

2. Rezoning to R-18 for the purpose described would not change minimum site development standards requirements for any future construction.

Factors Against Approval

None apparent.

VI. RECOMMENDATION

Based on the Factors in Favor of Approval, staff recommends that the Planning and Zoning Commission forward Docket Z-14-07 to the Board of Supervisors with a recommendation of **Conditional Approval**, subject to the following standard Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

Sample Motion: Madam Chair, I recommend forwarding Docket Z-14-07 to the Board of Supervisors with a recommendation of conditional approval, subject to the Conditions recommended by staff. (The Board of Supervisors will consider this Docket at their regular meeting of Tuesday, December 2, 2014).

VII. ATTACHMENTS

- A. Rezoning Application
- B. Staff/Agency Comments
- C. Citizen Review Letter and Report



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

COCHISE COUNTY REZONING APPLICATION

COCHISE COUNTY
SEP 3 9 2014
PLANNING

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: BLOOMGARDEN LIVING TRUST

2. Mailing Address: 3690 WOOD AVENUE

EUGENE

OR

97402

City

State

Zip Code

3. Telephone Number of Applicant: () NO PHONE

4. Telephone Number of Contact Person if Different: (520) 234-3459

5. Email Address: DWEIGEL@CABLEONE.NET

6. Assessor's Tax Parcel Number: 107-68-050B (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: X
- Joint Owner: _____ (See number 8)
- Designated Agent of Owner: _____
- If not one of the above, explain interest in rezoning: _____

7. If applicant is not sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:

- List attached (if applicable): _____

8. If applicant is not sole owner, indicate which **notarized** proof of agency is attached:

- If corporation, corporate resolution designating applicant to act as agent: _____
- If partnership, written authorization from partner: _____
- If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: _____
- Copy of title report: _____
- Copy of tax notice: _____
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No X

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No X

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: TR-36

14. Indicate proposed Zoning District for Property: TR-1B

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: _____ (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: _____ (A County planner can provide this information.)

Note: In some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: A 1,560 SQFT. SITE-BUILT HOUSE, BUILT IN 1996, AND A SMALL FRAME SHED.

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: NO CHANGES ARE

PLANNED FOR THE PROPERTY.

19. Are there any deed restrictions or private covenants in effect for this property?

- No X Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

CAMINO SECONDO

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? NONE

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? NONE

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	EAST SLOPE	EXISTING
Sewer/Septic	CONVENTIONAL SEPTIC	EXISTING
Electricity	SSVEC	EXISTING
Natural Gas	SOUTHWEST GAS	EXISTING
Telephone	CENTURY LINK	EXISTING
Fire Protection	FRY FIRE	EXISTING

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed). SEE ATTACHED SHEET.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: *[Handwritten Signature]*

Date: 9-25-14
F. E. CARTER

Wilson, Beverly

From: Lamberton, Karen
Sent: Monday, October 27, 2014 11:33 AM
To: Drake, Jesse; Gardner, Peter
Cc: Wilson, Beverly
Subject: Z-14-07 Bloomgarden

I've reviewed this file and now recall discussing the situation out there with Peter some time ago. There is no need for me to provide a formal analysis of memo on this docket – no significant impacts to the transportation network that have not all ready been included in the memo prepared for the BOS.

Karen L. Lamberton, AICP

County Transportation Planner
Community Development Department
1415 Melody Lane, Building E
Bisbee, Arizona 85603

520.432.9240 FAX 520.432.9278

Public Programs, Personal Service
www.cochise.az.gov

ATTACHMENT B

September 29, 2014

Dear Neighbor:

We are requesting a change in zoning for the property located at 4401 E. Camino Segundo.

This one-half acre parcel contains a site-built home and a small shed. It is currently zoned TR-36 which requires a minimum of 36,000 sq. ft. lot size. This lot was split during the 1990's from a one acre parcel, but was never rezoned to conform with the smaller lot size. The zoning requested is TR-18.

The zoning change will not increase the existing density, will not increase the demand for services or infrastructure, or increase the traffic on existing streets.

This request will be heard by the County's Planning & Zoning Commission at their meeting on November 12 at 4:00 p.m. in the Board of Supervisor's Conference Room located at 1415 Melody Lane in Bisbee.

We are requesting comments on our request, either positive or negative. Please send your comments to my agent David Weigel at:

Mail: 2136 S. Barnett Rd., Bisbee, AZ 85603

Email: dweigel@cabirone.net

Phone: 520-234-3459

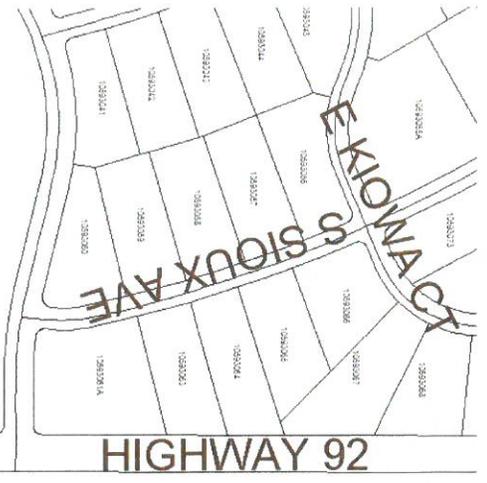
Sincerely,



Rouanna Gardner, Trustee
Bloomgarden Living Trust

ATTACHMENT C

131



E MANDAN DR

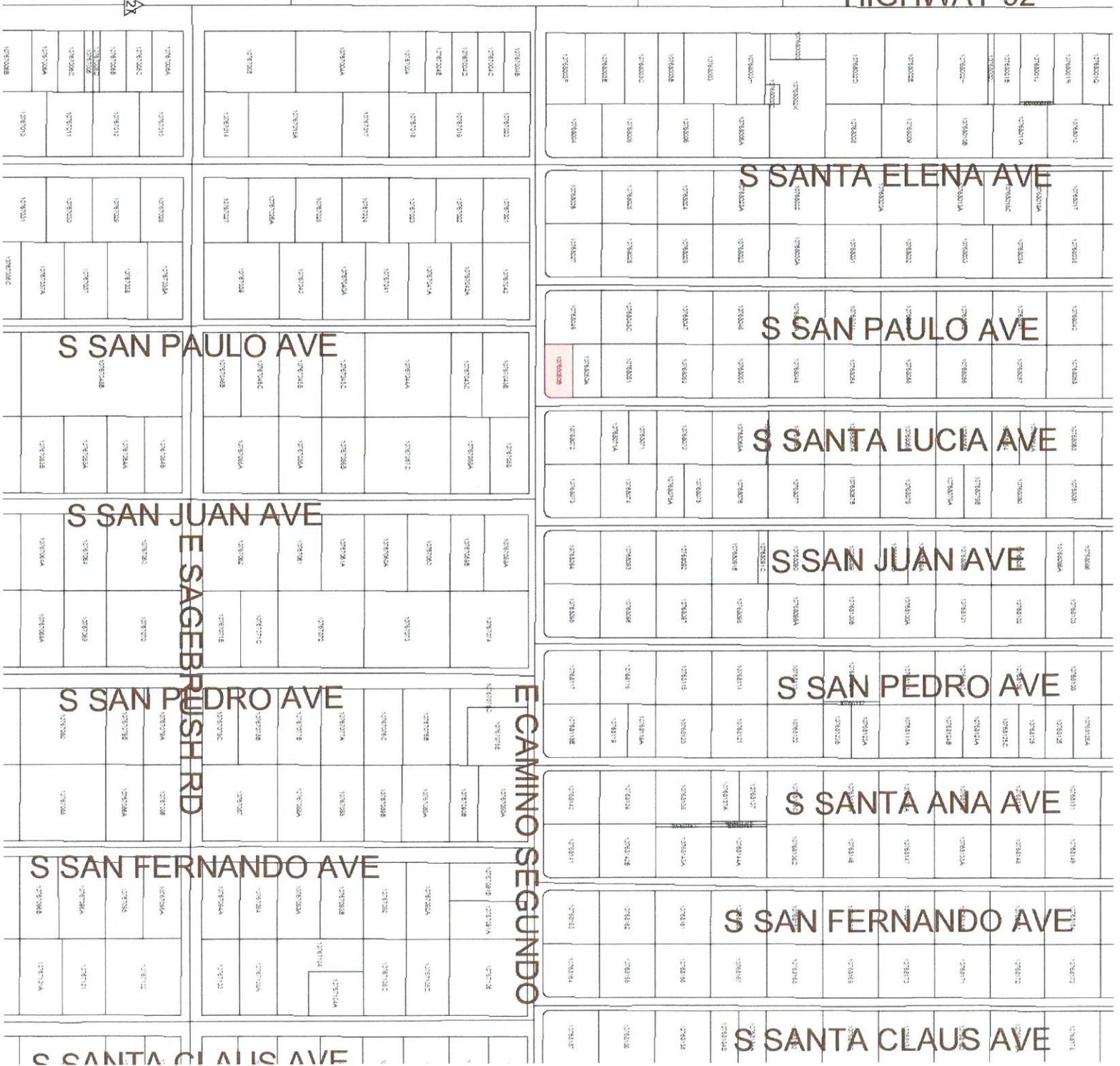
FOLTEC CT

E SHAWNEE DR

E MAYA CT

S SIOUX AVE

HIGHWAY 92



S SANTA ELENA AVE

S SAN PAULO AVE

S SANTA LUCIA AVE

S SAN JUAN AVE

S SAN PEDRO AVE

S SANTA ANA AVE

S SAN FERNANDO AVE

S SANTA CLAUS AVE

S SAN PAULO AVE

S SAN JUAN AVE

S SAN PEDRO AVE

S SAN FERNANDO AVE

S SANTA CLAUIS AVE

E CAMINO SEGUNDO

E SAGEBRUSH RD

2X



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Beverly J. Wilson, Planning Director *bjw*
SUBJECT: Docket CP-14-01 (Readoption of Comprehensive Plan)
DATE: October 28, 2014 for the November 12, 2014 Meeting

I. WORK SESSION:

This is the second of two work sessions scheduled for the Planning Commission. At the Commission meeting in September, staff provided you with the Proposed Comprehensive Plan, the Current Comprehensive Plan, and the Arizona Revised Statutes the mandate the formation and readoption of the Comprehensive Plan.

Last month, we received comments from a Commissioner, and left the meeting with the task of reviewing public comments sent to you via email. The purpose of this Work Session is to discuss the proposed comments, review staff's replies to some of these comments, and ultimately direct staff on any language changes that you would propose to include or change. Staff will also ask for your direction in proceeding with this document.

II. BACK GROUND:

Beginning in September of 2012 and continuing throughout 2013 and 2014, staff worked to update the Comprehensive Plan for Cochise County. The existing Comprehensive Plan was last updated and readopted in 2003. Amendments have been added to the Plan since 2003, however State statutes require that Counties re-adopt their Comp Plans every 10 years. In 2009, due to the depressed economy, the Legislature extended this deadline to July 1, 2015.

The currently adopted Comprehensive Plan is difficult to read and understand as it is written with a more formal, legal type of language. Staff has been directed to review and update the County's regulatory and policy documents to make them easier for the public and staff to read, interpret, and understand. As you are aware, staff has been diligent in editing, clarifying, and amending the Zoning Regulations, among other documents, per this direction. Staff has re-written this document by incorporating the ideas presently included in the current plan using today's language. They have also been revised into goals and policies as many of the 'comments' in the current plan are in fact policies. While 'comments' were a standard practise in the early 1980's, now, 35-years later, that term confuses the language and intent.

Changes made to the Comprehensive Plan include: The outline formatting was simplified and the "Comments" were consolidated within the goals and policies or within the introduction to each section.

- Article 1 combined 101 and 102 of current plan into section 101 – Title Purpose and Background.
 - Expanded background information.

