

Meeting Provides A Closer Look At Three Canyons Project

By Lynn Davison



Photo by Lynn Davison

Over 60 people attended the meeting at Cady Hall on December 16, to learn more about the purchase of Three Canyons

On December 16, Cady Hall was filled with people interested in learning about and influencing plans for the recently purchased Three Canyons property just outside Patagonia along Route 82. David Seibert and Ron Pulliam from Borderlands Restoration led the 2½-hour discussion. The first half of the meeting included a presentation on what the property offers, the goals of the new owners, and how Wildlife Corridors purchased the land. For more detail on that, take a look at the article in the November edition of the PRT. The remainder of the meeting was a “listening session” to field questions and suggestions from the audience. There were several breaks for people to enjoy a nice spread provided by Borderlands.

Pulliam asked the audience to share any concerns about the vision for the property and to offer suggestions on what uses should be allowed. He made clear that all uses must be consistent with the owners' primary goal of preserving the wildlife corridors. Questions included: Will there continue to be access to National Forest lands through Three Canyons? How will the owners determine if there is unauthorized encroachment within the wildlife corridors? Will there continue to be opportunities for dog walking on and off leash? Will there continue to be places to ride horses? Is there more information on the lots that will be available for purchase? Will the existing CC&Rs (Covenants, Conditions, and Restric-

How will the roads be maintained? Will there still be access to National Forest lands through Three Canyons? How will encroachment on wildlife corridor be prevented? Will commercial development be permitted on available lots?

tions) remain or be changed? Will the new owners consider small commercial development within the lots to be sold? Why do the new owners believe they will be successful when the original developer failed? Has there been communication with current owners of residential lots? How will roads be maintained? What will happen to the currently defunct water company?

Pulliam and Seibert prefaced most responses with “We don’t know yet, but we want to involve interested community members in helping us determine the right answers for Three Canyons.” However, they did share what they now know. As many as 24 additional lots—hopefully, fewer—could be sold over a 10-year period. The first available lots for sale will be near properties already purchased from the original developer. Lots will vary from 3 to 16 acres and will be competitively

priced at levels far lower than the original development. Regarding the financial viability of the new venture, Pulliam said the relatively modest purchase price, the ability to secure both grants and investments, and the limited reliance on lot sales make the project feasible. He expressed confidence that they would pay off the \$700,000 mortgage before its 5-year term expires.

Pulliam and Seibert suggested that there will be improvements in the CC&Rs and that the changes will be made through a process that includes all existing land owners. Dogs and horses probably will be allowed on some parts of the property. Small commercial enterprises may also be considered. The new owners have attempted to contact all existing lot owners and have connected with most of them.

A number of people praised the overall concept for the property and encouraged continuing focus on wildlife protection, small-scale agriculture, involvement of children, and replicating sustainable practices. Zay Hardigen, representing the Arizona Trail Association, encouraged the new owners to consider extension of the Arizona Trail on the Three Canyons property.

The owners plan to establish an advisory group to assist them in developing the operating plan for Three Canyons.