

CORNVILLE COMMUNITY ASSOCIATION  
PLANNING AND ZONING COMMITTEE  
MINUTES OF NOVEMBER 4, 2009

The meeting was called to order at 7:03 PM by Committee Chair George Dana.

Committee members present were: Marvin Bagby, Julie Currance, Gregg Law, Nikki Lewis, Ted Luke, Carole Mackler, Steve Morehouse, Roy Ronan, Jan Tomlinson, and John Boik. Also present was Cornville Community Association Board President Deanna King and Board Member Lois Hook. There were approximately forty-six members of the Cornville neighborhood present to hear about the proposed Senior Living Compound to be built.

Mr. Dana went over the procedures for the meeting. Mr. Jim Winstead, Mr. John Winslow and Mr. Brian Langenbach will be given 45 minutes to make their presentation. Next the Planning and Zoning Committee will be give an opportunity for questions followed the Cornville community, who had previously filled out "Citizen Comment" forms. Each participant will be given three and a half minutes for comment or questions. Following the question and answer period Mr.'s Winslow, Winstead and Langenbach will be given an opportunity for closing remarks. After which everyone will be asked to leave so the Committee can meet to come up with comments that will be placed on the website and will also be forwarded to the County in preparation for their meeting.

The procedure that will be followed is; after tonight's meeting the Committee will get their notes together and forward them to the County, Mr. Winstead and his group will have a meeting with the County Developmental Service and Tammy DeWitt. In two to four weeks after that meeting, we should receive formal paper work and the Planning and Zoning Committee will have a formal meeting to submit our comments to the County Planning and Zoning Committee. At that point, there will be a notice posted for a Planning and Zoning Meeting at the Board of Supervisors in Cottonwood at which time the public can make comments and express their opinions. The Board of Supervisor's will decide on a yea or nay on the project. The whole process will take approximately six months.

Mr. Jim Winstead is a licensed Architect and a licensed Contractor in the Sate of Arizona. He is also a consultant with the Senior Living Community industry. He then introduces Mr. John Winslow who has a twenty-five year career in licensing, developing, and managing Senior Living Communities. Mr. Winstead next introduced Mr. Brian Langenbach the owner of the forty-two acre property site they wish to develop.

Mr. Langenbach then made his presentation regarding The Senior Living Community. They would place the buildings into the hillside to lessen impact. The Project would impact less than ten acres. The property drops eighty feet from the flat to the creek. The down slope is approximately ten acres. Sewage has been studied and with today's technology it will not only NOT impact Oak Creek with waste water it will improve the communities water. The technology has zero discharge sewer treatment units and will restructure the water.

Mr. Jim Winslow was the next speaker who provided some background in regards to the Senior population. The project will be applying for a "Planned Area Development" (PAD) designation. He went over phasing of the development that includes four phases.

PHASE ONE: Will be 150 units and a common area to support those units. Common area to mean entrance, dining room, and all things that are required to support the life style.

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PHASE TWO: Would be the park which is the entire piece of land below the hill side. Another ten acres would be a conservation easement to the County. Plus a one-acre Viniculture Hillside lab for Yavapai College.

PHASE THREE: Would be another 100 units and common area to support these units. Within these 100 units would be, 50 set aside for assisted living, 34 set aside for independent living and 16 for memory care, meaning Alzheimer's. There will be no skilled nursing provided for at this time.

PHASE FOUR: Would be the Executive style nine-hole golf course, with Junior and Senior Tees along with fifty casitas type residential units with garages. The whole idea would be to have younger ages in the residential casitas, then have them move to independent living and then to assisted living. So there would be a continual flow of people. John Winslow spoke next. It was his vision for the property. The comment was made that if the complex goes well, it goes well, if not then you are left with a 150-unity facility. The complex would not look like a three story building, as it would be built into the hillside. What was presented was just a concept not a design for the area at this time. The basic concept is to provide independent living with services. Such as food services provided through a dining room or dining rooms or restaurant. Housekeeping services that would be provided residents on a weekly or bi-weekly basis. In addition, extensive transportation to and from the facility would be provided. There would also be a full activity schedule provided along with miscellaneous services such as a beauty salon, barbershops and banking, etc.

The benefits to the community would be:

- Employment of approximately 80 to 100 people with 75% to 80% being local personnel.
- Payroll of upwards of 1.5 million per year and an increase in the tax base.
- It does not impact schools but would try to bring continuing education into the area for life long learning.

