

**Envision 2020 COMMUNITY WORKSHOP
SUNSIDES MEETING SUMMARY
January 24, 2008**

Number of Participants: 37

Note: Topics listed under "themes" represent responses that were mentioned by several of the different working groups in response to a particular question.

What changes are expected to impact the area?

Local themes

- Population growth
- Water issues—water depth, use, competition, regulation

Also mentioned

- Increased interface between agriculture & new development
- Access to markets—transportation costs
- Change in commercial growth
- Economics—employment, commercial
- Attitude & value changes—urban/rural, different kind of people
- Private property rights—newcomers dictating views to existing residents
- Air quality changes
- Crime increase
- More traffic
- More air traffic
- Increase in flood insurance premiums
- Loss of wildlife habitat
- Construction
- Land subdivision
- Highway by-pass
- Services to community
- More violations without enforcement of zoning regs
- Need for State to regulate water
- Alternative energy sources—tax credits
- Drought related issues
- Decrease in agriculture
- Waste issues
- Viewscape issues—preserve forests and mountain views
- More irrigation pivots
- Need for more recreation and employment for young people
- Lack of health facilities
- Preserve the history and archeological sites of area
- Dark skies preserve

What characteristics of the area should NOT be changed?

Local themes

- Small town character/Rural character
- Views/Vistas
- Wildlife habitat
- Air quality
- Golf course

Also mentioned

- Dark skies—light restrictions
- Height restrictions for views
- Diversity and character of community
- Private property rights—own destiny for own property
- Foothills of Dragoons and Chiricahuas
- Grasslands
- Density---concentrate higher density, put lower density in outlying areas
- Maintain affordable housing
- More adult living communities at reasonable cost
- Keep manufacturing to a minimum in certain areas controlled by P & Z
- Replace Board of Supervisors as needed (keep people with similar views)
- Maintain State & Federal open lands
- Maintain & enhance historic landmarks
- Balance of agriculture, ranches and community
- Open space around homes
- Tolerance of different people moving to area

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

Hopes

Local themes

- Improved health services

Also mentioned

- Basic nature of area will not change
- Improved employment opportunities
- Rain/increasing water table
- New folks will stay away
- New fire engine
- More shopping
- Controlled growth
- Conservation Subdivisions
- Never incorporate (costly to run a government)
- Balance of agriculture
- Future developments carefully planned
- Don't run out of water
- Wealth
- Additional services—transportation to airport, major grocery store, pharmacy, etc.
- Community suitable for retirement—able to walk to pharmacy, etc.
- Infrastructure—better roads
- Safety-keep crime low
- More cooperation from County—more supervisors

Fears

Local themes

- Over population/uncontrolled growth—too much, too fast
- Water shortage/water table drop

Also mentioned

- Loss of property rights
- Wildcat growth
- Locals priced out of the market
- Flood zone A insurance
- Attitude and value changes—property rights, pumps, noise)
- Ag/urban interface issues
- Higher taxes
- Shortage of public services
- Over burdening regulation
- Failure to enforce regulations
- Crime
- Traffic
- Cost of living
- Cookie cutter subdivisions
- Cars up on blocks & junk in yards
- Welfare
- Not enough support from County

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

Local ideas

- Commercial/industrial development
 - Commercial along Hwy 91—near Sunsites & Sunizona
 - More vineyards
 - Protect farming & ranching near Kansas Settlement & north of Sunizona
 - Protect open ranges between Sunizona & Kansas Settlement
 - Feedlot in Kansas Settlement area
- Development
 - Keep growth in Sunsites area West of highway—not real dense
 - Urban development near Willcox Playa
 - Concentrate development in Sunsites growth area “B” (dotted green line on map)
 - SR7 or higher lots of west of Hwy 91
 - ½ acre or higher lots east of Hwy 91
 - Extend growth area to Birch
 - 10 acre minimum west of Cochise Stronghold Road
 - Keep RU 4 north of Sunsites growth area “B”, east of the Hwy
 - Balance of agriculture and subdivisions outside of Sunsites
 - Slow, steady growth in Sunsites
 - Growth—equestrian center—north of Kansas Settlement
 - Growth south of Sunizona
 - Growth south of Pierce
 - Allow already approved development south of Treasure Road

- Roads
 - No trucks on Dragoon Road—enforced

- Environment
 - Protect wildlife
 - Protect Dragoon Mtn. foothills
 - Preservation outside of mid Sulpher Springs Valley
 - Conservation easements

- General ideas
 - Develop Pearce as “old town” --history
 - Keep State land State
 - Healthcare in Sunsites
 - Muslim retreat near Birch Road
 - Astronomy near Chiricahuas
 - Services—medical center, pharmacy, police dept, fire depart
 - County wide water facility & waste treatment
 - Encourage private water company
 - Incorporation for Sunsites, Sunizona, Dragoon, etc to support needed services
 - Grants or other funding to support services in unincorporated areas
 - Assisted living facilities
 - Be proactive—don’t just react to problems
 - Consistent organized plan to protect growth CC & R’s

Table 5 comment in response to question:

A question was raised for general consideration by one attendee at the end of the meeting related to maintaining Rural Lifestyle.

"Everyone wants amenities—more services, better roads, stores, movie theater, transportation and lower taxes....More of everything, except growth. Is this less growth? Can we have it all?"