

Judy,

I fear that my children will never be able to afford a home in Cochise County. I myself, will never be able to afford a 4 acre parcel in this County.

I think it is absolutely critical that more dense development has to be allowed to occur at several locations in this County. Sierra Vista is almost built out. Many of the smaller cities are in similar situations, where they can not expand. Benson seems to be the exception.

I understand wanting to preserve the mountainscapes and the river environment. Somewhere between those two, we need to allow for smaller lots to develop housing areas.

Having now been on the “other side” for several months, I am learning that the costs of building infrastructure is significant to developers, and in order to keep the “per lot” cost down, subdivisions need to have several homes per acre – not acres per home. The only people who can afford to buy homes on four acres are the wealthy.

It is particularly disturbing to me that the mountainscapes are going to be reserved for only the wealthy. If the County wants to restrict development in these areas, then I think all development should be stopped. Only allowing 4 acre developments means only the wealthy get to ruin our views.

I do appreciate the concerns that have been expressed regarding the supply of water. I would like to see the County give ear to sound science - and ignore the emotional complaints that have no solid basis other than fear. If the proposed constraints are placed on development due to water adequacy, we can expect to see most development in this County come to a screeching halt. I guess that is the desire of many County residents – I only wish we had done it thirty-five years ago when I moved here ;-)

Bottom line opinion: County residents are going to have to accept that they are going to have more neighbors in the future.

Sincerely,

Scott Dalrymple, P.E.

Project Manager

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