiet, the dark night skies, the wildlife, the open spaces & mountain views, the small town & rural feel, the easy access to hiking trails, the good quality of life, etc. As we go forward as a Town, I believe we need to always strive hard to always maintain that.

- -- The above being said, I am also a realist & and a pragmatist--i.e., I understand it takes money to maintain and improve a community / to maintain & improve Cave Creek. I believe the leadership of Cave Creek needs to constantly work diligently to find sources of this money -- in fact, I believe it is one of the primary JOBS they signed up for when they pursued a leadership position in the Town. But I think the Town leadership needs to always be ""CREATIVE"" in identifying and securing sources of the revenue the Town needs to operate successfully and be consistently fiscally viable -- for example, to NOT just grab at the first wad of money a commercial developer flashes at them, when so often these commercial developers do not have the Town's best interests at heart and build things in our Town that degrade instead of improve our environment and quality of life. It's not an easy task for our Town's leaders to consistently exercise this creativity. But the future of our Town hangs in the balance -- do we want to turn into the ""ugliness"" that defines so many of the other communities in this Valley, or do we want to maintain & improve the quality of life, characteristics, & features which I mentioned
early to define Cave Creek? (obviously, I believe it's the latter). Again, not an easy task for our Town's leaders, but we citizens are here to help!

- The goals for the protection & preservation of wildlife habitat, water & air quality, and environmental quality in the Environmental Planning of the 2018 General Plan are good, but not nearly robust enough -- instead, they all should be at least as robust as what the goals were for these items as reflected in the ratified 2005 General Plan. Much of the protection & preservation elements for these items appears to be rolled back or omitted from the 2018 General Plan as compared to the ratified 2005 General Plan, and I don't think that is acceptable - i.e., I think our General Plan update should include these more robust protection & preservation goals from the ratified 2005 General Plan.

- In the Growth Element of the ratified 2005 General Plan, I like the objective that states, "encourage small independent businesses that complement the Town's quality of life and contribute to its sales tax revenue" -- this objective appears to not be included in the 2018 General Plan, but I think it needs to be in our General Plan update.

- In the Cost of Development Element of the ratified 2005 General Plan, I like that objective that states, "Enhance the Town's sales tax revenue without negatively impacting the rural characteristic of the community". I did not see this same statement in the 2018 General Plan, but I think it is important to include it in our General Plan update.

- I think the Town needs to be EXTREMELY cautious if ever considering any multi-level above ground parking facilities, and always do everything possible to avoid them. I have seen real life examples of these structures being built in smaller communities, and the structures forever negatively impact the look & feel of and the quality of life in these communities.

- Consistent and reliable water availability is critical to develop & maintain as we go forward. It certainly will take money to do this, and I'm OK spending (albeit smartly) to achieve this -- we should achieve this as affordably as possible, while at the same time recognizing that it may very well be expensive. But we will be in real trouble (like other communities are in the Valley) if we over-allocate water and/or do not ensure and adequate and reliable supply as we go forward and grow. The Town may want to consider a campaign at some point (maybe sooner than later...??) to educate the citizens about the criticality of water and preparing them for the potential costs of this. Further, the Town should not go forward with any proposed commercial development that isn't supported by adequate and even abundant water availability.

- I alluded to some of this in an earlier comment, but I believe it is critical to always make it a very high priority in all that the Town does (especially commercial development) to protect our floral, fauna, water quality, air quality, dark night skies, peace & quiet (i.e., mitigate noise pollution), and the environment in general.

- I vehemently oppose the amendment to the Specific Area Plan that is proposed in AGP-19-02, and I implore the Town Planning Commission and the Town Council to completely reject this AGP in its entirety and to maintain the existing SAP as is. Fast food restaurants and drive throughs are simply WRONG anywhere near any of the residential neighborhoods of Cave Creek.

