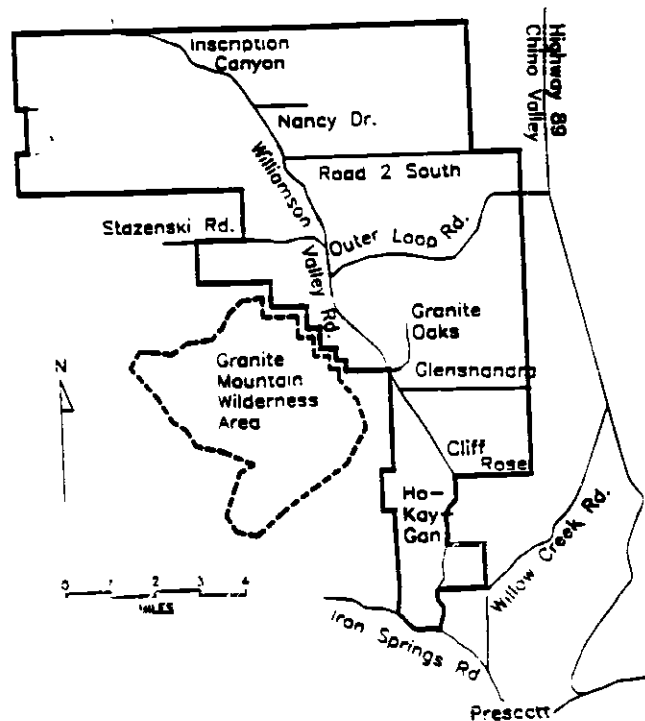


# WILLIAMSON VALLEY PLANNING AREA

## CITIZENS SURVEY

### ANALYSIS



Prepared for:  
Yavapai County Planning and Zoning Commission  
Yavapai County Planning and Building Department

Prepared by:  
Office of Rural Resource Management and Planning  
Department of Geography and Public Planning  
School of Ecosystem Science and Management  
Northern Arizona University

*November 29, 1995*

# SUMMARY SURVEY RESULTS

## 1995 CITIZEN SURVEY WILLIAMSON VALLEY PLANNING AREA

prepared by the Office of Rural Resource Management and Planning, Northern Arizona University  
in association with the Yavapai County Planning and Building Department

The following are the response numbers and means (averages) for each of the questions in the Williamson Valley Survey. Numbers are in bold where this helps to distinguish them from the survey questions themselves. For some survey questions, a code number has been added next to the response box. The means for these questions were derived from the code numbers. For example, for questions #1, the mean of 1.007 is derived from the value 1 = Own, 2 = Rent, 3 = Both. Due to missing values and coding errors, most questions do not have exactly 977 responses. The order and arrangement of some of the response choices may be changed from the original questionnaire, however, the wording remains the same.

1. Do you own or rent property in the Williamson Valley planning area? (see the full-page map in this survey; check one)

1- Own      2- Rent      3- Both  
**959**                      **1**                      **3**                      **MEAN: 1.007**

2. Do you: (check one)      **703** 1- Have a Permanent Residence in the Williamson Valley planning area? (if so, skip to question 4)  
**45** 2- Have a Seasonal Residence (vacation or second home) in the Williamson Valley planning area?  
**193** 3- Do not reside at all in the Williamson Valley planning area (but own property there)  
 Other: (please explain) \_\_\_\_\_  
**MEAN: 1.458**

3. If you do not reside permanently in the Williamson Valley planning area, where is your permanent residence? (check one)

**54** 1- In the Prescott Area                      **18** 3- Elsewhere in Arizona  
**59** 2- In the Phoenix metropolitan area                      **114** 4- Outside of Arizona

4. Using the map of the planning area on the cover page, place an "X" on the *approximate* spot where your property is located. If you own multiple properties, mark your principal property/residence with an "X" and your other/investment properties with an "O". This will help us ensure that responses from all parts of the study area are represented.

ZONE	Total Respondents	Single Properties	Multiple Properties	Total Properties Represented
1 - SW	259	245	19	264
2 - SE	241	224	28	252
3 - WC	51	48	6	54
4 - EC	111	103	19	122
5 - NW	46	44	6	50
6 - NE	170	163	18	181

The following questions focus on the issues and possible alternative planning options for the Williamson Valley Planning Area. All of the information you provide will remain confidential.

