

11/13/2007
Dear Judy,

We will unfortunately be on vacation during the visioning meeting in Benson and also for the P & Z meeting in Willcox. These comments can be used for either or both as applicable.

1. Water issues are the first and most important considerations for all communities. We don't have an unlimited supply of water and no one knows what the impact will be on current wells if increased density and water use is approved. Even if the increase use of water is not immediately adjacent to specific wells, we do not know how far reaching the impact may be. It could be miles downstream that it has an impact. We currently have a low producing well and any impact could make it unuseable.
2. Rural density as is currently zoned now is why people moved to the country to begin with. Our RU-4 areas are what the residents of the area came here for. We like the quiet rural lifestyle of open spaces between homes and large parcels of property. I walk every day and don't have to deal with a lot of traffic because of high density. This is one of the enjoyments we get out of being in a rural community.
3. Equestrian activities are high in this area. We enjoy being able to ride without concerns of high volume and speed of traffic. We would like to see more consideration for trails for use by non-motorized activities such as horseback riding, hiking and bicycling. this area is a great place to see wildlife and serene beauty.
4. J-6 Road is currently a 25 MPH roadway. We feel that this is in keeping with the local rural residential atmosphere that most people in the area came here to benefit from. We would like to keep the amount of traffic to a minimum by not increasing density south of I-10 off of J-6 Road.
5. Commercial properties should be confined to areas north of I-10 at Mescal Road and not south of I-10 off of J-6 Road. When we bought our property here over 10 years ago. We specifically made a trip to Bisbee to check on the zoning of the properties adjacent to the one we were considering purchasing and were told that all of them were zoned RU-4, Residential. We were assured that they were not commercial. J-6 Road and the access from I-10 is not a good intersection for businesses to be located south of I-10. We would loose the rural, residential feel of the community if any commercial activity would be allowed in this area.
6. Try to maintain the environmental aspects of the community in regards to wildlife corridors, dark skies and quiet setting. We would like to see noise and dust ordinances established for residential areas to limit the length of time and amount of noise and dust that would disrupt the peace and quiet of neighbors, even if on someone's own property, such as ATV's, dirt bikes, loud music, etc. This is something more than being neighborly.
7. If commercial establishments are build adjacent to residential properties, particularly RU4, Rural, there should be sufficient buffer zones and barriers between any residential areas and the commercial establishments. A 9-10' block wall would not be unrealistic to keep debris and noise from the neighboring residences along

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with a strip of property that could not be build on adjacent to all residences on all sides.

This strip could be from 50' to 150' , depending on the size of the parcels in the area. The larger the parcels, the larger the buffer strip.

There are many neighbors in this area who enjoy walking, horseback riding, bicycling and hiking in this community. Also, we enjoy the peaceful, beautiful sunsets from our patios. This is the kind of community we all moved to this area to enjoy and be part of.

These are just some of our comments that we would like considered and brought out for these processes. We thoroughly enjoy living in Cochise County and would like to continue to do so. We are hopeful that there will be more visioning meetings in the Benson area in the future and that the P & Z Regulations that are being discussed will also be brought to more meetings for the public.

Thank you for your consideration of these comments.

Cathy & Bill Omann
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