- Existing plan 102 contained the following development policies:
 - Land Use Activity Policies
 - Transportation Policies
 - Facilities and Services Policies
 - Affordable Housing Policies
 - Water Conservation Goal and Policies
 - Intergovernmental Coordination
 - Federal Government Coordination
- Each of these ‘policies’ contained some “goals,” many “comments,” and more “policies.” This is confusing and hard to interpret.
- The proposed plan section 102 turns these ‘policies’ into ‘Elements’, which include:
 - Land Use
 - Affordable Housing
 - Agriculture and Ranching (new)
 - Economic Development (new)
 - Renewable Energy (new)
 - Federal Government Coordination
 - Intergovernmental Coordination
 - Adequate Facilities and Service
 - Rural Character (new)
 - Transportation
 - Water Conservation
- The former “Policies,” “Goals” “Comments” and “Policies are now organized into “Elements,” “Goals” and “Policies” throughout. This changed the overall flow of the document, and clearly spells out ‘what is what’.
- Growth Area Categories (Policy 1 under A: Land Use Activities) was moved to Article 2, 201 of the proposed plan.
- Some reorganization of policies and goals in the Land Use Element
- Certain policies were removed from the old plan because they are more regulatory than policy. Zoning Regulations cover most of these specific wordings. (E.g. #11 from old Plan “Compliance with all applicable rezoning and special use criteria shall create a rebuttal presumption in favor of a rezoning or a special use. Public input and other significant issues particular to that area may rebut this presumption.) Public involvement was placed in letter I. on Page 6 of new document.
- Light Pollution Code #19 was taken out because it has been created and is mentioned in the intro and in the Rural Character element as the regulatory tool used to implement policy.
- Replaced the word “shall” with the word “should” to ensure that other regulatory documents will not conflict.
- Tried to maintain a positive set of policies as opposed to using a lot of negative language (can’t and don’t).

- Pg 12 #20 “Building Codes” - taken out because it is now regulatory, not policy.
- Transportation section was rewritten into Goals and policies. Certain wordings were taken out because a lot of language in the current plan is not reality in the county (e.g. – section or mid-section lines).
- Plan Amendments were all relocated to Article 3 – Administration.
- Strategic Plan language incorporated in Water Conservation and Land Use elements.
- Minor edits from input in red ink.
- Photos were added to make the document more appealing.
- Sidebars were added to aid in understanding the document in a graphic way.

While several comments have been received regarding the use of ‘track changes’ on this document, staff does not have that ability as the document has been rewritten in both format and language.

III. PUBLIC COMMENT:

Staff was directed to utilize the comments garnered through the 2007 – 2008 Envisioning 2020 process. This process took staff to thirteen meetings held throughout the County, and was compiled into a report that can be found on the Cochise County Website. This report details the types of discussion prompted by Staff, and the comments received at these meetings. That data was utilized to create three new Elements that were very high on the list of important issues the Public felt should be addressed with policies set for the future of our County. Those new elements include: Rural Character, Agriculture and Ranching, and Economic Development. The Renewable Energy element was mandated by Statute as we topped the 125,000 population threshold.

As we neared the end of the process of producing a document that could be presented to the County Residents, staff was directed to take it out to the Public with five meetings which were held in the summer of 2014. Staff held open houses in Douglas, Willcox, Benson, Sierra Vista, and Bisbee. The open houses did provide some input from the public; however, an on-line survey was opened by staff for the public that has garnered hundreds of comments. We will present each set of comments individually for your discussion and resolution.

1. Comments from Robert Weissler with Mary Darling’s comments.

Mr. Weissler submitted his comments after the Sierra Vista Open House. He concentrated his thoughts to the *F. Federal Government Coordination Element*. These comments were presented to the Public Lands Advisory Committee, who advises the Board of Supervisors. The PLAC requested input from the County Attorney, and from Mary Darling who is a consultant on environmental issues and their effect on Cochise County public and private lands. She works directly for the BOS. The County Attorney’s office weighed in by stating that the current language should not be changed. Mary’s comments are shown in a teal color on Attachment A to this report.

2. Comments from Mary Darling, Consultant to Cochise County

Mary was asked to review the *F. Federal Government Coordination Element* also by the PLAC and staff. Her comments are included as Attachment B.

3. Comments from the Public through Survey Monkey

These comments were taken directly from the on-line survey and are attached as Attachment C.

4. Comments from Michael Hemesath and Father Greg of St. Andrews Church in SV.

There is a growing concern for the Fry Townsite, a county enclave inside of the Sierra Vista city limits. These suggestions are targeted towards improvements in that area and are attached as Attachment D.

5. Comments from Anna Lands

This set of comments was also sent to the PLAC, who will be submitting their comments soon. Anna's comments are attached as Attachment E.

6. Comments from Mary McCool, Chair of the J6-Mescal CDO with staff's replies

This set of comments includes staff's replies. These comments were also given to the PLAC for their response. This set of comments and replies is attached as Attachment F.

7. Questions from Commissioner Miller with staff's replies

Ms. Miller handed these comments and questions to the Commission at the October meeting. Staff has included replies and answers to this document. Both documents are attached as Attachment G.

IV. SUMMARY AND CONCLUSION

As stated above, the purpose of our work session is to review the comments garnered, and to receive direction from the Commission on which comments to add into the proposed document.

V. ATTACHMENTS

- A. Weissler Comments
- B. Darling Comments
- C. Survey Monkey Comments
- D. Hemesath Comments
- E. Lands Comments
- F. CDO Comments
- G. Miller Comments
- H. Lamberton Transportation comments in response to Anna Lands 9/14/14 comments

Wilson, Beverly

To: marydarling@darlingltd.com
Subject: RE: FW: Input to the Cochise County Comprehensive Plan revision

From: Mary Darling [mailto:marydarling@darlingltd.com]
Sent: Sunday, September 21, 2014 10:07 AM
To: Wilson, Beverly; Vlahovich, Jim
Subject: RE: FW: Input to the Cochise County Comprehensive Plan revision

Please see below and attached. My apologies for the delay. Please let me know if you have questions. The attachment is a combination of the prior edits I submitted with a few additional ones to clarify certain items.

My comments below are in TEAL.



Mary E. Darling, MS, JD
Darling Geomatics CEO
U of A Tech Park
9040 S Rita Road, Ste 22350
Tucson, AZ 85747
(520) 298-2725/Cell (520) 954-4050
www.darlingltd.com
Award Winning SBE/DBE Certified Company
NAIC 541620 Environmental Consulting / 541370 Surveying / 541990 3-D Scanning

From: rweissler@gmail.com [mailto:rweissler@gmail.com] **On Behalf Of** Robert Weissler
Sent: Tuesday, July 29, 2014 9:47 PM
To: Gardner, Peter
Cc: Robert Weissler
Subject: Fwd: Input to the Cochise County Comprehensive Plan revision

Suggested changes to the Cochise County Comprehensive Plan

Submitted by Robert Weissler, resident of Hereford, AZ

I believe that the changes suggested below pursue a reasonable middle road between extremes that reflect the opinions and desires of various constituencies of residents in Cochise County.

Under *F. Federal Government Coordination Element*, please consider the following requested changes.

Singling out wilderness designation seems very one-sided. NO land use is ALWAYS appropriate EVERYWHERE in the county whether wilderness, grazing, farming, energy development, and so on.

Suggest on page 16, *iii.* under *Policies a. Wilderness Designations* be changed from:

- i. Wilderness designation is not always an appropriate, effective, efficient, economic, or wise use of land. These lands can be adequately protected through mitigation, minimizing negative impacts and proper reclamation.

to:

Wilderness designation limits potential land uses significantly to those compatible with the designation. Care should be taken to **balance** the need for resource protection from such designations with potential adverse economic and other impacts. **Diverse stakeholder input** is critical and **consensus** is desirable, if not essential, in seeking such designations. In some instances, the lands in question can be adequately protected through mitigation, minimizing negative impacts and proper reclamation, so that wilderness designation is unnecessary or superfluous.

COMMENT: A LAND USE PLAN MUST BE DEFINITIVE TO PROVIDE CLEAR DIRECTION ABOUT THE COUNTY'S POSITION. I RECOMMEND THE ORIGINAL WORDING PROPOSED BY THE COUNTY.

RATIONALE: WILDERNESS IS NEVER BALANCED. WILDERNESS PRECLUDES ALL MOTORIZED USE. MANY PEOPLE ARE DISENFRANCHISED BY "DIVERSE STAKEHOLDER INPUT" AND "CONSENSUS" BECAUSE THEY WORK AT JOBS THAT PRECLUDE THE TIME IT TAKES TO GET INVOLVED OR HAVE FAMILIES AND OTHER OBLIGATIONS THAT PRECLUDE INVOLVEMENT. THAT IS WHY IT IS SO IMPORTANT TO HAVE CLEAR DECISIONS IN THE COUNTY LAND USE PLAN.

These designations have value to MANY residents in the County, so the excessively negative language needs to be amended to be more balanced.

Suggest on page 16, *i.* and *ii.* under *b. Other Designations* be changed from:

- i. Special designations, such as Areas of Critical Environmental Concern (ACEC), critical habitat, semi-primitive and non-motorized travel, etc., result in single-purpose or non-use and may be detrimental to the area's economy, lifestyles, cultures, and heritage.
- ii. No special designations or management plan should be proposed until it is determined and substantiated by reproducible scientific data, that there is a need for the designation, that protections cannot be provided by well-planned and managed development, and the area in question is unique when compared to other area lands.

RECOMMENDATION: KEEP THE ABOVE WORDING.

to:

Special designations, such as Areas of Critical Environmental Concern (ACEC) and critical habitat, etc., protect areas by **precluding specific intensive uses like motorized travel**. In some cases, these designations can restrict uses in ways that impact the area's economy, lifestyles, cultures, and heritage. Care must be used to **balance** the value of such designations with the potentially undesirable impacts. **COMMENT: ACECs ARE NOT ABOUT "BALANCE". PRECLUDING SPECIFIC INTENSIVE USES SUCH AS MOTORIZED TRAVEL IS "UNBALANCED" AND PRIORITIZES SINGLE USE.**

Special designations or management plan should be proposed only after it is determined and substantiated by reproducible scientific data that there is a need for the designation, that well-planned and managed development are inadequate by themselves to provide such protection, and that the area in question is unique or a **scarce** resource when compared to other area lands. **COMMENT – IT IS UNCLEAR HOW UNIQUE DIFFERS FROM SCARCE. THE ORIGINAL COUNTY WORDING PROVIDES CLEARER DIRECTION.**

Suggest at the bottom of page 16 and the top of page 17, *i. and ii. under c. Introduced, Threatened, Endangered and Sensitive Species, Recovery Plans, Experimental Populations and Related Guidelines and Protocols* be changed from:

- i. These designations or reintroductions could grow beyond boundaries and scope and may result in detrimental effects on the area's economy, lifestyles, cultures, and heritage.
- ii. No such designations or reintroductions should be made until it is determined and substantiated by reproducible scientific data that there is a need for such action, that protections cannot be provided by other methods and the area in question is unique when compared to other area lands.

RECOMMENDATION: LEAVE ORIGINAL WORDING

to:

These designations or reintroductions can have impacts beyond boundaries and scope that may affect the area's economy, lifestyles, cultures, and heritage, so **care should be exercised** in both their planning and implementation with stakeholder input.

COMMENT: ALL LAND USE PLAN DECISIONS SHOULD BE MADE WITH DUE CARE SO THE CLAUSE IS UNNECESSARY. THE PHRASE "CARE SHOULD BE EXERCISED" DOES NOT PROVIDE CLEAR DIRECTION ABOUT WHETHER DESIGNATIONS OR REINTRODUCTIONS OF WILDLIFE SHOULD OCCUR – INSTEAD IS DILUTES THE DIRECTION THAT THE COUNTY WORDING PROVIDED.