5. Many issues of community concern were identified at the February 13, 1995 community meeting. These issues have been grouped into the nine broad headings listed in alphabetical order below:

- |  |  |
|--|--|
| Commercial development (stores, businesses)  | Preservation and access to open space  |
| Conservation of the area's resources (water, wildlife, environmentally sensitive areas, scenery, historic areas) | Public services (schools, recreation, utilities)                                       |
| Emergency services (police, fire, ambulance)   | Relationships between private property owners and government (private property rights) |
| Maintaining the area's rural character   | Residential density (lot size, development issues)                                     |
|  | Safe and efficient streets and highways  |

**In general**, does this list contain all of the major issues of concern to you as a person interested in the present and future of the Williamson Valley planning area?

849 1-  Yes    80 2-  No    If no, what was missing? \_\_\_\_\_

6. How concerned are you about the issues in question 5? In the space below, please rank from 1 to 9 these issues in terms of their importance to you. Place a 1 in the space before the issue that is most important to you; place a 2 by the issue which is second most important to you, and so on until all nine issues have been ranked.

- A \_\_\_ Commercial development
- B \_\_\_ Conservation of the area's resources
- C \_\_\_ Emergency services
- D \_\_\_ Maintaining the area's rural character
- E \_\_\_ Preservation and access to open space
- F \_\_\_ Public services
- G \_\_\_ Relationships between private property owners and government
- H \_\_\_ Residential density
- I \_\_\_ Safe and efficient streets and highways

FREQUENCIES of Ranks for Q.6:

	RANK: (ranks of '0' were omitted from this table)									MEAN	RANK ORDER
	1	2	3	4	5	6	7	8	9		
A COMDEV	83	60	66	70	104	79	62	70	337	6.125	7
B CONSV	209	129	143	134	103	77	49	43	25	3.641	3
C EMERG	45	69	73	92	151	169	156	100	38	5.345	6
D RURCH	289	196	131	91	64	38	33	29	26	2.991	1
E OPENSP	63	130	170	143	107	79	77	67	56	4.476	4
F PUBSER	11	36	32	58	69	104	209	228	145	6.695	9
G PRVPR	53	26	46	68	112	125	118	163	184	6.269	8
H RESDEN	128	221	162	154	92	53	31	45	13	3.497	2
I SAFSTR	82	65	76	88	108	151	133	121	71	5.340	5

7. The Williamson Valley planning area is a growing community. Do you believe that: (check one)

- 97 1- It is not right to attempt to control growth except as required by law  
 696 2- Growth should be controlled in ways important to the community, even if it is more than the basic legal requirements  
 159 3- Further growth in our community should be strictly prohibited  
**MEAN: 2.065**

8. The current population of the study area is approximately 3,500. According to current growth trends, the population could be 7,000 or more within 10 years. Do you feel this projected population amount is: (check one)

- 153 1- About right considering the undeveloped land available  
 418 2- It depends on how the population is distributed in the area  
 352 3- Too large for the area  
 27 4- Too small for the area

9. Please answer the next series of statements by circling the number that best reflects your view as it relates to the Williamson Valley planning area. Circle "+2" if you strongly agree with the statement. Circle "-2" if you strongly disagree with the statement.