- Commercial development, especially in the Cave Creek Road/Carefree Highway commercial corridor, needs to be done extremely thoughtfully, keeping in mind the ""feel"" and quality of
life of Cave Creek that I alluded to in an earlier comment. Maintaining robust commercial
buffers is critical. Proper setbacks also are critical -- too much of the development that has gone
on recently is right on our roadways and is an eyesore. A good example of the wrong kind of
development is the Sprouts development -- while I appreciate that the Town secured a Sprouts
and I think that is good, the development itself is an eyesore, and I suspect that are a number
of requirements for the site that were waived or overlooked by the Town when this development
was approved and built (for example, virtually no setbacks for some of the buildings, virtually all
of the original plants/landscaping is gone and only very immature and small plants were
installed with trees that will take many years to mature, etc.). We should not allow this. I now
we see that the site for the micro-hospital has been cleared -- I highly suspect that this
development will be the same type of eyesore the Sprouts development is -- we have time and
we likely have a choice at this early stage with this micro-hospital development: enforce the
proper codes for landscaping, setbacks, aesthetics, etc., and make this a very attractive
development consistent with our values & Town vision that all us citizens and Town leaders can
be proud of and be able to "show off".

• -- I think it would be great if the Town could attract a Natural Grocers store to the Town (done
with thoughtful and attractive development in mind that is consistent with our values and Town
vision, of course... :))"

• Uphold the zoning we have in place and don’t just hand out special use permits without
research. Special use permits should be tied to the applicant NOT the land. There should be a
review process to see what type of impact they have on local residents. Commercial buffer
zones should be treated as such and NOT as commercial. Air quality is a concern in commercial
buffer zones as well as 7 day a week use which impacts local residents. An incentive should be
offered to tie into the sewer since we need more folks tied in for it to perform optimally.
Communication needs to be improved in general. for example, is there still money available
from spur cross tax that could be used to purchase harmony hollow? Surveys like this are helpful
to making citizens feel heard. Crosswalks need creative solutions, many of which have already
been offered on the Creeker board. Current solution is not good. Painting with special glo in
dark paint is one easy step to take. Solar embedded lights another. So many great ideas have
been offered up and ignored. Also low to the ground solar lighting would be nice on town
walkways because there are rattlesnakes. And becoming a Dark Sky City should be a no¬brainer.
Good for tourism, as I understand it we are already meeting most, if not all, of the requirements
anyways and helps secure future starry nights in Cave Creek...Thank you for listening...

• We really need to protect the wildlife and riparian areas. Diverting the Grapevine Springs into
fenced off gated manmade lakes for personal or corporate use is a tragedy.

• "If we end up like Scottsdale, we loose.

• The town is already too busy. In my opinion"

• Just hope what remains special here can be a part of every decision. This desert is special. Please
be mindful of not allowing it to become like everywhere else.

• "Stop trying to turn Cave Creek into anything else. It may be Sturgis on one end, Quartzize in the
middle and Juarez on the other, but where else can you find that? This is a town full of free
thinking independent people who mostly just want to be left alone. It would be nice to have access to water, and for the commercial zones to have adequate sewer treatment, but don't force anything down our throats. Cave Creek got along just fine for the first 116 years with no plan and no town at all. Most of the best of Cave Creek was developed during that time. Rather than changing the town to try to preserve its unique character. Turning Cave Creek into a more urban hip environment is exactly what we don't want.