Such designations or reintroductions should be made only after it is determined and substantiated by reproducible scientific data that there is a need for such action, that protections cannot be provided effectively by other methods and the area in question is unique or a scarce resource when compared to other area lands.

COMMENT: THE ORIGINAL WORDING PROVIDES CLEARER DIRECTION AND THEREFORE SHOULD REMAIN INTACT.

The language below with regard to public access to public lands completely misses the value of roadless areas to preserve values MANY residents in the County consider essential, so the excessively one-sided language needs to be amended to be more balanced.

Suggest on page 17, *iii. and iv. under d. Public Access, RS 2477 Roads* be changed from:

Roads covered by RS 2477 should remain open and the County will take any action needed to protect these rights. This includes identification, inventory, and participation in any legal process to protect them.

Access to all water-related facilities such as delivery systems, monitoring facilities, livestock water and handling facilities, etc., must be maintained. Access routes must be adequately maintained by the owner of that route. Unreasonable restrictions may result in the loss of use of such facilities and property rights.

RECOMMENDATION: KEEP ORIGINAL LANGUAGE

to:

Roads covered by RS 2477, i.e. with valid existing rights prior to the date of the Federal Land Policy and Management Act (FLPMA), should remain open and the County will act to protect essential access rights on a **case by case basis**. The county may elect to identify and inventory such roads, and participate in a legal process to protect such rights if necessary.

COMMENT: SUGGESTING THAT THE COUNTY ACT ON A CASE BY CASE BASIS IS NOT SUFFICIENTLY DEFINITIVE DIRECTION TO BE WRITTEN INTO A COUNTY LAND USE PLAN. SUCH PLANS ARE MEANT TO PROVIDE DIRECTION AND THE LANGUAGE PROVIDED BY THE COUNTY DOES SO BETTER THAN THE PROPOSED CHANGE.

Access to water-related facilities such as delivery systems, monitoring facilities, livestock water and handling facilities, etc., will be maintained taking account of restrictions, if any, associated with public lands. Access routes may be adequately maintained either by the owner of that route or the holder of access rights. Unreasonable restrictions may result in the loss of use of such facilities and property rights.

MANY residents in the County consider land exchanges and acquisitions for conservation valuable to their quality of life and to enhance property values in many cases.

Suggest on page 17 under *e. Land Exchanges, Acquisitions, and Sales, i., ii., and iii.* be changed from:

- i. The State and Federal Governments hold a sufficient amount of land to protect public interest, so there shall be no net loss of private land base.
- ii. Any affected district within the County must be compensated for any net loss of private lands with public lands of equal value or compensated for any loss of assessed valuation resulting from these exchanges by the appropriate acquiring agency.

RECOMMENDATION: TO PROVIDE THE CLARITY NECESSARY TO AVOID BEING ARBITRARY AND CAPRICIOUS, RETAIN THE WORDING ABOVE.

to:

The State and Federal Governments hold a significant amount of land to protect the public interest, so there shall be **an equitable balance** between the public and private land base to **the extent possible**.

COMMENT: THE TERMS ARE NOT DEFINITIVE. LITIGATION COULD EASILY ENSUE OVER WHAT IS "AN EQUITABLE BALANCE". THE TERM "TO THE EXTENT POSSIBLE" IS

EQUALLY NEBULOUS, SUBJECT TO ENDLESS DEBATE. THE PURPOSE OF THE COUNTY PLAN IS TO PROVIDE DIRECTION. THE ABOVE RECOMMENDATIONS CREATE THE POSSIBILITY FOR ARBITRARY AND CAPRICIOUS DECISIONS.

The County may elect to request compensation from the relevant acquiring agency for a cumulative net loss of private lands - across the entire county over an established 10-year period - with public lands of equal value or for a demonstrated loss of assessed valuation (as assessed by an independent contractor with the mutual agreement of all parties) resulting from these exchanges on a case by case basis.

The existing language below overly constrains valuable programs that conserve and protect stable populations of wildlife and help declining populations recover to historical and sustainable sizes.

Suggest on page 18 under *g. Wildlife, iii.* be changed from:

No increases in wildlife numbers or the introduction of additional species may be made until the availability of forage or habitat has been determined and the impacts on other wildlife species have been assessed.

RECOMMENDATION: KEEP THE ABOVE LANGUAGE

to:

Specific programs to increase wildlife numbers **significantly** (i.e. beyond **stabilizing populations**) or to introduce additional species, once native or **non-native**, may be made only after the availability of forage or habitat has been determined and the impacts on other wildlife species have been assessed.

COMMENT: THE PROPOSED CHANGE IS UNNECESSARY AND CREATES AMBIGUITIES AND UNCERTAINTIES BY ADDING THE HIGHLIGHTED TERMS.

OHVs can lead to significant undesirable environmental impacts like erosion, noise, and habitat degradation, among others, so their use and designating appropriate areas for their use both require care. OHV use is not appropriate everywhere, so please remove the word "all" below. OHV use is very controversial and contentious, so a blanket statement is inappropriate at best. More balanced language is needed instead.

Suggest on page 19 under *i. Off Highway Vehicles (OHVs), iii.* be changed from:

The non-recreational use of OHVs, such as development and livestock operations, should be provided for in all areas unless restricted by law.

COMMENT: KEEP THE COUNTY LANGUAGE ABOVE.

to:

The non-recreational use of OHVs, such as development and livestock operations, should be provided for where **essential** to operations and **appropriate** according to existing management plans, unless restricted by law.

COMMENT: THE PROPOSED CHANGE CREATES UNCERTAINTY, WHICH WOULD CLOUD THE PLAN. WHO DETERMINES ESSENTIAL AND APPROPRIATE? HOW WOULD THESE TERMS BE DEFINED? THE UNCERTAINTY COULD LEAD TO UNNECESSARY LITIGATION.

On page 19 under *G. Intergovernmental Coordination Element*, please add "the environment" to the paragraph after *for the protection and preservation of.*

COMMENT: THE CURRENT PLAN DEFINES THE ENVIRONMENT AS: “the community stability, the heritage, the culture, the resources, the economy and the health and welfare of this area and its people.”
ADDING THE WORDS RECOMMENDED DOES NOT DILUTE OR CONFUSE THE INTENT .

RECOMMENDATION: ADDING THE WORDS IS A NEUTRAL CHANGE. THE ADDITION WILL NOT IMPACT THE PLAN. I RECOMMEND ADDING TO CLARIFY IN CASE SOME PEOPLE DO NOT UNDERSTAND THAT COMMUNITY STABILTY, HERITAGE, CULTURE, RESOURCES AND ECONOMY ARE “THE ENVIRONMENT”.

Thank you for your consideration of these balanced suggestions. Regards,

-Robert

F. Federal Government Coordination Element

Approximately 26% of land in Cochise County is administered by federal agencies. Policies for managing these lands significantly impact Cochise County's culture, history, economy, environment, and lifestyles. Therefore, it is extremely important for Cochise County to participate in making these policies, with opportunities for the public to be heard. The National Environmental Policy Act (NEPA), the National Forest Management Act (NFMA) and the Federal Land Policy and Management Act (FLPMA) require federal agencies to allow local governments, including Cochise County, to participate in the developing of land use plans, to cooperate and coordinate with local governments in developing such plans, and to ensure that federal policies are consistent with policies of local governments. Furthermore, Arizona Revised Statutes § 11-269.09 mandates that "[i]f a county has laws, regulations, plans or policies that are less restrictive than a federal or state regulation, rule, plan or policy, the county shall demand by any lawful means that the federal or state government coordinate with the county before the federal or state government implements, enforces, expands or extends the federal regulation, rule, plan or policy within the county's jurisdictional boundaries."

Goal

1. To ensure that the Federal Government provides Cochise County the opportunity to participate in the development of land use plans, to cooperate and coordinate with the County in developing such plans, and to ensure that federal policies are consistent with local or regional policies.

Policies

- a. Public lands shall be managed so as to minimize negative impacts on the regional ground water aquifer.
- b. Public access to public lands for recreation should be consistent with preservation of a viable conservation area.
- c. Agricultural uses, including grazing, may be permitted on public lands within limits consistent with preservation-multiple use and conservation goals.
- d. Sub-watershed-wide conservation, reuse, recharge and augmentation policies, and projects must be used to resolve both riparian condition issues and the overall balance of water levels in the aquifer.
- e. All water use, including riparian water use, must be carefully managed to help maintain a viable riparian area and protect the economic and social sustainability of Cochise County.

San Pedro Riparian National Conservation Area (SPRNCA)

Goal

2. Coordinate efforts with other organizations and jurisdictions, including the Bureau of Land Management, to protect the SPRNCA, as well as the economic and social well-being of Cochise County residents, by assisting Fort Huachuca in meeting its environmental goals, especially regarding water conservation.

Policies

a. Cochise County recognizes both the historic and current value of the SPRNCA as a national riparian wildlife habitat, migratory bird corridor, recreational and agricultural resource, and critical habitat for an endangered species.

b. Fort Huachuca and its dependent and associated organizations both on and off the military reservation form the economic underpinning of communities in the surrounding area and contribute nearly \$3 billion annually to the economy of the State of Arizona. The economic, social, and cultural character of Cochise County would change unacceptably were we to fail to preserve the SPRNCA and thereby protect the Fort from environmental sanctions.

Other Federal Lands

By becoming a participating and cooperating agency, Cochise County is guaranteed a "seat at the table" in the preparation of Environmental Assessments (EAs), Environmental Impact Statements (EISs) and other federal land use considerations that have the potential to affect the cultural, historical, economic and environmental character of the County, and to preserve traditional rural ways of life, including farming, ranching and other agricultural-related activities in the County. In addition, however, the County seeks to require federal agencies to establish plans consistent with County policies by requiring them to coordinate with County government.

Goal

3. To protect the culture, history, economy, environment, and lifestyles of Cochise County residents by requiring federal agencies to coordinate land use plans with Cochise County and to establish plans that provide for continued multiple use of public lands consistent with the following policies:

Policies

a. Wilderness Designations

i. Any consideration of any new wilderness designations of federal lands in Cochise County will be a result of a collaborative process, including federal, state, and county officials.

ii. The only legal designations of Wilderness Study Areas (WSA) are those designated under section 603 of the Federal Land Policy and Management Act (FLPMA) and the opportunity to create additional wilderness ended in 1991, except as authorized by Congress; any new wilderness designation must be provided for by Congress and created in cooperation and coordination with the County and the State.

iii. Wilderness designation is not always an appropriate, effective, efficient, economic, or wise use of land. These lands can be adequately protected through mitigation, minimizing negative impacts and proper reclamation.

iv. Wilderness management must provide for continued and reasonable access for holders of property rights within the area and provide for full use and enjoyment of these rights.

v. WSAs released by Congress must be managed based on the principles of multiple use and sustained yield.

b. Other Designations

i. Special designations, such as Areas of Critical Environmental Concern (ACEC), critical habitat, semi-primitive and non-motorized travel, etc., result in single-purpose or non-use and may be detrimental to the area's economy, lifestyles, cultures, and heritage.

ii. No special designations or management plan should be proposed until it is determined and substantiated by reproducible scientific data, that there is a need for the designation, that protections cannot be provided by well-planned and managed development, and the area in question is unique when compared to other area lands.

iii. Designations must be made in accordance with the spirit and direction of the acts and regulations that created them.

iv. Designation must not be made without the full involvement and cooperation of the County and full public disclosure. and must provide for continued full use and enjoyment of all existing rights.

c. Introduced, Threatened, Endangered and Sensitive Species, Recovery Plans, Experimental Populations and Related Guidelines and Protocols

i. These designations or reintroductions could grow beyond boundaries and scope and may result in detrimental effects on the area's economy, lifestyles, cultures, and heritage.