George Dana then commented that the property is currently zoned as R 1 70, which means 1.6-acre site built stick built on the property. For this property to go forward, what the developers would be asking for is a PAD (Planned Area Development). With a PAD it will have stipulations from the County and according to John Winslow the PAD would only pertain to the development with the rest of the property remaining as is.

Next came questions from the Committee.

Gregg Law wanted to know where the parking for the employees was going to be placed. The answer from the developer would be to send buses out to pick up the employees, as this is a 24-hour operation. In addition, they would usually allocate one parking space per unit, but most residents will come without a car. The parking area would be screened from view. In addition, they would be allocated to various areas. Figuring 100 cars per acre as acceptable. The ground would not be blacktopped but probably stabilized DG (decomposed granite). The next question from Gregg was what would be the total build out? Answer: approximately 160,000 to 180,000 square feet. Figuring that Phase one to be about 130,000 square feet. How many employees in the kitchen? Figuring one to three meals a day would be provided, and figuring 150 residents at three meals per, it day would equate to

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14,000 meals per month and approximately 25 to 30 people in the kitchen. Next question, what about emergency services? Answer: Staffing would include a nurse and caregivers to determine how severe the resident was and whether 911 would be utilized. It would not be uncommon to have 911 called at least once a week.

Roy Ronan was the next committee member to ask questions. Where is the water coming from for the upwards of 600 people? Answer: the break out of residents would be approximately 15% couples, 5% men and 80% women. They (the developers) would verify the water source and stated that the sewage treatment would be A+ so that it could be returned to the facility and be reused. We are assuming the wells are between 200 feet and 400 feet so obviously the wells will have to go deeper, and it will not impact the local wells in the area. This has to work for everyone. If it doesn't work it doesn't work. The water treatment will be pure water.

The next questioner from the committee was Jan Tomlinson. How are you going to keep the dark skies? What about all the cars? Answer: if that is an issue then that is what is going to be addressed. Building and lighting tucked in the side and using low impact lighting if that is what is required.

The next committee member was Julie Currance and her first question was whether the developers have read the Cornville Community Plan? In addition, did they know we had one? Answer: Yes. Julie's next comment was that the location was an issue and she was afraid that a precedent would be set in an R1 70 area. The developers want to use a rural design such as an adobe or log cabin look.

Carole Mackler was the next committee member to ask questions. Carole stated that this is a rural community and that the Cornville Plans states that we are a rural community, she asked why would we want to reinvent Cottonwood into the middle of Cornville, when Cornville is rural. She stated that our motto has always been to "keep rural, rural".

Committee member Steve Morehouse asked the next question: Have you thought about the traffic at South Aspaas and the junction of Cornville Road? Answer: the intersection would have to be improved and to add a light (traffic signal). Steve's next question was that that would make that area more commercial. His question was "do the developers have a Plan "B"?" Steve's comment was that Cornville is a remote area. How are they (the developers) proposing to overcome this and that he has concerns about the validity of the project over the long term. Would the Plan "B" be to rent the units out as apartments if the Senior Living project failed? Do the demographics support the area? He then asked how the project would pay for itself? Answer: A one bedroom would be \$1800.00 plus services and a two bedroom would be \$2500.00 a month plus services.

Carole Mackler asked: Are you aware of the other facilities in the area? Answer: yes. In addition, are you aware that they are only lacking for people to fill them? Answer: yes.

Lois Hook a Cornville Community Association Board Member was next in the questioner. With all the other facilities, lacking in people where do you think the residents for your project will be coming from? Answer: The people in Yavapai County. The ones that want to be here are here. Getting them to come to your community is always a challenge. There are some operating challenges. Then the comment was made by the developer that it will take at least one to two years before the project door are

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open and by that time the economy should be turned around. The developer next stated that a question they always get is; “What happens when I am no longer able to live in an independent living facility? The answer is that because this facility will be built in phases that transition from independent living to assisted living with in home care the resident can move from one service to another

Jan Tomlinson then stated that she believed that the developers have put a lot of thought into the project. However, this community is rural.

Next were the comments and questions from the community.