	-2 strongly disagree	-1 disagree	0 neutral	+1 agree	+2 strongly agree	MEAN
	1	2	3	4	5	
a. The county should develop a growth management plan for the area.	35	20	37	179	667	4.517
b. More open space/trail areas are needed for resident use.	45	39	193	262	409	4.003
c. Protecting environmentally sensitive, scenic, or historic areas is important.	18	16	62	216	637	4.515
d. Commercial development should be prohibited.	116	168	145	117	408	3.560
e. Commercial areas should be isolated and strictly controlled.	44	40	52	174	599	4.369
f. There are some areas where all development should be prohibited.	35	22	77	142	674	4.472
g. Agriculture/ranching is more important than residential development.	71	134	285	190	274	3.484
h. Higher densities adjacent to Prescott & Chino Valley are acceptable.	265	166	170	242	94	2.716
i. It should be difficult to change zoned property to a higher density.	32	23	38	171	686	4.533
j. New residential roads should be publically maintained.	135	100	184	250	285	3.472
k. Public access routes to recreation sites is a priority.	106	101	263	292	185	3.369
l. Residential lots that are smaller than 2 acres should be prohibited.	70	102	89	137	554	4.054
m. New residential roads should be privately maintained	232	225	206	118	167	2.750
n. Major roads and highways in the planning area should have bicycle lanes.	100	70	240	240	304	3.606
o. Williamson Valley Road should be widened.	154	124	188	188	301	3.375
p. Wildlife conservation is important.	12	22	79	274	572	4.431
q. Schools are presently inadequate for the area.	126	116	509	110	80	2.896
r. Private roads should be approved for county maintenance.	179	126	214	235	198	3.154
s. Commercial development should be approved.	390	131	134	156	127	2.466
t. Roads in rural subdivisions should be paved.	161	138	225	222	196	3.163
u. Public safety (police, fire) needs to be improved.	51	78	345	292	174	3.489
v. Maintenance of county-owned roads needs to be improved.	38	72	269	297	265	3.722
w. Alternatives to traditional septic systems should be encouraged.	74	66	248	310	230	3.599
x. Medical care and accessibility is adequate.	73	121	280	339	115	3.325
y. Stronger litter controls are needed.	38	49	262	294	301	3.817

10. Please mark whether you approve, disapprove, or have no opinion about the following types of land uses in the Williamson Valley planning area. (check one opinion for each item)

	1-Approve	2-Disapprove	MEAN (of 1 & 2)	No Opinion
<i>Commercial Uses</i>				
a. Guest ranches/bed and breakfast inns	451 <input type="radio"/>	360 <input type="radio"/>	1.444	138 <input type="checkbox"/>
b. Gas station and convenience store	395 <input type="radio"/>	503 <input type="radio"/>	1.560	51 <input type="checkbox"/>
c. Grocery store (single store)	386 <input type="radio"/>	493 <input type="radio"/>	1.561	60 <input type="checkbox"/>
d. Neighborhood shopping center	188 <input type="radio"/>	714 <input type="radio"/>	1.792	44 <input type="checkbox"/>
e. Strip development along a major road	100 <input type="radio"/>	804 <input type="radio"/>	1.889	41 <input type="checkbox"/>
f. Light industrial	95 <input type="radio"/>	812 <input type="radio"/>	1.895	41 <input type="checkbox"/>
g. Destination resort	236 <input type="radio"/>	594 <input type="radio"/>	1.716	113 <input type="checkbox"/>
h. Golf course	306 <input type="radio"/>	560 <input type="radio"/>	1.693	84 <input type="checkbox"/>
i. Professional offices, including medical	269 <input type="radio"/>	601 <input type="radio"/>	1.691	79 <input type="checkbox"/>
j. Located at major intersections	348 <input type="radio"/>	480 <input type="radio"/>	1.580	108 <input type="checkbox"/>
k. Located as part of new subdivisions	128 <input type="radio"/>	682 <input type="radio"/>	1.842	115 <input type="checkbox"/>
<i>Open Space Uses</i>				
l. Trails	811 <input type="radio"/>	63 <input type="radio"/>	1.072	74 <input type="checkbox"/>
m. Wildlife conservation	832 <input type="radio"/>	50 <input type="radio"/>	1.057	67 <input type="checkbox"/>
n. Scenic, environmentally sensitive, & historic preservation	855 <input type="radio"/>	50 <input type="radio"/>	1.055	67 <input type="checkbox"/>
o. Organized sports	284 <input type="radio"/>	411 <input type="radio"/>	1.591	254 <input type="checkbox"/>
p. Bicycle trails	625 <input type="radio"/>	180 <input type="radio"/>	1.224	146 <input type="checkbox"/>
<i>Residential Uses</i>				
q. Townhomes/Condominiums	149 <input type="radio"/>	754 <input type="radio"/>	1.835	44 <input type="checkbox"/>
r. Apartments/Condominiums	90 <input type="radio"/>	816 <input type="radio"/>	1.901	41 <input type="checkbox"/>
s. Modular or mobile homes	194 <input type="radio"/>	674 <input type="radio"/>	1.776	83 <input type="checkbox"/>
t. Affordable housing	306 <input type="radio"/>	514 <input type="radio"/>	1.627	124 <input type="checkbox"/>
u. Guest homes (on the same lot as a regular home)	525 <input type="radio"/>	301 <input type="radio"/>	1.364	122 <input type="checkbox"/>