ii. No such designations or reintroductions should be made until it is determined and substantiated by reproducible scientific data that there is a need for such action, that protections cannot be provided by other methods and the area in question is unique when compared to other area lands.

iii. Designation or reintroduction plans, guidelines, and protocols must not be developed or implemented without the full coordination involvement and cooperation of the County and full public disclosure.

iv. Any analysis of such proposed designations or reintroductions must be inclusive and analyze provide written details of all needed actions associated with the proposal to prevent growth beyond the scope and boundaries that were analyzed in the proposal.

v. Recovery plans must provide for indicators to track the effectiveness of the plan and identify at what point recovery is accomplished.

d. Public Access, RS 2477 Roads

i. Access across and to public lands is critical to the use, management, and development of those lands and adjoining private lands.

ii. No roads, trails, rights-of-way, easements, or other traditional access for the transportation of people, products, recreation, energy or livestock may be closed, abandoned, withdrawn, or have a change of use without coordination and cooperation with the County and full public disclosure and analysis.

iii. Roads covered by RS 2477 should remain open and the County will take any action needed to protect these rights. This includes identification, inventory, and participation in any legal process to protect them.

iv. Access to all water-related facilities such as delivery systems, monitoring facilities, livestock water and handling facilities, etc., must be maintained. Access routes must be adequately maintained by the owner of that route. Unreasonable restrictions may result in the loss of use of such facilities and property rights.

e. Land Exchanges, Acquisitions, and Sales

i. The State and Federal Governments hold a sufficient amount of land to protect public interest, so there shall be no net loss of private land base.

ii. Any affected district within the County must be compensated for any net loss of private lands with public lands of equal value or compensated for any loss of assessed valuation resulting from these exchanges by the appropriate acquiring agency.

iii. A private property owner has a right to dispose of or exchange their property as they see fit within applicable law.

f. Recreation and Tourism

i. The County has outstanding potential for recreation and tourism.

ii. Resource development, recreation, and tourism are compatible through proper planning and management.

iii. Potential developments should include family-oriented activities and developments that are accessible to the general public and not limited to special interest groups.

iv. The County supports cultivating recreational facility development and maintenance partnerships with other entities, agencies, and general special interest groups.

g. Wildlife

i. Properly managed wildlife populations are important to the recreation and tourism economy and to the preservation of the culture and lifestyles of its residents.

ii. With proper management and planning, healthy wildlife populations are compatible with other resource development.

iii. No management actions resulting in increases in wildlife numbers or the introduction of additional species may be made until the availability of forage or habitat has been determined to be sufficient and the impacts on other wildlife species have been assessed and determined not to be detrimental. All steps in the planning process must be done in coordination and cooperation with the County.

h. Forage Allocation/Livestock Grazing

- i. The proper management and allocation of forage on public lands is critical to the viability of the county's agriculture, recreation, and tourism industry.
- ii. The viability of a large number of agriculture and livestock operations is dependent on access to grazing on public lands.
- iii. Forage allocated to livestock should not be reduced for allocation to other uses. Current livestock allocation should be maintained and can be increased when resources conditions warrant additional livestock.
- iv. Livestock management should be considered as a tool in any vegetative fuel management plans.

i. Off Highway Vehicles (OHVs)

- i. OHVs have become an important segment of the recreation industry and are an important tool and mode of transportation for farmers, ranchers, and resource development.
- ii. Public Land Management agencies must implement and maintain an aggressive OHV program to educate users on how to reduce resource impacts. This is to be followed by an aggressive enforcement program.
- iii. The non-recreational use of OHVs, such as development and livestock operations, should be provided for in all areas unless restricted by law.

G. Intergovernmental Coordination Element

This Comprehensive Plan, along with the Comprehensive Plan Land Use maps, are the basic land use planning documents of Cochise County. The goals and policies included herein collectively represent that which is determined by this local government to be necessary for the protection and preservation of the community stability, the heritage, the culture, the resources, the economy and the health and welfare of this area and its people. As required by applicable law, the actions of other governmental agencies which may impact upon the people, land, and resources within Cochise County must be carried out in a manner consistent with ~~or~~ and implemented in coordination with the goals and policies expressed in this Comprehensive Plan.

Cochise County Comprehensive Plan Update

Q6 Do you have any specific suggestions, additions, or deletions that you would like to see in the County's Comprehensive Plan?

Answered: 475 Skipped: 520

#	Responses	Date
1	WATER USE , VERY IMPORTANT, WELLS NEED TO BE CHECKED FOR WATER LEVEL.	10/30/2014 8:10 PM
2	The beginning assumption is not supported by evidence, and being one that moved here, my main reason was the cost of living. I'm sorry to be late to the game, but I do plan on making myself available to go to more forums. I don't believe, I think facts will support me, that the people were not well represented.	10/30/2014 11:43 AM
3	Don't know what county plan is. Never heard of it. I don't subscribe to the SV Herald. Looking for a conservative news paper.	10/4/2014 9:19 AM
4	Think they really need to address the segment of the population other than the retirees. We are retirees. But if the rest of the populace is not addressed sufficiently, one day we will look up and there won't be anyone there to carry on.....	9/29/2014 8:14 PM
5	Work with the Army/Fed Gov to construct a multi-use path, separate from the roadway, from Ft. Huachuca main gate to the intersection of Irwin St. and Hatfield St., and connect it to existing paths in Sierra Vista. Even if feds can't afford to do it alone, this will provide the greatest possible return on investment due to huge number of employees that work in or near Greely Hall. Route is now too dangerous. It discourages use of human-powered transportation to go to work.	9/25/2014 7:47 PM
6	Work with Federal government on securing the border.	9/22/2014 5:11 PM
7	Looks well written and like a lot of work went into it.	9/20/2014 3:23 PM
8	None	9/18/2014 1:27 PM
9	Continue to add pedestrian and bicycle paths that connect to current ones, it's a big draw to people considering moving to the area. Make Ramsey Canyon Road Pedestrian/Bicycle friendly. Consider adding recreational fields for soccer, baseball, running, etc.	9/18/2014 12:29 PM
10	No	9/18/2014 12:24 AM
11	As with any PLAN it is just a plan; as such this PLAN should have at minimum a review annually; changed to reflect current need until implementation. Once implementation is initiated, documentation of progress and variance from the PLAN needs to be kept. Most of all regular public reporting needs to be provided. My suggestion would be to annually report to the public any and all progress afforded by the plan. Not a comprehensive detail review each year, rather a cursory review so as to provide a progress report. This would allow a better picture of the plan and its value. Thank you for the opportunity...	9/17/2014 5:45 PM
12	Some help for road maintenance for those of us who are in plans that should have been brought to county specifications by developers and weren't. The county needs to step in and make sure this is done by the developers before any houses are built.	9/17/2014 4:37 PM
13	LIMIT GROWTH NO MORE SUBDIVISIONS	9/17/2014 4:03 PM
14	none yet	9/17/2014 2:17 PM
15	I would like to see wind farms since we have so much wind here. I would also like the county to harvest rainwater.	9/17/2014 12:51 PM
16	Yes, I believe the county needs to address and plan for potential wildfires. Property owners are not cleaning up weeds & tall grass, scrub growth, and dead trees creating a high potential for destructive wild fires. I think the county should adopt a policy that encourages property owners to reduce their property's potential for spreading wildfires to surrounding areas especially where they are located near major highways and roads. The Monument Fire is a good example of how unmaintained properties near highways burned and spread wildfire to their neighbors and adjacent properties causing severe disruption of traffic and transportation as well as hardships to the community. Robert Norquist	9/17/2014 12:14 PM

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17	Limit Owners associations	9/17/2014 6:51 AM
18	Find a way to get this kind of information out to the residents of the county, perhaps in newspapers with a tear out page they could send in with their opinions or maybe make copies and distribute them at certain locations. I didn't know about this until I received this email. I believe this could be the reason only 73 people have responded. Also make sure the water problems that are sure to come will be controlled by the county, not the federal government or any of their agencies or any of these water rights groups. The county needs to have the last word on water and incorporate it into its plans. Fight anyone that tries to do otherwise.	9/16/2014 9:36 PM
19	Increased Zoning restrictions in residential areas	9/16/2014 8:58 PM
20	Emphasize saving environment and especially water and forest.	9/16/2014 2:48 PM
21	Help new business start and develop in the area. Reduce Government interference. Provide assistance not interference.	9/15/2014 6:50 PM
22	no	9/15/2014 4:40 PM
23	Not at this time	9/15/2014 4:12 PM
24	This may not answer question 6, but I want to say that I've lived in Sierra Vista for 4 years. It's a very nice city, and I'd like to keep it that way with a BALANCE between development and protection of open space. It won't be a pleasant city if development is allowed to expand unabated. Please plan to save pockets of open space for wildlife and people.	9/15/2014 3:48 PM
25	I recommend that a correction be accomplished on page 24, Section J. Transportation Element, Policies, item d., the beginning of the second sentence should be "Much" instead of "Must". Although the following comments are not direct suggestions for the Comprehensive Plan, they are related. I would like to see the county limit new category A, B, and C designation of lands and severely restrict commercial development to currently existing city limits. I would also like to suggest that the county owned property that houses the new water conservation recharge project behind and to the west of the Palominas school be opened pedestrian, bicycle, and equine traffic outside of the recharge development, particularly the area closest to S. Cana St. I would also like to suggest the same for the county owned property bordered by Palominas Rd. and Three Canyons Rd. once the grazing rights have expired.	9/15/2014 3:20 PM
26	I will say my knowledge is based on what I have read in the newspaper. I do not feel I am qualified to comment.	9/15/2014 12:37 PM
27	Light industry is a revenue and job builder. If it can be managed in a 'green' way, I would encourage that kind of development. I would also support greater recycling efforts and the possibility of local recycling industry/infrastructure..., glass in particular to help offset transfer/transportation expenses, and again support job development. We can't depend on the Fort and prisons forever.	9/15/2014 11:54 AM
28	Not at this time. An FYI - I wasn't able to go into the site and read the current plan. I had a warning pop up that the site wasn't safe. It's not a warning layout that I have seen in the past.	9/15/2014 9:17 AM
29	No	9/15/2014 9:16 AM
30	No	9/15/2014 9:15 AM
31	Park in canyon de Flores road runner path , another high school	9/15/2014 8:28 AM
32	Promotion of economic development other than Ft Huachuca.	9/14/2014 6:04 PM
33	no	9/14/2014 2:43 PM
34	Adopt a policy of recruiting to Cochise County industries of production therefore creating jobs, wealth and increased tax revenues.	9/14/2014 2:17 PM
35	Not at this time	9/14/2014 8:28 AM
36	Attract new business and industry	9/14/2014 7:33 AM
37	Where can we see the plan? How can 5 & 6 be answered without knowing what's in the plan??? *The plan showed up following the survey..got it	9/13/2014 10:42 PM
38	Where can we see the plan? How can 5 & 6 be answered without knowing what's in the plan???	9/13/2014 10:41 PM
39	more bike paths	9/13/2014 9:04 PM
40	Protecting rural character should include protecting open space and habitat for wildlife.	9/13/2014 8:42 PM