- Finally, you should read the State Statute regarding the REQUIRED public input on the plan. I have, and you are falling VERY far short of the law. This site and a stilted survey that can't be answered in any way but that prescribed by the slanted questions is not acceptable."
- Reduce the town's involvement in the people's business.
- Focus on encouraging flexible business concepts, in keeping with the Town's 'old west' character in order to attract younger generations to live and work in Cave Creek. The best road to the preservation of the town's character is by allowing these businesses the chance to develop more than one way to cover their operations. Younger generations having the opportunity to successfully bootstrap new businesses without government assistance and build a new home without an affordable housing program is a win for everyone in the town.
- Possibly more condos or higher density/more affordable housing instead of the urban sprawl type subdivisions that encroach further on the land.
- Stop allowing builders to add more residential houses.
- "The town is quickly loosing its western/horse friendly vibe and heritage. I ride horses and motorcycles myself; but it's sad to see the town has become more of a motorcycle town and most of the time is no longer safe to ride a horse on the trails through town.
- We used to be a unique place where horses would be seen riding through town on a regular basis. I used to ride every week into town with a group of horse riders. These days no one wants to ride through town any longer because there are no safe places or facilities for the horses."
- "YOU have an identity crisis! Quit supporting Contemporary Modern Housing anywhere near town."
- **PRIORITY:** Add Roundabouts to CC Road thru Town. Need AT LEAST 3!! 1 @ Harolds/BuffChip...1 @ SchoolHouse Road and 1 @ Rancho Manana Intersection."
- Cave Creek and Carefree do not need to follow Phoenix and Scottsdale. The reason these two towns are appealing is because they are NOT Phoenix or Scottsdale.
- Adequate parking area plans for the "events" or forget the events!
- Keep SAP in place with current restrictions-protect the community from greedy developers.
- Map excludes parts of Cave Creek (continental Mtn Estates Dr.). I love the scenic vistas and clean air here. The town is paying better attention to water issues. The town appears willing to reverse agreements made in good faith with neighbors associated. Some of the goals are slanted to reduce the chances of a negative response. Should have been more neutral in wording. I have done some surveys for a living as a researcher. These are poorly worded and deliberated slanted. Use of negatives for important-poor!
- **DO NOT ALLOW DRIVE-THRU RESTAURANTS ON CAREFREE HWY. THIS WILL BE HORRIBLE!!!!**
• Protect the rural nature. Slower speed limits on feeder roads. No bridged washes. Little or no rezoning in CC for residential to higher density or commercial.
• Stop allowing high density housing in the town core without a commercial business plan being enforced (such as Hidden Rock was supposed to have-living quarters above stores/shops.) Adherence to enforcing the commercial buffer zone build at the Galloway Ridge project.
• "Continue the land limits related to space for a house, do not allow closer house building.
• Stop commercial growth such as the Cave Creek Rd / Carefree Highway strip mall, the additional grocery option of Sprouts was very exciting but the other businesses make it too commercial, there are now at least 5 car repair places within a mile of that intersection."
• We once were proud of the "our most western town" the ongoing addition of commercial space much of which at present is not occupied and the architectural character that has been approved to date or lack of in many people's opinion is questionable. You can only get so many pounds in a 5 pound sack. As noted above the quality of life, night sky's not building height variances, traffic constraints and safety, air quality and water and sewer infrastructure have or are rapidly approaching saturation levels.
• Don't let Stewart Jean rape the Carefree Hwy SAP.
• SMALL increases in population density. Better budget control for better use of current taxes.
• AS noted above
• The best part of Cave Creek is the open space and it does not feel like typical suburbia. When you visit other cities like Chandler, Gilbert, Glendale it all feels the same. They are house after house, stores on every corner. They could be any suburb in any state across the US. Cave Creek does not have the feel now but the more house, apartments, condos and stores/fast food that are added we will lose all of that special feeling for why we all live here.
• Don't change the zoning. Carefree Highway should remain rural.
• The town needs to support growth, but not at the expense of the residential character of the area. I feel like the town leadership are focus on collecting and spending more money, rather an preserving our way of life.
• When housing is being developed there should be involvement and coordination of the trail department. It seems to be nil at this time...people move in for the rural open atmosphere with 2 acres and hate horses, flies, snakes, havelina and or type of people...does not make for a welcoming neighborhood anymore. Who do we really want to be as a town? Its it rural western then we need to walk the talk.
• Carefree Hwy growth......keep the SAP as currently stated.........between existing housing developments and future commercial growth.
• "Please, no more additional bars in the town of Cave Creek. We are already on overload. We have more to offer than places that serve alcohol.
• I think may appreciate the addition of Walmart. The sales tax revenues are a true asset. The store and parking lot are spotless."
• The questions you asked are very slanted and it is clear you can easily manipulate them to sway the discussion as you seek to promote "Bell Road" on Cave Creek road. For those living in a
home (an investment), seeking a rural, community feel, and safe area .... we are already feeling the effects of poor traffic control, increased traffic, noise, and pollution from those developments allowed near CC Road....hate to imagine this intensified right next to neighborhoods and individual residents' homes. So disappointed, beyond words, in the town's utter disregard for balancing the "towns desire for taxes" and citizens needs and wants. No longer the CC we fell in love with when we moved here - very disillusioned. Please prove us wrong by seeking a plan that does not pit residential areas of town against each other and put citizens first. BTW - interesting to have received the first notice of this questionnaire from the town today (March 16) when it is due in a few weeks. Why so little outreach to even get this survey to residents? You missed an option below - direct mailing (with direction to website for further information if needed).