11. Do you prefer walking or driving to go shopping and/or to obtain services? (Check one) **80** 1-Walk **855** 2-Drive  
**MEAN: 1.914**

11. Do you prefer walking or driving to go shopping and/or to obtain services? (Check one) **80** 1-Walk **855** 2-Drive  
**MEAN: 1.914**

12. What is the *maximum* number of minutes you would consider reasonable to get to a shopping or service area? (Please provide minutes for both walking and driving)

	minutes Walking							minutes Driving						
	MEAN: 21.675 minutes							MEAN: 17.828 minutes						
	MEDIAN: 9.5 minutes							MEDIAN: 14 minutes						
<b>WALKING:</b>														
Minutes:	0	1	2	3	5	9	10	15	20	25	30	35		
# Respondents:	369	1	5	1	40	3	110	124	81	8	109	1		
-----														
Min:	40	45	60	75	90	100	120	130	150	180	225	300	360	600
# Res:	5	16	54	1	8	1	16	1	2	10	1	7	2	1
-----														

<b>DRIVING:</b>													
Minutes:	0	2	3	5	6	7	8	9	10	12	15	20	25
# Resp:	45	1	1	76	1	2	2	2	173	2	239	220	15
-----													
Minutes:	30	35	40	45	60	90	120						
# Respondents:	156	5	6	16	12	1	2						

13. County governments in Arizona have limited powers to control the rate and form of development on private lands. Also, many Arizonans prefer limited government intrusion on their private property rights. The following items deal with Private Property Rights and the degree to which you feel some government regulations may be appropriate to preserve the rural character and other amenities in the Williamson Valley planning area.

*Please indicate your preference by circling the number closest to your opinion. "-2" indicates a preference for the strongest government intervention or control on that issue. "+2" indicates that private property rights and the free market system (with no government intervention) should prevail on that issue.*

	-2 Strongest Private Rights 1	-1 Private Rights 2	0 Private Opinion 3	No Intervention 4	+1 Some Intervention 5	+2 Strongest Intervention 5	MEAN
a. Preservation of Ranches and Farms	351	181	77	205	114		2.515
b. Preservation of Wildlife	173	91	45	312	304		3.522
c. Provision of Open Space/Greenbelts	145	88	57	325	312		3.626
d. Prevent Retail (groceries) Development	140	103	86	240	354		3.312
e. Prevent Industrial Development	147	61	29	152	552		3.957
f. Fewer Subdivisions	146	87	61	236	398		3.704
g. Additional Groundwater Protection Measures	110	59	68	226	476		3.957
h. Additional Air, Water, and Noise Pollution Controls	113	71	86	278	386		3.806
i. Stronger Building/Construction Standards	120	113	150	288	270		3.505
j. Better/More Schools	135	108	346	205	137		3.108
k. Better/More Roads for Police, Fire, & Ambulance	117	94	193	326	204		3.435
l. Non-Motorized Trail System	151	100	169	281	234		3.371
m. Access to Public Lands/Trails	141	95	123	309	271		3.505

14. Considering the priorities you have indicated in the previous sections of this survey, would you approve of additional taxes or property assessments to be used for:

	1-Approve	2-Disapprove	MEAN (of 1 & 2)	No Opinion/Uncertain
a. Converting all overhead utilities to underground	315 <input type="radio"/>	482 <input type="radio"/>	1.605	149 <input type="checkbox"/>
b. Dedication of new roads, and upgrading of roads not accepted for maintenance by Yavapai County	342 <input type="radio"/>	449 <input type="radio"/>	1.568	148 <input type="checkbox"/>
c. Parks, trails (non-motorized), and other recreational facilities	444 <input type="radio"/>	350 <input type="radio"/>	1.441	151 <input type="checkbox"/>
d. Additional open space/wildlife conservation	508 <input type="radio"/>	286 <input type="radio"/>	1.360	151 <input type="checkbox"/>
e. School facilities and/or improvements	291 <input type="radio"/>	405 <input type="radio"/>	1.582	252 <input type="checkbox"/>
f. Upgrading of Williamson Valley Road	447 <input type="radio"/>	364 <input type="radio"/>	1.448	137 <input type="checkbox"/>

15. Yavapai County has identified the following possible road improvements in the planning area. These are shown on the map to the right. Please note that these are only possible improvements, which may or may not happen based upon future development and other criteria. Please rank the seven road improvements in the order that you would be most likely to use them.

**Enter a 1 in the space next to the road project that you would use the most. Enter a 2 for your second choice, and so on. Enter a 7 to indicate the project you would use the least.**

Rank	Map #	Project name
___	A	Pioneer Park Access
___	B	Cliff Rose/College Rd.
___	C	Glenshandra
___	D	Outer Loop Rd.
___	E	Road 2 South
___	F	Nancy Dr., Morgan Trail, Cherokee, Pheasant
___	G	Fair Oaks/Tonto Rd.

FREQUENCIES for Q.15:

RANK:	0	1	2	3	4	5	6	7	MEAN (excludes "0")	RANK ORDER
Road A:	120	184	138	128	140	87	86	88	3.491	4
B:	161	107	204	150	121	116	72	40	3.384	3
C:	175	130	133	184	175	99	39	36	3.303	2
D:	103	324	204	141	169	17	9	6	2.313	1
E:	157	87	135	113	87	340	39	13	3.770	5
F:	176	55	36	76	52	64	454	54	5.038	6
G:	186	19	15	23	30	40	69	583	6.332	7

16. Would you approve or disapprove of the following planning tools being used in the Williamson Valley planning area?

	1-Approve	2-Disapprove	MEAN	No Opinion
a. <b>Planned Area Development (P.A.D.)</b> A P.A.D. allows for a mix of uses within a single, master-planned development project. This approach allows greater flexibility than standard zoning to enable commercial, residential, and open-space land uses to co-exist with minimal impact on one another.	396 <input type="radio"/>	444 <input type="radio"/>	1.529	101 <input type="checkbox"/>
b. <b>Cluster Development</b> Cluster Development is a variation of the P.A.D. concept, but applied primarily to residential subdivision projects. Instead of each house being on more or less equally sized parcels, it allows a higher density concentration of housing units in one area of the subdivision, and leaving the rest of the subdivision in permanent open space.	237 <input type="radio"/>	588 <input type="radio"/>	1.713	119 <input type="checkbox"/>
c. <b>Transfer of Development Rights (T.D.R.)</b> A T.D.R. has an objective similar to Cluster Development. The difference is that a land owner can, through negotiations and local government approval, give up his/her full rights to develop one parcel of land in order to increase the density or intensity of development on another parcel of land (beyond what the zoning ordinance would normally allow.)	87 <input type="radio"/>	721 <input type="radio"/>	1.892	135 <input type="checkbox"/>
d. <b>Performance Zoning</b> Performance Zoning allows greater flexibility than traditional zoning by regulating the impacts of a land use, rather than its use. For example, a commercial or light industrial use may be allowed next to a residential lot, if effective and attractive barriers to control noise, traffic and other impacts are used. Negative impacts between land uses typically include earthen berms, vegetation/landscaping, and building design.	115 <input type="radio"/>	746 <input type="radio"/>	1.866	80 <input type="checkbox"/>
e. <b>Large Acre Zoning</b> Large acre zoning is one way of preserving the appearance of open space. On the negative side it causes land values to be very high and the open space it provides is private, without public access.	599 <input type="radio"/>	205 <input type="radio"/>	1.255	137 <input type="checkbox"/>
f. <b>Land Banking</b> Land Banking is the outright purchase of large tracks of land by public or non-profit private organizations (such as The Nature Conservancy) to preserve open space that is publically accessible. Land Banking can be expensive.	455 <input type="radio"/>	286 <input type="radio"/>	1.386	197 <input type="checkbox"/>

17. Below are two illustrations of subdivisions. Both provide the same number of lots and the same amount of open space. In one, however, the lots are larger and all of the open space is private. In the other, the lots are smaller, the street surface area is less, and there is a large tract of permanent, common open space.