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41	Please consider enforcement of County Ordinances and Codes in the effort to establish standards commensurate with the standards the planners intend to establish.	9/13/2014 8:37 PM
42	With communicative supervisors like Pat Call, our trust is reinforced. We need to ensure our community keeps Fort Huachuca for the retiree community. Water conservation, family, and American values need to be foremost in our planning.	9/13/2014 3:52 PM
43	1, Limit growth within RU4 constraints 2. Totally restrict changes to natural water flows 3. Evaluate current tax revenue structure(s) for fairness to the retired residents. Retirement in Cochise County should not necessitate bankruptcy planning for the individual. Tax rate growth in Cochise County is ridiculously unfriendly to fixed income households.	9/13/2014 3:07 PM
44	attention to above	9/13/2014 12:36 PM
45	attention to above	9/13/2014 12:35 PM
46	I'd like to see water conservation and development of new water sources given a higher priority.	9/13/2014 11:07 AM
47	Higher priority to water conservation and alternative water sources so that we do not have future issues like so many surrounding areas.	9/13/2014 11:07 AM
48	1. Stop demonizing Ft. Huachuca, its residents, and employees as some kind of water guzzling energy hogs: without the fort this entire area would become a ghost town without any type of economy. 2. Protect the EPG and don't touch the land surrounding it: it is the ONLY naturally occurring geographic area in the entire United States that is electromagnetically pure which allows communications advancements that help ALL members of this community, this state, the entire United States, and the world. Hands off. Go save more dolphins or turtles and leave the EPG alone.	9/13/2014 10:38 AM
49	Control light pollution, carefully consider zoning changes	9/13/2014 10:11 AM
50	I would like to have access online to things like Cochise County engineering documents. Specifically, the engineering docs that feed FEMA flood plain determination. My flood insurance has increased from 300.00 to 1,100.00 annually over the past 12 years. This discourages growth and development in Cochise County, and also drives down values and revenues. The County Comprehensive plan should include examining and challenging FEMA floodplain determination. Also, lose the term comprehensive and make it a strategic plan. Too many things are "hidden" in comprehensive documents or initiatives.	9/13/2014 10:11 AM
51	LESS FOCUS ON FORT HUACHUCA AND MORE ON DIVERSIFICATION OF ECONOMIC DEVELOPMENT COUNTY WIDE.	9/13/2014 9:27 AM
52	I have lived here since 1980. I no longer feel totally safe when I leave the city. I know property owners that live outside the city that are always insecure. Until that is fixed, Growth in the county will be limited. Many of my friends have bought property in the county from realtors that did not inform them of the turmoil out there. I think that a lot of that county development property is being bought by people from out of state un-aware of just what they are getting into. Many rural residents are slowly becoming preppers. Building their own defensive networks. Adding to the tension.	9/13/2014 8:31 AM
53	Fight EPA; FIGHT USFS closures of Huachuca Mountains to vehicular traffic and shooting; they never finished the Travel Management Plan; take back control of our forests as Apache BOS has done; less regulation - we didn't have 'building codes' until recently-our home was built in 1993 and it is just fine; regulation restricts personal choice and growth; County charter (determined by citizens, BOS, employees) versus being governed by state law. The plan should be on the ballot and any projects requiring funds should be separately voted on along with costs and funding source(s)	9/12/2014 9:56 PM
54	Stop allowing the building of new houses in Sierra Vista. There are so many existing homes for sale. I live in the Antelope Run area, and we've been on a water restriction for 4 or 5 years. New homes keep being built here. Our water company, East Slope, sends us notices that we are restricted from all outside watering. Cochise County is my home. I was born and raised here and I love it, but my husband and I are thinking of leaving this area, because pools and golf courses are allowed, but we can't even grow a flippin' tomato.	9/12/2014 9:39 PM
55	I'd like to see a county ordinance that involves rainwater harvesting, solar panels, and the like, for all new building.	9/12/2014 9:37 PM
56	The city limits of Sierra vista must not be allowed to expand .	9/12/2014 9:06 PM
57	Run the airport like an airport should be ran. Allow a FBO on the field to provide maintenance , flight lessons and FUEL sales.	9/12/2014 8:51 PM

Cochise County Comprehensive Plan Update

58	Run the airport like an airport should be ran. Allow a FBO on the field to provide maintenance , flight lessons and FUEL sales.	9/12/2014 8:51 PM
59	It is very important to me that we take care of the natural world, that we are good Stuarsts of the land and the animals that share it with us	9/12/2014 8:38 PM
60	Would like to see the county do some work on the rural roads. People along these pay taxes just like everyone else and get no service.	9/12/2014 6:40 PM
61	No suggestions as of now.	9/12/2014 5:42 PM
62	Some recognition or mention of our border security problem, which is a constant concern to many if not most of CC residents. Thank you for asking for our input!	9/12/2014 5:32 PM
63	Defund all environmental projects and groups Organizations or departments!! Save our land and water. Rights! Quit trying to destroy Ft. Huachuca.	9/12/2014 4:53 PM
64	We need to clean up Fry Township near Carmichael Elementary School and have sidewalks on Theater and Canyon Drive for the kids to walk on. Enforce the ordinances and codes!	9/12/2014 3:53 PM
65	new building should have mandatory codes throughout the county for water conservation and flooding prevention.	9/12/2014 2:30 PM
66	Bring in more economic development a	9/12/2014 2:27 PM
67	Great goals/policies for renewable energy. With our abundant wind/solar resources, as well as water shortage, we need builders, employers, citizens, and government focused on sensible growth and use of our resources.	9/12/2014 10:00 AM
68	Special Tax Funding for improvement of Public Schools. Develop Historic Downtown District with some type of entertainment district that cultivates the local Arizona music and art talent. As well as entertainment venues for all Families local and military. Develop a better relationship with military population and local rural population, as far as I'm concerned Fort Huachuca is part of the long lasting Southwest Culture, military personnel and families need to be better partners within the community.	9/12/2014 9:51 AM
69	Encourage residential solar with rebates, relaxed regulations, and grant money. Assist Fort Huachuca in keeping jobs on post and avoiding BRAC anyway possible.	9/12/2014 9:34 AM
70	Encourage residential solar with rebates, relaxed regulations, and grant money. Assist Fort Huachuca in keeping jobs on post and avoiding BRAC anyway possible.	9/12/2014 9:34 AM
71	Encourage residential solar with rebates, relaxed regulations, and grant money. Assist Fort Huachuca in keeping jobs on post and avoiding BRAC anyway possible.	9/12/2014 9:34 AM
72	No	9/12/2014 9:13 AM
73	The less Government intervention the better.	9/12/2014 9:09 AM
74	Better public transportation, especially for those who live in the southern boundries of Sierra Vista.	9/12/2014 8:43 AM
75	Re item #3 Growth through out the county is desirable, however maintaining rural character (not compromising on lot sizes and established population density guidelines) and protecting our limited water supply and open areas should be the priority.	9/12/2014 8:34 AM
76	We do not want to see government involvement overdone, safety concerns (border issues) are important, regulating private property (wells, etc,) should not be regulated!	9/12/2014 8:15 AM
77	no	9/12/2014 7:35 AM
78	water conservation is the number one issue. Think to the future	9/12/2014 7:14 AM
79	We have a beautiful county with a wonderful climate. We need to maintain the rural aspect and find economic means of growth that does not destroy any part of that. With the new hospital and many doctors, we are a great retirement destination. Let's keep growth in rural areas to a minimum, promote tourism and retirement communities with an eye on conservation.	9/12/2014 6:39 AM
80	no	9/12/2014 6:22 AM
81	Stop intrusive rules against small business signage that hinder their success. (flags, banners, etc.)	9/11/2014 10:11 PM

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82	First, I am happy to have some ability to respond. Thank you Second, I read this. I have three degrees. Sorry, but this is like giving a pig (me) a watch. I don't know what the heck it means. I don't know how I can really provide any decent, useful feedback since it is a technical document which requires some better understanding of these topics than I have. I think this is a tech doc written by and for techies. Third, what I can read, seems hugely vague. Ok, it's a PLAN, but "we should try to .." what authority if any does this doc have to actually regulate Sierra Vista from gobbling up more of Moson Road to get a tax base. Lastly, the problem with Cochise Country we have limited water to keep building. Period. How will this Plan address urban sprawl from Sierra Vista (example: Hospital) That monstrosity alone strains the infrastructure like transport, sewage, water, etc. No one seems to be planning there.	9/11/2014 9:45 PM
83	I do NOT agree with the water shed boundries. We have a lot of water going to the river on the north side of HWY 82 and some is being channeled to go to the river. The lighting code needs to be enforced for our rural areas. Great job on the Plan over all. Would like to see where folks that have more than 4 or 5 vehicles on thier property be sited or remove them. Contamination from them cannot be good for our enviroment and water shed. Please do something about this. Thanks for the hard work.	9/11/2014 9:39 PM
84	Business owners should be encouraged to prohibit guns. Environmental impact of Ft.H needs continued encouragement. Protect the River at all cost.	9/11/2014 8:50 PM
85	Our roads need work. We need to keep up with the mowing for fire prevention.	9/11/2014 8:37 PM
86	Land use and economic development efforts should focus on incentives to attract other industries/companies to the area. We cannot continue to place an over-reliance on Fort Huachuca to keep our local economy afloat.	9/11/2014 8:27 PM
87	Keep Cochise County rural!	9/11/2014 8:02 PM
88	Haven't read the plan.	9/11/2014 7:01 PM
89	Plan is too wordy, and not clear on details.	9/11/2014 6:49 PM
90	Ratio of private land to government land is way to small. More land should be available to the private sector to purchase, utilize, or develop. Earth dams or other ways to catch excessive water runoff during monsoons should be allow to develop ponds for recreation, agricultural purposes, to allow water table recharge and to mitigate excessive flooding. County should look at feasibility of bringing CAP water to Cochise County, especially since Rosemont has estended and lifted the CAP water over the mountain to its location north of Sonoita. That could help ensure water adequacy for the upper San Pedro watershed area and support smart development.	9/11/2014 5:47 PM
91	Cut back on government; give the people the freedom to do what they want to start businesses, raise families, raise animals.	9/11/2014 5:43 PM
92	Under Rural Character Element, I would like to see more emphasis on the protection of wild areas and wildlife. The 2011 Monument Fire did a tremendous amount of damage, and the Huachuca Mountain areas are still recovering. Thank you!	9/11/2014 5:07 PM
93	I am from Australia where rainwater collecting and solar power are a way of life. Give incentives (or breaks of some kind) to home owners who set up rainwater collecting and solar power on existing homes or new construction.	9/11/2014 5:04 PM
94	Thanks for including "dark night skies" & "shielded lighting." Too bad there's no budget for enforcing shielded lighting. I don't recall reading abt role of county in enforcing residential grass & bush trimming before fire season. Good to include promoting local energy production. Thanks	9/11/2014 4:52 PM
95	Keep the light from signs low because of the beauty of the night sky and use of astronomers.	9/11/2014 4:21 PM
96	Please delete my earlier submission asl was finally able to download the plan. While I like getting rid of time deelayes and red tape, if I read the land use section, it looks like developers or land owners have the county jump through hoops approve whatever they want. Either the normal checks and balance are missing or the document's provisions for those checks and balances are not clear.	9/11/2014 3:43 PM
97	If we do not limit unrestrained growth we will deplete our limited water resources, which in turn will jeopardize the existance of Fort Huachuca.	9/11/2014 3:40 PM
98	No.	9/11/2014 3:07 PM
99	Bring other industries into the county and stop our "reliance" (and subsequent panic attacks) about what's going on/not going on with "the fort". Plenty of us have nothing to do with the fort. Our community would be so much healthier if there were other choices for decent employment in and around the county, particularly within Sierra Vista.	9/11/2014 3:03 PM