- Do not allow commercial development too close to our homes.
- The world's human population has doubled in my lifetime. Everyone needs a home, so development is unavoidable. All development should be sympathetic, sustainable and non-detrimental to current residents. Revenue should not always be the driving factor.
- Remove City Consul members who are not in agreement with rural development of no Fast Food and associated business on north side of Carefree Highway..
- I know your intentions are good for this input, but that is why we have not been able to get one through. We need to make sure we get this GP accepted. And we need to put density transfers into the GP to protect our mountain vistas, especially in and around Black Mountain.
- The town's core IS looking better these days. More improvement is needed. Sidewalks, benches, and above all, plant some cactus and trees in the medians and on the sides of CC road. Bring back some of the median. Too much was removed a few years ago. Make this town very walking friendly. Make Harolds and Buffalo chip pave their lots. Increase the trail system, promote music, bicycling, horseback riding, off roading in the area. Find ways to bring the younger crowd into town. This is so important. I'm in my 60's and I feel as if I'm the youngest one in the restaurant sometimes. Get a university to have a small campus here. We need young people! This town can be developed into one of the most desirable areas in the country and still maintain its rural character. You don't have to freakout that we are going to lose all of that just because we improve our area. Look to many of the small towns in the mountains of Colorado if you want to see great examples. Make the towns website more user friendly. It seems like it is DOS driven. Thanks for the CC road/Carefree highway commercial area. It was much needed.
- Keep up the good work!
- Some of these survey questions mean nothing. "Support land use proposals that have the potential to positively impact the Town of Cave Creek". What is the definition of positive impact? Mine might not be the same as yours. And "Provide for the future safety and security of properties and people", what is that, a reference to more LEO? Street lights? Maybe firearm training for everyone in town?
- do no increase density
• I would like to see the tax that was originally set aside for operation and maintenance of Spur Cross to be reallocated for that purpose. Could also include trail maintenance and construction to further promote non motorized traffic to connect the different zones of Cave Creek in complete continuity.

• Preserving “Harmony Hollow”!! Along with keeping the ATV’s off our roads, sensitive desert, and washes. Maybe, a “sound ordinance” similar to the “decibel limit” in Carefree??

• The old.town thrives on tourism and needs to be able to show tourists what they have - signage is critical for small businesses to survive. without it businesses will fail.

• Cheaper building permits - the permitting for single-family residential in town is really high in comparison to other communities.

• I hope we can build ownership for the next iteration of the general plan by avoiding using it as means for citizens to express their unidentified dissatisfaction. I know the has been some resistance to the general plan building and approval process. If we can get the dissatisfaction out in the open we can more appropriately respond.