1. Lois Appleton: (by phone call) why this projects when there are so many in the area uncompleted. In addition, is it needed?
2. Jan Albreicht: (who lives south of the project). What type of water supply? This has already been talked about.
3. Jan Starkey: She was the main reason so many of the community appeared at the meeting. She heard about it at the last Cornville Community Association meeting. She lives on the corner of South Aspaas and Creekview. She does not want any project that will impact her well.
4. Sharon Morehouse: Her comments were; safety issues, intersection of Cornville Road and South Aspaas, too much traffic for the area. Water – not enough for golf course. In addition, this project is not in our Cornville Master Plan.
5. Cliff Martin: Opposed to granting variance to support development. His property abuts up against proposed development. The issue tonight is whether a Senior Living facility is warranted or wanted in the area. This is not the area to be zoned for this type of facility. Also opposed to construction traffic followed by employee traffic. Also ambulances coming and going all hours of the day and night, seven days a week. Visitors coming and going seven days a week and at all hours, maintenance vehicles. The size of the project could be upward of 250,000 square feet not including common area of side facilities. Sewer, even with zero discharge – sounds good, but does not have faith in it. Medication getting into the ground water and water table is also a concern. The drain on the water supply. Light pollution – he was held to certain standards as he was building his house, will the developers be held to the same standards. Parking lot, driveways, and doorways into the facility a concern.
6. Robin Lemons: Opposed for the following reasons; (a) not enough water for 300 new homes and a golf course. (b) two failed developments in area now. (c) just like drugs – JUST SAY NO!!!!!!!
7. T. McChesney: Comments are water and waste.
8. John and Laurie: (a) do not want 1.6 acres zoning per house changed. (b) concerned about water treatment near Oak Creek (c) need meeting place large enough to accommodate all citizens.
9. Jake and Helen Van Lipl: We are opposed to any project like this in our community.
10. Chris Nelson: Bought property based on 1.6 acres per unit. Concerned about the water table. Concerned about the traffic problems. Does not want to lose quiet, rural feel. Still has a question about fifty residential casitas. Developer answered that the casitas would be built around the golf course. If golf course were not approved then casita would not be built. Each casita would contain two apartments for a total of twenty-five buildings.

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11. Jim Thorne: The rural area needs to be maintained on the two lane, dead end highway. He borders middle of property on north side. Concerned about visibility. What is going to be done with the rest of the land that is not going to be used along the ridge? Developer answered that there is not plan at this time and not home lots at this time. However, project could be amended over time with a PAD designation. Will not engineer out 1/3<sup>rd</sup> of property that resides in the flood plain. Fourteen or fifteen homes would be a lot better than a hugely high-density project as is proposed now. How are you going to run all the vehicles even for construction on a two-lane dead end road? Developer answer: We would try to come up with the best use of the property. Mr. Thorn: Great idea, but wrong location. Parking is a great concern.
12. Murray and Janet Hilty: We totally find this wrong – even if it is the beginning the public should be invited. Water, golf course, and 100's of people. REALLY!!!!!! Septic – Senior will deposit drugs. Do not want the rules changed. What are you going to do to the area? The only thing that will be wonderful about it is for the developers. If you are building under existing rules of 1.6 units per acre, maybe ok, otherwise NO!!
13. Marc Matteo: Absolutely NO!!!!
14. Robin Matteo: Change in zoning. We purchased property with two plus acres. We are not looking at smaller pieces of homes or decrease in home prices. Too much traffic. Great idea wrong area.
15. David Butler: We (my wife and I) are adamantly opposed. We bought a retirement home in the immediate neighborhood BECAUSE it was a large lot, single home, residential. This project is and EGREGIOUS violation of the neighborhood. Hundred of residents, hundreds of staff, hugh impacts on the water, sewage, traffic. This project should be killed quickly.
16. Judy Knesin: Why did you invite everybody if you were only going to have ten? Didn't you want everyone's comment or to hear all about it? If it was on the level you would have held it where we all could hear and evaluate. Sounds kinda fish to me! Typical big developer! George Dana answered the question. He said that this meeting got out of hand and was suppose to be a meeting for the Planning and Zoning Committee with Jim Winstead and his group to exchange ideas then for the developer to go to the County Planning and Zoning and return paperwork to Cornville Planning and Zoning. Then we would have an open meeting where everyone would be able to express his or her opinion and ideas. This meeting is probably two steps ahead; it is like putting the cart before the horse. George said that he was the one who made the decision to hold the meeting at the Fire Station and that this the way it has always functioned. Even when Judy Miller was chairing the committee.

Carole Mackler as a matter of public comment stated this committee meets the first Wednesday of the month. Which is always an open meeting and anybody who want to attend can do so.