Which do you feel is more suited to preserving the rural character of the Williamson Valley Planning Area? (Check one)

440 1-  Figure A (left) is the type of subdivision development that I would prefer to see in the Williamson Valley area

438 2-  Figure B (right) is the type of subdivision development that I would prefer to see in the Williamson Valley area

MEAN: 1.500

SEE MAIN TEXT FOR ORIGINAL GRAPHICS

FIGURE A

FIGURE B

Source: R. Arendt, et al. 1994. *Planning By Design*. Chicago: American Planning Association.

18. Please circle your preference between the paired items below. Circle Neutral (  $\diamond$  ) if you have no preference between the two items. If you strongly prefer one over the other, circle Strong (dark arrow) on that item's side. Only one answer may be chosen per line. (Please note that not all of the items presented are complete opposites of one another.)

	Strong 5	Moderate 4	Neutral 3	Moderate 2	Strong 1	
<b>MEAN</b>						
<i>Rural Preservation</i>						
4.358 a. Preservation of Ranches & Farms	565	222	97	40	17	More Subdivisions/Housing
4.468 b. Preservation of Wildlife	618	196	78	27	16	More Subdivisions/Housing
<i>Open Space</i>						
4.205 c. Preserve Open Space at Land	526	204	94	64	38	Right to Development more
3.767 d. Use Creative Subdivision design to provide more Public Open Space	370	214	144	91	85	Use Current Subdivision with less Public Open Space
<i>Development</i>						
4.316 e. More Two Acre Subdivisions	569	178	95	47	30	More Affordable Housing/Land
2.238 f. Closer Retail and Services	92	128	127	121	442	Current Travel Distance to Services
<i>Water Conservation</i>						
3.918 g. Low-water Consumption Toilets	479	156	128	50	109	Uncertainty over Water Supply
3.745 h. Less use of Water for Landscaping	389	185	175	64	107	Uncertainty over Water Supply
<i>Transportation</i>						
3.574 i. Three Lanes on Williamson V. Rd.	333	186	205	68	128	Increased Traffic Congestion
3.524 j. More Paved Access Roads	270	226	243	68	109	Increased Traffic Congestion

The following information will help us to further assess community values in the Williamson Valley Planning Area. All information provided will be strictly confidential.

19. Approximately how long have you owned property in the Williamson Valley planning area?

1- <input type="checkbox"/> under 1 year applicable	2- <input type="checkbox"/> 1 to 3 years	3- <input type="checkbox"/> 4 to 6 years	4- <input type="checkbox"/> 7 to 9 years	5- <input type="checkbox"/> 10+ years	9- <input type="checkbox"/> not applicable
36	287	181	106	344	
MEAN: 3.456 = 5 years					

20. Approximately how long have you lived in the Williamson Valley planning area?

1- <input type="checkbox"/> under 1 year	2- <input type="checkbox"/> 1 to 3 years	3- <input type="checkbox"/> 4 to 6 years	4- <input type="checkbox"/> 7 to 9 years	5- <input type="checkbox"/> 10+ years	9- <input type="checkbox"/> not applicable
53	222	121	90	273	
MEAN: 3.406 = 5 years					

21. Please write in the number of people living in your household in each age category.

NUMBER IN AGE GROUP:	0	1	2	3	4	5	MEAN
___ Under 6	888	57	19	6	1	1	.126 (Ages 0-18 = .436)
___ 6 to 13 years	858	71	33	9	2	0	.177
___ 14 to 18 years	874	73	22	4	0	0	.133
___ 19 to 29 years	875	71	23	0	2	0	.129
___ 30 to 49 years	591	147	231	1	3	0	.641
___ 50 to 65 years	490	173	306	2	1	0	.827
___ over 65 years	716	115	138	1	1	0	.410

22. If you own undeveloped land in the Williamson Valley planning area, what kind of land is it (please check only one):

- A Residential Lot       Residential Acreage       Investment Land       Ranch/Farm Land       Not Applicable  
**62**                                      **258**                                      **23**                                      **38**

23. If you own developable land (residential or other) when are you likely to build a residence on it (please check only one)?