• 1. Western Cowboy Heritage Design and Architectural Guidelines and elements on all new Constructions, Remodels, and Projects. Street parking, speed limits, and traffic design elements that forces access to retail foot traffic, pedestrians, bicycles, horses, and outdoor enjoyment. Think of all the stores, pathways, bike paths, and parking in your favorite Beach Town or Mountain Resort Getaway. Cave Creek is that already but needs Town Required Structure that forces both Residential and Commercial Developers to design projects that support its growth or it will not happen. Take a look at Tahoe City, Seal Beach, Jackson Hole as examples. All have very strict developmental and Architectural Guidelines and extensive Trail System and Heavy pedestrian and vehicle traffic flows. Cave Creek can be so much more than it is if the right planning is implemented.

• Create Local currency, secure water, support schools, tourist destination. Dark skies

• I don’t think bland, condensed housing developments or massive storage unit facilities fit the character of Cave Creek at all. If there is to be more apartment style housing options built they should have plenty of open space to allow our natural desert ecosystem to flourish and outdoor space for residents to appreciate and enjoy the beauty around them. We should cut down on outdoor lighting of any developments to keep our skies dark and beautiful at night.

• This question is a little too broad. Why not within the next 5 year. Trying to bring more housing around the town of Cave Creek is ridiculous. We don't have the infrastructure for more housing. No one wants to obey even our speed limit, our pedestrian walkway cautions, or our stop signs! Bringing more people to live in our small community is a mistake. There is plenty of open desert that hasn't been developed south of Cave Creek. They don't have to live right here. 68 new houses going in north of the post office is going to be horrendous as far as traffic is concerned.

• Sewer access for residents in Surrey Hills/Blue Ridge Hills area!!

• A real park for children would be nice. Viable in town transportation would help long term congestion. It would also help with tourism as there is nowhere to park and walk in town, at least not enough.
- Do not allow growth that would negatively affect Cave Creek's rural character.
- By NOT adding more drive thru fast food restaurants and keeping the dark skies initiative with low profile buildings only. Protect the residential neighborhoods and honor the Carefree Hwy SAP, Commercial Buffer Zone and Rural Character Zone.
- If we are going to add commercial developing on Carefree Highway it should be healthy options such as Pita Jungle or a place like kale and clover restaurants. Many people have been hoping for a Trader Joe’s as well. But I hope to see the commercial development keep to a minimum because I want to see our beautiful desert land preserved.
- Need to maintain and improve our water system to ensure adequate water for the future.
- Improve and develop water and sewage line infrastructure that will sustain itself with town growth.
- The biggest impact will be water usage - allowing a lot more growth will exacerbate the water issue. The town needs to look for ways to reduce usages whether it’s through conservation or moving some businesses and residents to adjacent water sources.
- Preserve our open spaces & western feel to the town.
- Limit commercial expansion
- Remember where it all started and try to honor the origins of Cave Creek.
- Maintain the rural feel and western culture, that's what attracts people. Encourage business that builds on the western charm of a small town. It's a destination that attracts tourism for the day or weekend with shopping, dining, recreation. Recreation excursions are attractive to the public. Build on what Cave Creek already has to offer... the beauty of the land, rural feel, western culture. Please don't erode the charm of this town.
- Drive throughs and chain businesses are not why people come here. If we wanted convenience over charm we would live elsewhere (for much less cost). We live here for the small town feel and small town community. Please don’t destroy us for the almighty dollar.
- Don’t let public city of Phoenix transportation connect up here. Don’t make this so overpopulated like Phoenix. Stop allowing builders to put up huge housing communities on tiny lots.
- I’m actually less opposed to some commercial development, as long as it blends in with the natural surroundings. I think North Scottsdale does a much better job with this than what Phoenix is doing along Carefree Hwy.
- 1) any new buildings must keep within the territorial/desert/southwestern/rustic ideology that keeps the town quaint and special 2) any new business/owner that utilized an existing empty building or space is given a gracious tax break/incentive 3) new services/business should be required to offer housing incentives/subsidies to help employees afford to live here so there are people to work in all these new places. Or possibly some type of employee housing development within 10-20 miles of town that all local services are required to pay into to help employees afford to live here (benefit to full time workers - 32+ hours a week) 4) power lines must be under ground 5) large parking areas must also be esthetically pleasing or hidden from main stream view. 6) No freaking roundabouts! People are idiots- they don’t understand how to
use them, they barely understand how a 4 way stop works or how to follow a speed limit sign. (Sorry had to throw that last jab in)