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100	The county enclaves in the City are blight, I find that the owners of B&B do not care for any of thier holdings and it is a continual health/fire issue on 6th PPlace and throughout the enclaves. There needs to be better policing and blight control as seen by the many issues that have come up recently. Had blight control and evaluations of property been done, I believe many community neglect and safety issues could be avoided. There have been 3 fires since she moved into that area in the past 5 years. It is a danger to her and the others living in that area.	9/11/2014 3:01 PM
101	Plan won't download, so I'm at a loss to comme t on it.	9/11/2014 2:50 PM
102	Making sure that there is an honest assessment of future water availability before granting projects such as Tribute to continue.	9/11/2014 2:30 PM
103	Not at this time.	9/11/2014 2:04 PM
104	Explain "Land Use." Water Conservation should include laws that prohibit large developments; when combined with mining, agriculture, residential and farming usage, use more water than nature can provide. No development of any kind should harm any riparian areas in the county.	9/11/2014 1:58 PM
105	not at this time	9/11/2014 1:54 PM
106	HAVEN'T READ THE PLAN SO DIDN'T ANSWER QUESTION 5	9/11/2014 1:36 PM
107	Section F's language addressing use of public lands must include not only farmers and ranchers but also the concerns and views of outdoor enthusiasts and conservationists. We are part of the community and want to protect the wildlife and their natural habitats.	9/11/2014 1:31 PM
108	I think a more comprehensive plans with time/date requirements should be added to address our water conservation and renewable energy issues.	9/11/2014 1:07 PM
109	I don't like the tone of the "other Federal Lands" section. It sounds like the county wants to fight the federal government over wildlife and wild lands protection--that it will protect the rich ranching and farming interests. I don't agree with that at all.	9/11/2014 1:06 PM
110	We need to keep our water here. We need to improve our county roads. We need to keep our acreage open for us.Thank You.	9/11/2014 12:58 PM
111	There are some spacing typos, but as this is a draft, editing I assume will occur. Thank you all.	9/11/2014 12:51 PM
112	My main concern of late is word of the possibility of fra king in the Sulphur Springs Valley and mining in the Dragoons and the Santa Ritas. I am vehemently opposed to the use of the land for things other than farming and ranching... and even that, not in a a way that gives a foothold to corporations or massive industrial ventures. Let's not sell out our precious land and natural resources to corporate interests.	9/11/2014 12:45 PM
113	My main concern of late is word of the possibility of fra king in the Sulphur Springs Valley and mining in the Dragoons and the Santa Ritas. I am vehemently opposed to the use of the land for things other than farming and ranching... and even that, not in a a way that gives a foothold to corporations or massive industrial ventures. Let's not sell out our precious land and natural resources to corporate interests.	9/11/2014 12:44 PM
114	I applaud the emphasis on dark sky, but this directive needs to be adopted (mandated) by all towns and communities, esp. Sierra Vista	9/11/2014 12:39 PM
115	would like to see less dependence on government institutions, such as Ft. Huachuca, and more attention to establishment and cultivation of local business and industry.	9/11/2014 12:35 PM
116	Make it possible to build a nuclear power plant to service our county and offer tax incentives for new business relocation.	9/11/2014 12:20 PM
117	Just a remark: consider diverse opinions and their reasoning to see the whole picture instead of self serving agendas. Don't create new building codes that increase costs unless they are for the better of ALL.	9/11/2014 11:52 AM
118	Though I checked growth is progress, I do think development needs to be monitored and controlled.	9/11/2014 10:31 AM
119	No.	9/11/2014 9:56 AM
120	There is balance in most sections of the Cochise County Comprehensive Plan, with the exception of Section F on the Federal Government Coordination Element. Section F reads as if public lands serve only ranchers and farmers. However, they belong to all Americans. The views of outdoor recreation enthusiasts and conservation-minded citizens are largely ignored in Section F.	9/11/2014 9:48 AM

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121	The county really needs to address infrastructure as many roads and bridges in this area are in disrepair. My other serious concern is that of border security and exactly what the county plans to do, work with, or solicit from the federal government, the state or other agencies. This issue is a big one as some of my friends have recently left this area because of it and I am thinking of doing the same myself. This issue has a big impact on the status of this county as related to crimes and destruction by illegals. Bet no one has considered that subject because retailers are too worried about securing that dollar!	9/11/2014 9:45 AM
122	Make Benson, which is the gateway city access for most urban dwellers who enter, a showplace of wind and solar energy production. How much greater assets as such do they boast than the leading country in such development, Germany?	9/11/2014 9:41 AM
123	There is balance in most sections of the Cochise County Comprehensive Plan, with the exception of Section F on the Federal Government Coordination Element. Section F reads as if public lands serve only ranchers and farmers. However, they belong to all Americans. The views of outdoor recreation enthusiasts and conservation-minded citizens are largely ignored in Section F.	9/11/2014 9:39 AM
124	NO	9/11/2014 9:31 AM
125	It is my opinion that Cochise County needs to make more of an effort to work with our government to make sure that Ft. Huachuca is not on the list for closure. Sierra Vista and surrounding towns benefit from the fort being here in our county. If the fort is closed the future for Sierra Vista and other towns will shut down and no one will have a future in living here.	9/11/2014 9:14 AM
126	No more land to be sold to NGOs that will be lost to the possibility of private property.	9/11/2014 9:04 AM
127	try to check out existing neighborhoods & have the owners clean up. some of my area looks like a war zone. some people just don't care & they need to clean up their property. makes the rest, of the neighborhood look bad. thank you	9/11/2014 9:02 AM
128	Some growth is good, but massive plans like Castle & Cooke's Tribute have no business in a rural desert area. There's not enough water, no matter what "studies" have shown. Aside from the water issue, the traffic and additional residents such a development would bring would definitely reduce our small town atmosphere. If I wanted to live in Tucson, I'd move there. I think towns should promote developers utilizing infill if they need to make yet more money.	9/11/2014 8:46 AM
129	Comprehensive plan to limit the adverse impact of the downsizing of fort Huachuca.	9/11/2014 8:45 AM
130	Less gov't.	9/11/2014 8:43 AM
131	Build Bunkers and road blocks on every road coming into this county from Mexico. Also put a bounty in place for each Illegal harvested by a citizen.	9/11/2014 8:36 AM
132	More specifics in how the county will collaborate with municipalities in improving the orderliness of growth and how it plans on correcting existing problems.	9/11/2014 8:29 AM
133	suppor, conservet and protect national and state lands for public use.	9/11/2014 8:03 AM
134	Pat Call is doing a great job	9/11/2014 7:53 AM
135	The county should set aside areas reserved for shooting of handguns and rifles so that we don't have to rely on the federal bureaucracy for permission.	9/11/2014 7:45 AM
136	Add a fifth option to Question 5 above ("Don't know" or "Haven't read"). I suspect that a lot of respondents will answer this question without having read the document.	9/11/2014 7:37 AM
137	Airport infrastructure is ailing across the county. Airports are a key component to the transportation infrastructure and economic development. The update contains but a passing comment about the county's airports. Dark skies: Preserving the night sky here is important as it vanishes across the country. It will be an economic atractor on the future.	9/11/2014 6:59 AM
138	Increase budget of CCSO to provide for more law enforcement presence, especially along the border.	9/11/2014 6:53 AM
139	do what we can to attract new business to Sierra Vista. maintain and enhance existing character of the rest of the county.	9/11/2014 6:46 AM
140	We support the work Pat Call and Tim Cervantes are doing and encourage them to continue their leadership and ask that they encourage like-minded leaders to join them.	9/11/2014 6:46 AM
141	We support the work Pat Call and Tim Cervantes are doing and encourage them to continue their leadership and ask that they encourage like-minded leaders to join them.	9/11/2014 6:45 AM

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142	Number 3 answers are inadequate. Growth is necessary, however, rubber-stamping huge residential developments by Castle and Cook, when we're talking about instituting more water conservation methods is ludicrous.	9/11/2014 6:22 AM
143	Be nice to have bike paths along the side of the road, like they did in SV, for cycling and walking with kids. Speed limit is high along rural roads, and be nice to have sidewalks	9/11/2014 5:52 AM
144	government land belongs to all of us; don't let ranchers abuse grazing rights to the extent that they damage the land /ecosystem.	9/11/2014 5:51 AM
145	No	9/11/2014 5:05 AM
146	I live in the High Knolls area. I'd sure like to see improvements made to the roadways we use in this area. We see no return on our property taxes, so some roadway improvement would help.	9/11/2014 4:16 AM
147	Safety is a big issue...whether there's growth in the county or not.	9/11/2014 12:27 AM
148	Renewable energy on the plan? Do you know how much it costs? Apparently not. Read up on what it did in Germany. Prices tripled. Power outages. Businesses having to send people home as no power to run factories. Is the county advocating this or just doesn't get it. Oh yea. Germans are now building new coal plants	9/10/2014 11:50 PM
149	Move the county seat to Sierra Vista	9/10/2014 11:32 PM
150	Growth is important. The county should explore ways to correct ongoing issues of taxation for properties, yet should allow a fair valuation and opportunity for development. The fed is not the only income source for Cochise County and strong arming locals is not a viable answer for county income.	9/10/2014 11:29 PM
151	Page 24, change the word Must to Much.	9/10/2014 11:28 PM
152	Individual property rights should be protected, and not threatened under the guise of sustainability.	9/10/2014 11:13 PM
153	Need to focus on a cleaner environment by cleaning up the air. This will require paving many roads that are not currently paved and finding a way to pay for it, including billing rural residents on unpaved roads.	9/10/2014 11:12 PM
154	To take good care of our children through adequate education and rural opportunities.	9/10/2014 11:09 PM
155	What do you mean by "Land Use"? Increase Motorized recreational access	9/10/2014 10:47 PM
156	What do you mean by "Land Use"? Increase Motorized recreational access	9/10/2014 10:47 PM
157	Cochise county revolves around Ft. Huachuca and tourism. Leverage that. Focus on controlled growth with sustainable water. Do not get into micromanagement of each city. Without the fort we all lose. With the fort and expanding growth we all win. Simple.	9/10/2014 10:41 PM
158	I would like to see more side road cleanup out on highway 92. In the city (sv) the road side is kept pretty clean, why can't the county do the same. I think that in all the years I've lived here, its only been cleaned up, maybe twice.	9/10/2014 10:35 PM
159	No. I like the incorporation of the Vision 2020 results.	9/10/2014 10:24 PM
160	HUD homes do not fit in our county.	9/10/2014 10:21 PM
161	need manufacturing in county there are no jobs suicide to depend on Fort Huachuca only	9/10/2014 9:57 PM
162	More info & assistance to the small business owner ie view to chill out tax forms, view to decide on tow of Corp, LLC or partnership & tax implications, a mentoring peogram	9/10/2014 9:45 PM
163	Not now	9/10/2014 9:40 PM
164	Rural land development should not be restricted within it's zoning limitations. Light pollution will be a future major problem and a form of penalty should be established. Federal policies of land use/conservation should be approvable by Cochise County. Retention/detention of creeks and washes by private property owners should be expanded upon and possible a credit system like water use credits should be developed. Access through public land to private property should be established correctly. Applause to the plan's future vision of self sustainability !	9/10/2014 9:15 PM
165	incorporate and cleanup the Fry area. implement zoning rules which require owner cleanup of property (junk cars, empty/dilapidated trailers, etc.)	9/10/2014 9:10 PM