- 183** 1- plan to build in about \_\_\_ years  
**74** 2- will probably sell the land without building on it  
**10** 3- will probably build something other than a residence on the land  
 not applicable

YEARS TO BUILD:	1	2	3	4	5	6	7	8	9	10	99 years
# of Respondents:	49	35	15	13	35	6	3	3	3	12	21

**MEAN: 3.427 years**

24. Approximately how much land do you own or rent in the Williamson Valley planning area?

- 1- under 2 acres      2- 2-5 acres      3- 6-10 acres      4- over 10 acres  
**329**                                      **413**                                      **80**                                      **127**  
**MEAN: 2.005 = 2 acres**

25. The questions in this survey form were derived from the public participation meeting held on February 13, 1995. Did you know about and attend this public participation meeting (check only one please)?

- 18** 1- Yes - as a full participant in the issues identification process  
**64** 2- Yes - but only as an observer and participant in the audience  
**203** 3- No, I knew about the planning process, but did not attend the February 13 meeting  
**670** 4- No, I was not aware that this meeting took place, nor that the current planning process was underway  
**MEAN: 3.597**

26. Please indicate the current or recent occupation of the person filling out this questionnaire: (check one only please)

- |  |  |   |
|--|--|---|
| <b>156</b> <input type="checkbox"/> Business Owner       | <b>2</b> <input type="checkbox"/> Farmer                       | <b>108</b> <input type="checkbox"/> Self-Employed (other than business owner) |
| <b>5</b> <input type="checkbox"/> Unemployed (long-term) | <b>34</b> <input type="checkbox"/> Homemaker                   | <b>33</b> <input type="checkbox"/> Military                                   |
| <b>16</b> <input type="checkbox"/> Rancher               | <b>340</b> <input type="checkbox"/> Retired                    | <b>120</b> <input type="checkbox"/> Public employee                           |
| <b>129</b> <input type="checkbox"/> Business employee    | <b>7</b> <input type="checkbox"/> Other, please indicate _____ |   |

27. *If you have additional comments about planning and development issues in this survey or how the county can better include your views in the planning process, please write them in the space below. You may continue your comments on an additional piece of paper and attach it to this survey form.*

# of Comments*	Topic
	<b>UTILITIES</b>
181	Water supply/depletion (well levels, management of supply)
82	Water (other - quality, septics, pollution, drainage)
55	Natural gas, sewer system, etc.
	<b>DEVELOPMENT</b>
300	General statements; no specific types mentioned
65	Residential development (growth, types, density/minimum lot sizes)
53	Commercial development (services, types, shopping, quality)
	<b>RURAL LIFESTYLE: AESTHETICS, PRESERVATION, QUALITY</b>
181	Open Space (recreation, public spaces, access, uses except equestrian)
60	Environmental (wildlife, cultural artifacts, landscape-views)
44	Pollution (all issues except water; noise, litter, dust, air)
24	Equestrian trails and uses
	<b>GOVERNMENT ISSUES</b>
53	Dissatisfaction (ADEQ, DWR, County, BoS)
24	Satisfaction (ADEQ, DWR, County, BoS)
10	State Lands (preservation, trades)
2	Federal Lands (preservation, trades)
21	Other
	<b>TRANSPORTATION</b>
84	Safety, design, up-grades (turn lanes, lines, widening, paving, speeding)
38	Access (connectivity)
33	Congestion
10	Emergency Services
	<b>PROPERTY TAXES OR VALUATION</b>
32	Taxes (property-related taxes, special districts)
17	Valuation (affordability, other than taxes, specifically)

\* The total number of comments made is greater than the number of respondents. This is due to some respondents making multiple comments (up to seven different categories) on a single questionnaire.