- Keep it rural, keep it rural, keep it rural
- no more commercial growth, would rather pay a tax
- Stop high density building and destroying the desert
- Let’s make this a “dark” community by only allowing downward facing lights, and REMOVE excessive street lights along Rancho Paloma and elsewhere. It will also SAVE power COSTS, and the steel can be sold/recycled for other use.
- Only allow so many more builds. There will be no space left. We want the views! We want to limit who moves here!!
- "Phoenix and Scottsdale are right on our doorstep. They will continue to put in high-density housing and shopping centers, etc. What necessitates Cave Creek becoming Phoenix? Keep the zoning rural. The residents keep voting off the Plan because it isn't what is best for the residents.
- Water. Need I say more.
- The invasion of the globe chamomile is a huge problem and truly needs to be addressed more seriously before this whole area burns."
- "Keep the zoning laws from constantly being challenged by developers- and then complying with them.
- Lots should be kept large to encourage more space, less density. Water
- Water should be a critical consideration to keep the area rural and less populated."
- With limited available land for residential and commercial development it is critically important to only allow the highest quality of building and services through strict enforcement of design aspects and environmental adherence. Listen to and respect the citizens of the town who have lived here for many years. Now is not the time to ruin a unique and special town. Greed and speed are two things that will destroy this town. Wait for appropriate opportunities and do not force unwanted development of any kind. Carefree Highway should never become an eye sore that would ruin the town and raise crime.
- Please keep the SAP overlay at 48th Street & Carefree Highway: AGP-19-02. It is unfair that an unscrupulous, deceitful developer can ruin a quiet upscale neighborhood while the extremely irresponsible Town Planning Commission & Zoning director encourages it to happen.
- Enforce code; listen to the populace in creating this GP, not the Planning Commission which failed twice to deliver a plan that voters approved; Continue the major vs minor GP amendment criteria; NO BRIDGES; match the Zoning Map to the Land Use Map, and every other map to have the same legends across the board; provide a "New storage Homeowner Guide" with every new home sale and every building permit that contains code they need to know i.e. no palm or eucalyptus trees, lighting ordinance, motor home storage and habitation regulations
- Water/land restrictions
Stop the "good ol boys" attitude for the town council. Pay attention to the mostly silent majority of towns people. We are paying attention and most of us are doing our civic duty and using our voices when we VOTE.

We moved here because it was a small town with a relaxed persona. We enjoy the natural surroundings and do not want any more shops or condos. We would rather support small business than make our town like every other gentrify, big business town in America. It’s a unique town and should be preserved.

We moved to Cave Creek due to the rural feel and large desert areas. With all of the building of small lot residential and storage units galore, the beauty is vanishing. It is becoming like any other town in Phx metro. Too much traffic and more accidents.

Keep commercial businesses to the minimal necessary for town support and keep the town's rural feel.

try to control the groyh

Keep it unique, rural and cave creek!

Maintain zoning restrictions for the development of residential communities

Actually have a planning commission that is forward looking and not just focused on the next developer that can bring them a project that MIGHT result in additional tax revenue for the city. Protect the residential neighborhoods from unisight drive-thru restaurant construction and the increased traffic, crime, noise and light pollution that they bring with them.

"Create, Market and Develop a General Plan that locks in an image, style and environment that is based in our rural western heritage. Most of the rest of Maricopa County has abandoned this culture and has created a ""California metro"" image. If we stay true to our origins we will continue to have a unique draw to tourist and other Phoenicians.

Stay with our uniqueness, enforce our decibel limits, limit residential development to 5 acre site only and strictly maintain our native environment spaces."

Cave Creek needs a few hotels and affordable housing options for working folks. Other than that, it's perfect.