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166	People have achieved the status of being more important than cows. The onus for fencing should be on the ranchers, not the civilian population. Reverse the hundred year old laws. Require and support bringing broadband Internet to all rural residents. Subsidize, or even pay for WI-fi or cable to be upgraded such that desert residents can afford higher quality service. (My telecommunications costs (internet, and phone) are over \$120/month on \$1,000 SS /month. That is way out of proportion to what it should be. And this is for less than 1MB/sec. Try to get help from corporate entities such as Google, or Cisco. Force electrical utilities to remove the difficulties for owners with solar set-ups to sell back electricity to the grid. (encourage residents to use solar). Most importantly.....PREVENT FRACKING UNTIL PROVEN SAFE !!!!! There is more. Contact me if you want to hear it (sss@theriver.com Dr. Stephen Sklarow)	9/10/2014 9:05 PM
167	not sure what the update consists of ?	9/10/2014 8:57 PM
168	No, have not read the document	9/10/2014 8:53 PM
169	Not really, think. Your doing a good job.	9/10/2014 8:53 PM
170	There are areas in the county that need to be cleaned up, we are getting more and more people from SV and they think living in the rural area you do not have to maintain your property, they think they can sell drugs from their homes, and they are not willing to help maintain the roads that the county does not, until these areas are cleaned up and yes people need a push to do so, we do not need any further growth.	9/10/2014 8:47 PM
171	I would like to thank the planning department for their outstanding work on the comp plan. It's too bad more people don't take the opportunity to attend county meetings like the plan reviews around the county. That was published in the newspapers, too.	9/10/2014 8:23 PM
172	The plan needs to be flexible. Our needs change over time.	9/10/2014 8:10 PM
173	Recreational facilities for all ages such as extending bicycle trails, more soccer, baseball fields. Support elder care and childcare daycare facilities so families can work knowing loved ones are safe.	9/10/2014 8:08 PM
174	Recreational facilities for all ages such as extending bicycle trails, more soccer, baseball fields. Support elder care and childcare daycare facilities so families can work knowing loved ones are safe.	9/10/2014 8:08 PM
175	I think the County, along with the cities in it, need to be more aggressive in marketing the outdoor recreation we have here, especially bicycling and dark skies. We have some of the best cycling, amateur astronomy, and birding areas in the entire country. We should start a Rails to Trails process for the abandoned railroad right of way from Benson to Bisbee. Any new road construction should include shoulders safe for cycling and emergency vehicle use. Keep rumble strips next to lane marking stripes. We should resist efforts to re-introduce the Mexican grey wolf into areas in the county. The habitat to support them just doesn't exist anymore, in my opinion.	9/10/2014 7:52 PM
176	I would like to see more solar power use within the area, as we have plenty of sun here to power it.	9/10/2014 7:50 PM
177	Job creation is the most important function of every citizen in the county and funding to encourage job creation should be a primary part of the County's Comprehensive Plan.	9/10/2014 7:48 PM
178	Any modern society needs a transportation and recreation plan. Ever try to walk or ride a bicycle around Sierra Vista. How about some more emphasis on multi use trails.	9/10/2014 7:46 PM
179	Ensure an adequate quality of life, taking into consideration wildlife habitat, concentrated urban development and conservation of resources.	9/10/2014 7:28 PM
180	County enclaves within SV need to be cleaned up and taken care of.	9/10/2014 7:28 PM
181	I WOULD LIKE TO SEE A 'DOWNTOWN AREA' DEVELOPED WITH A WELCOMING ATMOSPHERE INSTEAD OF MALLS AND STRIP MALLS.	9/10/2014 7:27 PM
182	I believe we need to clean up the county. We have nice homes being taken care but right next door is a home with high weeds, junk cars, junk yards, rats. A real fire hazard. No pride.	9/10/2014 7:17 PM
183	I believe we need to clean up the county. We have nice homes being taken care but right next door is a home with high weeds, junk cars, junk yards, rats. A real fire hazard. No pride.	9/10/2014 7:17 PM
184	We have a house in Sunizona we have been trying to sell. It is in the wrong location. If it were in Sierra Vista, it would sell for \$400,000 with 5 bedrooms, etc. One problem we face in Sunizona is that the big farmers have come in and sunk deep wells which end up siphoning our water out of our wells. We need to address that problem quickly. Sunizona is a wonderful rural community with great views, but no real job potential.	9/10/2014 7:11 PM
185	Open meetings to get opinions from people who are not computer and e-mail users - yes they do exist if only due to financial restrictions.	9/10/2014 7:02 PM

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186	Open meetings to get opinions from people who are not computer and e-mail users - yes they do exist if only due to financial restrictions.	9/10/2014 7:01 PM
187	The plan does a good job of trying to balance sometimes competing issues, but I think more needs to be done to protect the environment via renewable energy, water conservation, and protection of the public lands.	9/10/2014 6:46 PM
188	more vigilance and support for cooperation between law enforcement agencies, and or, local citizens to combat crime in our county	9/10/2014 6:43 PM
189	more vigilance and support for cooperation between law enforcement agencies, and or, local citizens to combat crime in our county	9/10/2014 6:43 PM
190	I think the SPRNCA is the biggest crock of feces ever shoved down our throats. I began to feel this way while riding OHV's on powerline road of Charleston Rd. several years ago. I saw one of the best routes to Benson closed and designated a Riparian Area. Where on that road do you see migratory birds and wetlands?	9/10/2014 6:39 PM
191	Stop the establishment of large neighborhood ie Tribute. Since the county is so worried about water use don't allow these additions to take place. Do more to support the fort. Without it our county will become a ghost town.	9/10/2014 6:26 PM
192	New controls to create protect landed - land not yet developed	9/10/2014 6:26 PM
193	BLM is not in charge of us	9/10/2014 6:24 PM
194	Needs to bring in industry so if the Fort ever closed it will not be a shock to the SV economy. Need to have a airline/commuter line in SV to provide service to the whole county.	9/10/2014 6:21 PM
195	No	9/10/2014 6:18 PM
196	Encourage more retired people to come to the county.	9/10/2014 6:15 PM
197	Encourage more retired people to come to the county.	9/10/2014 6:15 PM
198	no	9/10/2014 6:13 PM
199	I am very concerned about our water usage and the impact our usage will have on Fort Huachuca. Sierra Vista in particular needs to stop allowing Castle and Cook to build so wantonly. I am so disturbed that they have been allowed to build without more restrictions. I think this is going to come back to bite us badly with respect to the Fort.	9/10/2014 6:13 PM
200	I believe the ultimate total population, considering availability of water in particular, should be determined (obviously this would be based on average family use of water so as to be able to compare that number to a reasonable, safe amount that can be replenished based on study of historical rainfall. Once that and factors such as traffic, pollution, and aesthetics are considered, the County should be zoned so as to allow only a given number of citizens(4 family members? per housing unit for example) and strict zoning should be applied and enforced. We have a wonderful opportunity to preserve what nature has provided and yet, add reasonable numbers of more population over time. Be brave! Be nurturing. Set an example of what can be done. Do not bow to \$\$\$	9/10/2014 6:10 PM
201	Synchronization of intergovernmental plans are important : efficiency and derived infrastructure / Enterprise requirements with the lead...	9/10/2014 6:06 PM
202	Growth is ok, but mining for example should be looked at carefully (along with other industries). The benefits needs to be weighted against the impact that it would cause. I am not talking about recreational miner. Another example is we need to look at the community around Fort Huachuca and see what we can improve. That may let the Army know that the community is able to support the soldiers station there.	9/10/2014 6:05 PM
203	I like the plan overall. Why don't you mention the Fort? I would think that the jobs, economic impact, and growth opportunities created by the Fort's continued presence would be a vital part of the Comprehensive Plan.	9/10/2014 5:57 PM
204	I wish the plan recognized dark skies (elimination of unnecessary and poorly-designed outdoor lighting) as an important factor in maintaining the rural character of our county.	9/10/2014 5:54 PM
205	No	9/10/2014 5:49 PM
206	I believe the county should not be involved with renewable energy. If there are businesses that want to pursue it, let the business pursue it. The actually net gain to the overall system from renewable energy has never been proven.	9/10/2014 5:46 PM
207	I think strong ED could help the county improve on living standards for all our communities	9/10/2014 5:46 PM
208	Not at this time.	9/10/2014 5:44 PM

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209	Buildings should be built to go with area not in odd modern designs and bright colors	9/10/2014 5:43 PM
210	Cannot stress enough the importance of well-planned growth in areas where municipal zoning is not in force. "Wildcat" subdivisions and small development without good planning can be very detrimental (see outside Tucson for examples). Having decrepit trailers next to \$400K homes is not in anyone's best interests. AND making sure that adequate water for projected growth is available by using science and NOT bending to developer's will. Growth for growth's sake and thinking that any and all growth is good is 20th century thinking, and not what Cochise County needs going into the future. Thank you.	9/10/2014 5:42 PM
211	The established of large solar farms will have a major impact on land use and detract from the from what is trying to be accomplished in the plan. Also you indicate that plans (page 9) would be updated but fail to indicate when and how often (yearly or bi-yearly). The plan does not flow, you have to wait till the end of the plan to find out what A-D communities are. Also did not read how the county plans to coordinate with adjoining counties to ensure their plan and ours would help each other to achieve unified goals.	9/10/2014 5:40 PM
212	We need a technology center to draw high tech business and business development and become less dependent on the Fort. An office park with amenities if you will. Multiuse including housing for office park employees could be part of that vision.	9/10/2014 5:38 PM
213	Stop ridiculous housing developments with no answer to who will buy them when there are thousands of houses already on the market	9/10/2014 5:37 PM
214	When there is a proposed zoning change, notification should given to a wider area, especially since most people have 4 acres or better. Ex. request for rezoning for a communications tower on Burro Drive.	9/10/2014 5:36 PM
215	Restrictions on using property for junk unless hidden from adjacent property and public right of way. The property on La Donna is an eye sore, degrades property value and costs the county revenue. The county's inability to deal with it is an embarrassment.	9/10/2014 5:31 PM
216	Water cleanliness and availability are most important here.	9/10/2014 5:29 PM
217	Reasonable growth combined with solid strategic planning for all residents. Eliminate the politics that seems to always erode the real needs of the citizens of ALL Cochise County.	9/10/2014 5:20 PM
218	The center of Cochise County's population is in Sierra Vista so the county seat should be in Sierra Vista, not Bisbee	9/10/2014 5:16 PM
219	sorry not at this particular time	9/10/2014 5:15 PM
220	No, just control that growth so we don't run out of water.	9/10/2014 5:15 PM
221	Comprehensive Plan to provide growth in a limited but economic stimulating way.	9/10/2014 5:14 PM
222	The problem with comprehensive or general plans is that they tend to be too general and too comprehensive. I understand the need for guiding principles but the devil is always in the detail and that is when people will engage. I live in the county outside the City of Sierra Vista. The City controls everything in the City and even has power in areas outside the City limits. Many of us never care to be in the City of Sierra Vista and have no use for them. Their policy decisions directly impact property owners outside the City limits. Their relationship with developers and desire for growth and tax dollars motivates them in ways not in the best interest of adjacent property owners. The Tribute development is one of many examples of how the City of Sierra Vista does what it wants to the detriment of other county residents. Adjacent property owners should have more power to veto development which they do not approve. If the City of Sierra Vista wants a say in what happens in the county we want a say in what they do to us.	9/10/2014 5:11 PM
223	Burned buildings and vacant residences by the Hereford post office should be all torn down or moved ! These have littered our community for years. This area is an eye sore for this area...	9/10/2014 5:11 PM
224	On p. 25 (goal 1 or 2), there should be policies to encourage rainwater harvesting (active or passive) and appropriate greywater use. Important goals:p. 13, both goals; p. 14-15, goals 1 (especially a, b, d, & e) and 2;p. 18, g- i; p. 21, goals 1&2, p. 25 goal 1. I object to certain policies on pp. 16-19: (a) iii & v, (b) i, (c) I & iv, (d) iii, (f) iv (development), (h) iii, (l) i.	9/10/2014 5:02 PM
225	1. Please maintain current policy of No Light Pollution. Keep our rural skies Dark. 2. Fix rural dirt roads to prevent dust pollution. This would be in keeping with AZ statutes on dust pollution. 3. While growth is always important to an area's economic survival, what draws people to Cochise County is its smallness and rural nature. If we lose that, then we lose the focus of this county and, ultimately, revenues. 4. In the development of renewable energies, we must also be vigilant about preventing powerful electro-magnetic fields (EMFs) that are harmful to the health of the population. One of the joys of living in a rural area is that we are generally away from the powerful ill effects of EMFs. Please keep it that way.	9/10/2014 5:00 PM

