

Envision 2020 COMMUNITY WORKSHOP

PALOMINAS MEETING SUMMARY November 28, 2007

Number of Participants: 50

What changes are expected to impact the area?

Local themes

- Population growth
- Increased pressure on water resources
- Higher taxes
- Increased business/commercial development
- Less agriculture/loss of natural environs
- Increased traffic

Also mentioned

- Light pollution
- More dust & noise
- Changing demographics
- Folks moving here to make area like where they left
- Illegal immigration
- National economy
- Crime
- Growth/influence of Sierra Vista
- Need strong planning of open space
- Status of Fort Huachuca +/-
- Climate change

County-wide perspective

- Increasing population
- Traffic
- Dust pollution
- Wildcat development
- Water resources needed (recharge)
- Outside influences/lack of control
- Increased demand for services
- Private property rights impact
- Property value changes
- Need for jobs & housing
- Loss of open space

What characteristics of the area should NOT be changed?

Local themes

- Rural character
 - RU-4/low density
 - Open space between uses
 - Dark night skies

- Natural environs
- Preservation/conservation of public lands:
 - State land
 - Federal lands
 - San Pedro River & Riparian area

Also mentioned

- Maintain water table—watershed integrity
- Good air and water quality
- Limited commercial development
- No incorporation by Bisbee or Sierra Vista
- Light & sign codes
- Access to public lands
- Free flow of traffic
- Viability of the Fort
- Traffic flow limited spatially to sections & ½ sections, there should be planning for alternate main routes
- Have P&Z people tied to the community
- Retain farm animals/wildlife
- No zoning changes
- Protection of property rights
- Preserve individual wells
- Keep low taxes
- Keep existing building codes
- Maintain safe community

County-wide perspective

- Fort Huachuca existence
- San Pedro river/riparian area
- Good air quality
- Short commutes—work where live
- Open space/mountain views
- Property rights
- Ability to control destiny

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

Hopes

Local themes

- Development driven by planning with the community, considering desires of residents
- Conservation of environment—water/land

Also mentioned

- Sense of community
- Sustainable development within community character
- State land = recreation
- Anti-split legislation
- Legislation to manage growth based on water sustainability—eliminate groundwater overdraft

- Place utilities underground
- Affordable housing for young families
- Paved roads
- Grade & gravel roads
- No change
- Border issues resolved
- More use of alternative energy--incentives
- Variable lot sizes/less than RU4
- Protection of property rights
- Keep taxes affordable so people can hold on to their property
- Maintain choices in home ownership
- Maintain agricultural lands
- Local business flavor
- Convert rails to trail
- Close all golf courses without recycled water
- Public transportation
- Health care access

County-wide perspective

- Vibrant economic opportunities
- Higher paying job opportunities
- Clean industry
- Clustered light industry, commercial, residential
- Development with complete infrastructure
- Affordable housing
- Stable increasing property values
- Maintain diversity
- Increase tax base
- Increase recycling

Fears

Local themes

- City life
 - High density, cookie cutter subdivisions
 - Loss of reasons we moved here
 - Big city problems
 - Asphalt jungle/look like Phoenix, Mesa, Tempe
 - Degradation of environment/loss of grassland character
 - Loss of dark skies

Also mentioned

- Fort closing
- Death of San Pedro river
- Elected officials not listening to Hereford/Palominas
- Rising property taxes
- Increased lot splits
- Lack of water
- Traffic lights
- 4-lane highway
- Too many access points off main road

- Large commercial businesses
- Lack of fire protection
- 100 year flood

County-wide perspectives

- Bedroom community
- Increased pollution—water, dust, etc.
- Uncontrolled stormwater runoff
- Loss of freedom/rights
- Inadequate services
- Illegal immigration
- Special interest groups
- Property tax increases
- Fort Huachuca flight path encroachment
- Conditions and expect of subdivisions force wildcat development

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

Local ideas

- Commercial/industrial development
 - Commercial development north of Hereford Road & Hwy. 92
 - Small community businesses at Ramsey and Hwy. 92
 - Small community businesses on Hwy. 92 near Palominas Road
 - No more commercial/industrial development in Palominas
 - Light industrial only
- Residential
 - Keep housing developments close to existing development using existing infrastructure
 - No less than RU- 4
- Roads
 - Maintain & increase County roads
- Zoning
 - Maintain rural zoning near the San Pedro river
- Environment
 - Incentives for open space
 - Preserve State Trust land—no development
- General ideas
 - Stay true to Palominas land use plan
 - Acquire State land near Kings Ranch road for a County park
 - Have a County lot split review process
 - More family/children recreation
 - Keep individual wells—less, or no water companies
 - Keep growth slow
 - Good vs. bad development/ Incentives for good development

County-wide perspectives

- Graduated densities
- Mixed use development—clustered light industry/commercial/residential throughout the County as site and conditions allow
- Heavy industry/manufacturing near transportation
- Create incentives for planned development to reduce wildcat development
- Better health care
- Incentives to retain agriculture to retain open space