Get people in positions that care about the preservation of our town and not just concerned with making a buck

Hire/vote people into the positions that truly care about the character and beauty of our town.

Pay the bills. Keep us free from taxes.

Please keep it the way it is. I love living in Cave Creek. I drive 60 miles each direction 5 days per week to my office, but I love it when I get home and can sit on my patio and see forever. There are only 21 homes on 400 acres where my house is and the minimum lot size is 5 acres.

Cave Creek is not Phoenix and shouldn't sacrifice the "look and feel" of the Town for the sake of commercial development at any cost. To protect the Town's culture we must set standards for new development so that it enhances the Town's image. The size of the Town is small relative to the mega-suburbs that surround us so the Town's aspirations need to be dialed down in accordance to our size. If we can't do this, we should look to merge with Carefree or Scottsdale to benefit from greater economies of scale rather than duplicate everything we do in Cave Creek.
with everything they do. This may make sense when it comes to future water and sewer planning (safe and secure water should be a top priority for the next 20 years) as well as the costs of running the Town's government and public works. Maintaining Cave Creek's independence may require future taxes or reduced services, or both, so our future vision should be limited within what we have today without trying to do more. In the future, hire qualified people for Town posts--ones who not only share the vision of the Town but who are empowered to manage day to day Town business to achieve that vision. Litter is becoming a rising issue in Town--please consider formal means to hold businesses that generate litter accountable for cleanup in their immediate area. Enact a code of honor where the decisions of one administration of Council Members are honored by successive Council administrations, or, in cases where such decisions have a direct effect on Cave Creek citizens, require a unanimous Council vote plus citizen approval to overturn/change.

- Establish some standards for future Town commercial development that incorporate deep setbacks from the roads and from surrounding residential properties. Also, instead of the ultra-modern look of the new homes going up in the Town Core and along Cave Creek Road, encourage southwestern architecture that is more in keeping with what the "feel" of the Town should be (the modern look doesn't fit with our view of how Cave Creek should look). AND, insist that each new home sits on a larger lot, so we avoid the cluttered look that diminishes the open feeling we should be shooting for. Get the water situation figured out so we residents can rely on a safe and dependable source of water well into the future (and don't over-develop before you figure out the water supply situation).

- When building new roads in Town, incorporate an inner landscaped median (like Black Mountain Parkway in Phoenix). Have a greater minimum acreage per new residence, so as to keep the open feel of the Town. Limit buildings on higher elevations around town (up the sides of hills/mountains). Encourage more restaurants (family and fine dining) to come to town (in Stage Coach Village?)

- Aggressively manage new developments (commercial and residential) to be invisible from the main roads and not block views of the surrounding mountains. Create an architectural theme for new commercial development, incorporating a Spanish Mission motif (like Tlaquepaque in Sedona--covered arcades, Mexican tile, tiled roofs). The abomination of the Sprouts corner looks like something you would find on Bell Road in Phoenix--no imagination, purely utilitarian, insufficient landscaping, junky looking, and NOT what Cave Creek should look like. To encourage walkers, add sidewalks (set back from the main roads in the landscape buffers like the ones along Scottsdale Road outside Terravita) along the major arterials (along Carefree Highway and Cave Creek Road). Continue program of land purchase to limit development on surrounding mountains and in areas of natural beauty and to keep such land in the public domain. Keep working towards the Dark Sky Initiative. It would be nice to have a hiking/biking/ horse trail between 60th St and Carefree Highway and Town Center. And maybe another one from Town Center along Cave Creek linking into the bicycle trails connecting to the Sonoran Preserve. Work with AZDOT to extend the 303 highway through the desert open land to connect to Scottsdale Road.
• "Take a look at a Town statute that gives the Town control over homeowners and businesses to maintain their property to a "Town standard". This could include requirements for weed cutting, especially along roads to minimize dry tinder during fire season. This could also require abandoned cars, appliances, furniture to be removed from the road-side view. Finally, this could give the Town some clout in enforcing litter control policies.

