

Envision 2020 COMMUNITY WORKSHOP

WILLCOX MEETING SUMMARY October 30, 2007

Number of Participants: 41

What changes are expected to impact the area?

- Population growth
- Change in demographics
 - Loss of support for agriculture & rural lifestyle—attitude of newcomers
 - Challenge to private property rights
 - Loss of rural identity
- Increased negative impacts on agriculture
 - Loss of areas in agricultural use to residential and other uses
 - Loss of support for agriculture
- Growth impact on quality of life & infrastructure
- Water issues
 - Use moved from agriculture to other uses
 - Watershed health impacted by loss of agriculture
 - Potential State control of pumping
- Employment changes
 - Loss of agricultural jobs—replaced?
 - lack of job opportunities
 - diversification

Also mentioned

- I-10 bypass
- Active citizens—planned growth to prevent above

What characteristics of the area should NOT be changed?

- Strong agricultural base
- Rural setting
 - Open space
 - Dark skies; low light pollution
 - Clean air
 - Low density; larger lots
 - Natural vegetation
 - Unrestricted views
 - Low traffic congestion
- Heritage of the area—western small town atmosphere
- Private property rights
- Lifestyle

Also mentioned

- Health & safety services
- Maintain water table
- Water rights maintained by land owner
- Retail clustered on main highways
- Conservation of natural habitat

- Rail
- Rix's tavern

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

Hopes

- Managed growth
- Employment
 - Recruit industries that support agriculture
 - New industries to keep young people employed
 - Better workforce
- Open space--incentives

Also mentioned

- Support, maintain public recreational, cultural and youth activities
- Land trust
- Improved roads
- Affordable middle-income housing
- Educated electorate
- Become a partner in Willcox Playa Watershed Partnership
- Include conservation sub-division concept
- Education levels remain high
- More, better medical facilities
- More cultural and youth programs
- More County funding and promotion of solar and wind energy systems

Fears

- Unmanaged growth
- Loss of heritage—lack of understanding of rural values
- Loss of property rights
- Water issues
 - Inadequate water
 - Inter-basin water transfers to larger metropolitan areas
- State land sold to private sector

Also mentioned

- Willcox becomes like Tucson; or like Steins (ghost town)
- Willcox becomes bedroom community
- Increased crime with increased population
- Drain on health assets
- Lack of tolerance for the individual
- Too many billboards

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

Economic Development

- Recruit more industry that supports agriculture—vertical integration
- Commercial/Industrial development near major roadways
- Restrict C4 & C2 (commercial) zoning to an area in a 4 mile radius of Wilcox
- Restrict non-agricultural industries in agricultural areas

Residential

- Encourage infill—growth in/near existing developed areas and infrastructure
- Flexible lot sizes
- Conservation & buffer zones to blend with existing community
- Planned development vs. wildcat subdivision
- Code/Plan enforcement for Wildcat development
- Incentives for maintaining open space
- Maintain property rights
- Keep Kansas Settlement area agricultural
- Rural Planning area
 - Land trusts
 - RU4 zoning—clusters with infrastructure

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

- Maintain community heritage
- Support and preserve agriculture
- Maintain property rights
- Employ incentives for maintaining open space
- Make sure planning decisions are community based not county-wide based