George Dana went on to say you could also join the Cornville Community association. We are always looking for new members. He also said that tonight would be his last night as Chair and introduced Nikki Lewis as the new Chair of the Planning and Zoning committee.

Deanna King, the Cornville Community Association Board President spoke next. In regards to this meeting it did, get a little ahead of it's self. However, it was a good beginning before the developers proceeded to the Yavapai County Planning and Zoning committee. This could very possibly return to the Cornville Planning and Zoning committee before the County acts. However, until such time please

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attend the Cornville Community Association monthly meetings and the Planning and Zoning meeting and become involved. Let us know your questions and comments.

George Dana then asked Jim Winstead if his group had any final comments. Jim said he did not think so. He also thanked everyone for coming out and giving their comments and that all comments and questions were valued and would be taken into consideration. They would be taken into discussion and try to make this project work.

Jan Starkey spoke a little about the area and the people.

Chris Nelson spoke about the quietness of the area and how were the developers going to address that noise issue?

Next came the closing comments from the committee after everyone else had been excused.

Ted Luke: Came in with the attitude that he was for the project but is now against. The developer must take into consideration the rural atmosphere of the area.

Marvin Bagby: It is contrary to our plan and he did not feel that the presentation was very well developed yet. There was not enough detail in the plan for us to get a good handle on what exactly the development plan is.

Steve Morehouse: Is opposed for all the reasons mentioned tonight. Also has a concern about liability. He just wants to keep the designation as R1 70 and go with the Cornville General Plan.

John Boik: Has to agree with all the people that objected to the development. There are so many reasons against it it is just not a feasible project. It is a project that just doesn't fit here.

Julie Currance: Against the plan as stated but came up with another plan and that was to build a large Tuscan style house, plant a vineyard and sell it for \$2.5 M. In addition, we worked hard on our Community Plan, won a Governor's Award because of it and now they want to gut the plan. It would completely make the plan useless. It sets precedence.

Carole Mackler: This property was split. A problem with property it's self (not the project) is that it cannot be split again. It is a great project just not for Cornville.

George Dana: Why is the property even at the 1.6 acres not selling?

Carole: Because it cannot be split again.

Gregg Law: Said that they have forty-two acres at say 2 acres per parcel, which would hold twenty houses. A developer could go in and build eight houses, but with anything over five houses the developer would have to put in the infrastructure of streets, fire hydrants, sewer lines or whatever he has to put in.

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Jan Tomlinson: Was sorry to see the way the meeting went tonight and that her take is probably different than the rest. Think the plan is great, but it is just the wrong area. She thinks that it is the responsibility of the Committee to abide by the Community Plan and to the Community.

Gregg Law: Still wants to know what they (the developers) area going to do with the water and sewage. In addition, just like everyone else thinks it is a great idea just the wrong place. Three hundred people are a small Leisure World.

Julie Currance: Mentioned the over taxing of the emergency services. It would not take much to have the emergency vehicles away from the station and not be able to answer a 911-call from the project.

George Dana: Said he talked to Jim Winstead and told him it could be a very wild meeting as the neighbors know of the planned project and are very unhappy. Therefore, Jim knew coming in that the meeting was going to be interesting.

George then entertained a motion for the committee's position on the project. Carole Mackler proceeded with the motion that states:

The following action was taken on November 4, 2009 in regard to the proposed building of a Senior Living Compound on South Aspaas Road, in Cornville, AZ.

The Planning and Zoning Committee of the Cornville Community Association has unanimously voted that the above mentioned proposed building be denied pursuant to the Cornville Community Plan in which the Vision statement states: "Cornville is a rural residential area..." It also states that the residents appreciate a quiet atmosphere and dark skies apart from urban lights, sounds and congestion. Private schools, spiritual retreats, bed and breakfast inns, restaurants, vineyards, a farmers market, and equestrian centers highlight the area. The Committee feels that the proposed building is totally inconsistent with the Cornville Community Plan.

Discussion was held. Jan Tomlinson seconded the motion. The vote was unanimous.

The next motion was made by Steve Morehouse to confirm Nikki Lewis as Chair of the Planning and Zoning committee for the years 2010 and 2011. Gregg Law seconded the motion and it was passed unanimously.

There will not be a meeting in December.

Motion was made to adjourn. It was seconded and passed unanimously.

The meeting was adjourned at 9:20 PM.

Nikki Lewis, Chair