• When building new arterial roads or enlarging existing ones, try to incorporate a landscaped median separating the directions of travel (Tatum Road south of Cave Creek Road is a good example of what I'm talking about).

• Establish areas for future MAJOR commercial development where ample set-backs can be maintained, with heavily-landscaped surrounds, that won't abut residential neighborhoods. The concept here are Market Square or Summit Square along Scottsdale Road in Scottsdale. It's ok to plan big, as long as it's done well in advance. Just don't squeeze strip centers and junky looking shops in too-small properties simply because it's easy or some developer thinks he can dump one more in our laps. The SE corner at Cave Creek and Carefree Highway would work great. Maybe another corner west on Carefree Highway might work as well.

• With water a major issue to the Town, consider cooperative deals with Scottsdale in addition to the one with Phoenix that's just in its beginning.

• Continue program of setting scenic land aside for the public enjoyment, even if it takes special bond offerings or temporary tax levies.

• Continue to support our public schools to insure they remain first-class within the state.

• Work with ADOT to extend the 303 east to Cave Creek Road or Tatum, maybe all the way to Scottsdale Road. Include an all-way interchange at I-17."

• If you are looking for revenue try making the Stagecoach Village a restaurant destination area, with NICE eating establishments, not fast food. They don't have to be high end, or overly expensive — just no fast food. As it is now, I have to travel to Scottsdale to find a decent place to eat. I would rather give my money to a Cave Creek restaurant, but I am not in the mood for the Buffalo Chip, Harold's etc more often than just occasionally.

• A mistake the council made in buying the water company should not be the reason we have to Firefox our way of living. It's a shame to call anything a “Commercial Development Zone” because the area you speak of is Desert Rural - NOT COMMERCIAL! Also, why is it residents in this area have to hear about the potential “Commercial Zone” from a survey!

• Please slow the rate of commercial and residential development! Growth is okay, it's the rate of grow that is my concern.

• Keep us small...

• Please use preservation tax as it was, seemingly, originally intended for....Spurcross Ranch and adjacent area, like Harmony Hollow as an example.

• People moved here to get away from city life and keep development out. No more building!

• Keep residential and commercial rent viable for unique handmade quality items. Right now we have lost most of this, replaced instead by waaaay too much All-The-Same-import stuff that has
nothing to do with this area. Artists bring unique character & recognition to a town. See Marfa TX, Sante Fe NM etc.

- Love seeing some food options come to town but maybe some not fast food can be enticed up here?
- Listen to the Cave Creek citizens as they tell you repeatedly they do not want, nor do they support, drive thru fast food restaurants or other businesses that developers are attempting to place right next to existing residential neighborhoods which would negatively affect their quality of life and cause major safety and health issues. Cave Creek has taken in an abundance of tax revenue with more growth planned and coming that they do not need to disregard their residents' well being in the process. The planning commissioners need to start caring about their residents and start making decisions without dollar signs in their eyes.

- "Limit growth within the Town’s corporate limits.
- LETS BE CAREFUL OF ANY MORE COMMERCIAL GROWTH ON CAREFREE HIGHWAY"
- It is critical that we maintain the rural, western small town look and feel of Cave Creek,. The reason we moved to Cave Creek, and live here, is to enjoy that type of atmosphere. Turning it into into another Scottsdale is idiotic
- Seeing that we just moved here in Aug I don't feel that we can make a real informed statement at this time
- Stop big housing developments and condos.
- Growth pattern to fast slow the growth down
- Focus on historical character of town and community.
- *Zoning for development that recognizes the need to accommodate growth while protecting the low density residential living that attracts people to the Town.
  *Protect native environment . . either through preservation or restrictions on new development
  *Conservation/preservation of native habitat and wildlife through partnering with other agencies/non-*profits and special interests
- Remember FAMILIES ARE MOST IMPORTANT. Support small business and maintain a good commercial corridor along Carefree Highway.