

We would like to enter these ideas into the record for the Envisioning 2020 Meetings. Chuck commented upon this at a Coronado School meeting and Lynn suggested we put it into writing for the record.

It is frequently commented upon at the meetings that there is apparent inconsistency in the response received on the telephone survey about growth and development in the County.

On the one hand, residents believe that "managing new development" is a key concern over the next ten years and that if growth in the county is not managed, the quality of life will diminish. On the other hand, two-thirds agree that "property owners should be able to build on their land with few restrictions." This is put forth as a contradiction of points of view coming from the same people.

We understand these two points of view and interpret the questions and responses this way:

A "property owner" to us means a resident on his individual private property. He lives, or plans to live, there. It seems that the owner should be able to build on his own land with few restrictions except for insuring safe construction methods are used. If that private property owner has a piece of land large enough to allow an additional parcel to be separated off and still be within the zoning regulations for that area - he should be allowed to do so to a limited degree. We would think that perhaps up to 4 parcels could be separated off as long as the original land is large enough to allow that and still be within the zoning regulations. That would allow a property owner to give a piece of land to his children to build upon - or allow a property owner to sell off a piece of land to raise money to live on in old-age. We understand that there could be a concern if one, or all, of these new owners then decide to divide their portion of the property. Perhaps there could be a limit on the number of divisions the original piece of property has subsequent to a specific date. At some point the subdivision regulations should be triggered.

But when a developer/investor/partnership/corporation purchases a piece of land with the sole intent of subdividing it and selling to others - it seems THAT is a commercial venture and not private property. These people don't live there - have never lived there - never plan to live there - and have no investment in the neighborhood other than financial. This is the concern for the need to "manage new development" and the fear that this growth will diminish the quality of life in the county.

We understand that, technically, whomever purchases the property is the "property owner".... but we interpret the questions as if asked about a "private property owner". A "private property owner" means to us someone who lives on a property and is concerned about the future of the neighborhood. When a "private property owner" subdivides his land more than five times - he has moved into being a "property developer" and the community impact becomes more important. Then the subdivision regulations need to guide the development of this piece of land. But it does not seem that an investor should be able to buy a large piece of land and then do whatever they want with the land because they own it. The community needs to have a contribution to the decisions that effect their homes and water supply.

We have discussed this with many other folks and we believe our interpretation is a common one.

January, 2008

Chuck & Susan Ostrander  
10248 E. Calle Tejas  
Palominas, AZ 85615  
20-366-0360