

Envision 2020 COMMUNITY WORKSHOP

PORTAL MEETING SUMMARY

November 7, 2007

Number of Participants: 33

What changes are expected to impact the area?

Local themes

- Population growth impacting
 - Roads
 - Services
 - Water availability
 - Air quality
 - Noise pollution
 - Light pollution
- More businesses
- Higher property values & taxes
- Decline in wildlife habitat /threats to biodiversity

Also mentioned

- Impacts from New Mexico
- More wildfires
- More jobs
- Troller Ranch? Hayes property?
- Global warming

County-wide themes

- Population growth
- Movement from rural to suburban
- New water laws
- Job creation
- Cost of fuel

What characteristics of the area should NOT be changed?

Local themes

- Small community with unique character
- Beautiful views--mountain slopes and valley
- Dark night skies
- Quiet
- Clean air & water
- Low traffic volume
- Lack of commercialization
- Biodiversity
- Eco-tourism base
- No high density development

Also mentioned

- USFS continues with public input process and follows their master plan as public wishes
- Low profile houses
- Possibility of Cave Creek wild and scenic
- Respect for private property
- No more major roadways
- Minimum RU 4
- RU 20 or RU 40
- No trailer parks (high density)
- Community involvement in process
- Keep zoning process as is
- Rural affordable housing and land
- Low water consumption (no pools)

County-wide themes

- Clean air
- Private property rights of individuals (sale of property to whom chooses)
- Lighting restrictions

What do we fear or hope for as the community changes or grows?

Hopes

Local themes

- Maintain low density
- Limited growth
- Preserve views & open space
- Improve services—
 - trash, recycling
 - law enforcement
 - emergency services
 - County maintained roads

Also mentioned

- Work things out together—build a community plan
- Keep water table up
- State regulation of ground water
- Restrictions on low flying aircraft
- Amend open range laws to protect rural residential areas
- Enforced light code

County-wide themes

- More jobs—good paying, clean, safe
- Newcomers respect existing culture
- Natural beauty of land is preserved for future generation
- Good water policy
- More law enforcement in rural areas

Fears

Local themes

- Over development/uncontrolled growth
 - Air pollution
 - Light pollution
 - Noise pollution
 - Loss of vistas
- Lack of services—emergency, fire, road maintenance, trash, law enforcement
- More taxes—residents can't afford to stay

Also mentioned

- Loss of biodiversity
- State land turns into gated communities
- Foothills road paved
- Increased water use
- Polluting industries

County-wide themes

- Destruction of communities
- Newcomers complaints
- More rules/regulations
- Drying up wells
- Higher crime rates
- Importing water to continue growth

What are your ideas for how the community should change or grow?

Local idea themes

- Limit commercialization in Portal--commercial development directed toward San Simon and Rodeo
- Protections for scenic vistas
 - No changes in USFS lands—wild and natural
 - Possible slope ordinance, building height restrictions
- Preserve open space

Also mentioned

- Create conservation & buffer zones around National Forest Boundaries
- Preserve State land as open space
- RU 4 minimum, re-zone to RU 40 when possible
- RU 40 all areas surrounding Portal
- Custer development/housing with more open space
- Enforce lighting code
- No special use or variances in Portal
- 200 ft. setback along paved roads
- Conservation easements on ranches
- No RV or trailer parks
- No growth Silver Creek to Portal—federalize it
- Development on common used roads

County-wide ideas

- Refer to Area Plans that denote specifics for that area on issues of
 - Water
 - Development
 - Input from property owners
- Respect County diversity in area plans
- Implement County-wide recycling plan

What are the most important principles to adhere to as the community grows?

Local themes

- When it comes to planning decisions—ask Portal first
- Make sure any proposed changes are consistent with the existing character of the community
- Maintain vistas and open space
- Remember that the environment is not replaceable

Also mentioned

- Private property rights---must find balance
- Slope and ridge ordinance?