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226	NEED BETTER SCHOOLS TON ATTRACT INDUSTRY	9/10/2014 4:57 PM
227	First, I'd like to thank the County Board of Supervisors for making an effort to use technology to enable the conversation with its citizens - although I do want to acknowledge that I did not receive this survey directly from the county and would not have known of its existence had another citizen not forwarded it to me. This survey is the first time I have EVER received information from the county government. I strongly recommend and request that you engage the citizenry more often through these surveys and electronic distribution of information pertinent to citizens of the county. This should include proactive advisement of upcoming meetings, the agenda of those meetings and some basic explanation of agenda items so citizens can determine how they should involve themselves - rather than just putting it on some obscure calendar in a less than adequate attempt to follow the Open Meeting Law. The county should attempt to grow citizen participation in all phases of plans and policy development and governance. Therefore I strongly recommend that growth of citizen participation in County government should be an element of the plan and the county should undertake methods to do so and the results of those efforts. The electronic means we enjoy today make this tremendously more doable and the County is not at all maximizing the use of readily available Information Technology to support information sharing and decision making. In all honesty, all too often, it appears that the county government attempts to govern with as little input as possible from the citizenry and all too often using poor advice from the county attorney's office. Thank you for allowing me to submit this input.	9/10/2014 4:54 PM
228	Cochise county is one of the last vestiges of Americana. Let the cities grow, if they want, but limit growth where it does not infringe on the rights and privileges of others who have lived here for generations. Eminent domain should not be used by developers just to force people from their homes so that more development can take place. Limit development to areas that are not already occupied.	9/10/2014 4:51 PM
229	I think the city should be more active in keeping weeds cut around town, the city is starting to look like a slum.	9/10/2014 4:50 PM
230	Base water and land usage on sound science (difficult to find these days) and not get caught up in the emotional proclamations of various special interest groups.	9/10/2014 4:50 PM
231	Water conservation should be at the top of all considerations. Without that precious commodity there is no future to grow on! Suzanne Jordan	9/10/2014 4:50 PM
232	Enforce outdoor lighting codes	9/10/2014 4:47 PM
233	No	9/10/2014 4:43 PM
234	More emphasis on infrastructure development.	9/10/2014 4:42 PM
235	I think this is an outstanding Plan. My Kudos to you.	9/10/2014 4:41 PM
236	I would like to see infrastructure - paving, sidewalks, street lighting, in the Fry Townsite area - specifically, North Canyon Drive and Theatre Drive. These two streets are unsafe for the children who must use them to get to Carmichael Elementary School. I understand that responsibility is "split" between Cochise County and the City of Sierra Vista, regarding these areas, however, I believe that more energetic cooperation between the two will benefit the citizens living in the area. There also needs to be more vigorous enforcement of building codes in this area and the many derelict buildings (old mobile homes) removed, for both health and safety reasons.	9/10/2014 4:40 PM
237	I have no problem paying more in taxes in order to have more effective County management ranging from law enforcement, property maintenance standards, better infrastructure, and more focus on environment, education, and environmental projects. I do not agree that the focus should be to make Cochise a "cheap place to live". It will fall apart and we must bear the burden of a greater contribution.	9/10/2014 4:39 PM
238	no	9/10/2014 4:36 PM
239	Please go into more depth regarding plans to work with Ft. Huachuca and its sustainability as the County's major employer. Under Section D of the Comp Plan, I think more verbiage is necessary to include working with Fort leadership in sustaining the fort's viability as an important economic engine, the County will work with leadership when/if Base Realignment and Closures Act requirements are reviewed and Ft. Huachuca is selected needs to be stated in the Plan. Thanks!!!	9/10/2014 4:34 PM
240	Not at this time.	9/10/2014 4:34 PM
241	Every home and business should have water-conserving devices. No new developments that will impact our water. Absolute preservation of the San Pedro, a flight zone for more than half the migrating bird species.	9/10/2014 4:34 PM
242	none	9/10/2014 4:34 PM
243	Any Comprehensive Plan should include specific criteria for measuring and maintaining the flow of the San Pedro River.	9/10/2014 4:33 PM

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244	County government needs to minimize its presence and remember that the mission of government is to prevent the initiation of the use of force or fraud by one individual against another. Any other use of the governments power is simple theft and coercion.	9/10/2014 4:32 PM
245	Special district responsibilities and the sustainability of these special districts.	9/10/2014 4:31 PM
246	More specifics. The plan as written is no plan at all.	9/10/2014 4:29 PM
247	I feel the County Supervisors are doing an excellent job considering the continued state interference and micro management of every thing by the government in Phoenix.	9/10/2014 4:21 PM
248	Bring (clean) industry to Sierra Vista area	9/10/2014 4:20 PM
249	Increased funding and personnel for Cochise County Sheriff.	9/10/2014 4:19 PM
250	Continued strong support of Fort Huachuca as a major Army training base.	9/10/2014 4:19 PM
251	Keeping the County attractive and clean should be emphasized more. A beautiful place attracts people to the area--residents, businesses, visitors--which encourages growth. Thanks so much to Pat Call for providing this link on his email. I probably wouldn't have taken the time to do this otherwise.	9/10/2014 4:13 PM
252	Water conservation - I have participated in the hot water on demand and the toilet program, and appreciate them. However, I do not think that these programs provide sufficient motivation to conserve. The biggest incentive is individual cost. I pay about 2/3 less for water here compared to costs experienced in Maryland where water is much more available. Recommend provisions exist to allow for higher costs to increase conservation.	9/10/2014 4:11 PM
253	Keep water issues more in the forefront when making decisions. Growth must be controlled or our water issues will be exacerbated and make life in our county (and state) much worse for everyone.'	9/10/2014 4:11 PM
254	Roads and streets: Unrealistic speed limits in the county, as compared to other counties in AZ and other states. (Former traffic accident re-constructionist). Business and development: Bureaucratic nightmare for development.	9/10/2014 4:10 PM
255	The addition of how best to control or redesignate "wildcat subdivisions" should be addressed in the Plan. The existence of such subdivisions will limit future growth and development if not controlled. The ability for developers and County staff to realign these subdivisions to meet the addition of normalized streets and infrastructure will be severely limited or curtailed.	9/10/2014 4:09 PM
256	Didn't see in the plan addressing rural fires especially forest fires: procedures, prevention.	9/10/2014 4:05 PM
257	none.	9/10/2014 4:00 PM
258	Yes, I am VERY concerned that evidently NO work has been done to plan an alternate route around the intersection of the by-pass and Hwy 90. THREE times we have had spectacular accidents at this intersection and DPS has been TOTALLY CALLOUS when it comes to allowing people thru, telling traffic to go back thru Tombstone. Meanwhile there sits a nearby unused road on Ft. Huachuca property. PLEASE co-ordinate with the Army and allow for the dirt road that weaves alongside this intersection to be used in an emergency. BTW, I have voiced this concern three times and I see nothing has been done. Don't take no for an answer from the Army. And finally, while it may not be specifically County officials realm, I note that rural New Mexico (Hatch and Columbus) have been seriously involved in getting a Wind Farm, a Solar Park, and a algae biodiesel facility. Whichever county this is (I think it may be Hidalgo) has left us in the dust on future energy. That's mighty SAD considering that their own assets are probably a fraction of our own. Perhaps we can see what might be done here? Thank you for the opportunity to respond. Eldon H. Cook pensc@cox.net	9/10/2014 4:00 PM
259	Why did the county allow a helicopter pad to be built so close to a Monastery? It seems illogical and possibly an anti Catholhc decision!!!	9/10/2014 3:59 PM
260	Fix Chocglaw Drive!	9/10/2014 3:58 PM
261	Get away from the golden egg model of all fort all the time and embrace clean renewable energy via solar light industry. Resist the destructive partisans in Phoenix (and elsewhere in the state) and promote and incentivise installation of solar banks here in Cochise County, both residential and commercial. The climate could not be better for solar generation. We could and should lead the nation in solar generation right here at home. We would rightly reduce prototypical government welfare dependence in the county by diversifying and thereby lessening our dependance on the fort and becoming more self reliant to boot. It is a win win if we have the integrity to push against imperious corporate interests.	9/10/2014 3:56 PM
262	Pave & improve roads, storm water control, underground all electrical utilities, leave personal wells alone, make Fort Huachuca release their 70 years of test well data that proves there is no water shortage (or ever will be) in the San Pedro River Valley.	9/10/2014 3:50 PM

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263	State legislative coordination, Wildfire control, established systems of communications between County leaders and the County residents. (ie. I did not know about the meeting until I read about the poor attendance in the Herald.)	9/10/2014 3:49 PM
264	Protect our rivers and the wild life that depend on them. Do more in the way of educating the public on just how important their water sources are and what they can do to conserve with intelligence.	9/10/2014 3:49 PM
265	State legislative coordination, Wildfire control, established systems of communications between County leaders and the County residents. (ie. I did not know about the meeting until I read about the poor attendance in the Herald.)	9/10/2014 3:49 PM
266	Maintaining a rural character of Cochise County is extremely important to me. I need places where I can camp, hike, enjoy nature, and find peace and solitude. I can honestly state that growth and development would drive me from Cochise County. I love the history here and the rural atmosphere. Please do not drive me away. I spent a lifetime of diligent labor so that I could enjoy Cochise County in my retirement years. There are some things to consider that are more important than money, development, and "progress". Please don't spoil what you have here. Thank you for reading my input.	9/10/2014 3:48 PM
267	Fire the Legislature? Might be the best solution.	9/10/2014 3:45 PM
268	I do not want dangerous animals released into our county. I recently learned that the government plans to introduce Mexican Gray Wolves here. I am against this move. I don't want to have to worry about my children's safety as they play outside. Please also safeguard against UN Agenda 21, which would severely restrict our freedom.	9/10/2014 3:44 PM
269	The housing Market needs to improve. We are way behind the rest of Az. in prices for our houses.	9/10/2014 3:38 PM
270	The housing Market needs to improve. We are way behind the rest of Az. in prices for our houses.	9/10/2014 3:38 PM
271	The housing Market needs to improve. We are way behind the rest of Az. in prices for our houses.	9/10/2014 3:38 PM
272	It is a plan and as such does not offer alternatives nor does it offer any analysis of the possible impacts (positive or negative). A ten year plan should do both.	9/10/2014 3:36 PM
273	Roads, especially in developing cities, such as Sierra Vista need to be planned with an eye for future growth. Hwy 92 is terrible and more traffic lights make the problem worse, not better. The frontage roads started on the northern end were a great idea, but were not continued. Through roads such as BST and the Bypass are great but more traffic lights defies the purpose of having a through road. Moson should be widened to accommodate through traffic to help divert away from Hwy 92. Hwy 90 East has a bottleneck west of Moson that should also be widened to accommodate through traffic. Economic development to diversify away from our over-dependence on Ft. Huachuca should be encouraged. The new hospital is a great start, but much more needs to be done. Subsidizing the proliferation of alternative and/or renewable energy sources should also be encouraged. I have no problem with wind farms, as long as they are situated so as not to destroy the natural beauty of our mountains. Underground power should also be pursued to eliminate the poles and wires which get in the way of enjoying this same natural beauty. I also support recharge efforts for the aquifer, but not rationing or restricting water supply or selling our water outside of our County. Removing Cottonwood trees is also a good way to help preserve our water supply. Thank you for the opportunity to comment.	9/10/2014 3:36 PM
274	The 4 acres lots off of Moson are atrocious! It's hard to undo that mess. There should be a specific section dedicated to the county governed lots that are within the Sierra Vista City Limits. What a dump Frytown has become!	9/10/2014 3:32 PM
275	Just a typo: Para J.d. 2nd Sentence, I think the "must" should be "much".	9/10/2014 3:26 PM
276	I believe that the water issues that are affecting the Sierra Vista/Ft. Huachuca area is very important to keep on the front burner and it appears that the plan is doing that. I also think that the issue of joint fire fighting agreements with local and federal agencies is important - the Monument Fire is an example.	9/10/2014 3:23 PM
277	Stay out of our lives.	9/10/2014 3:23 PM
278	Do whatever it takes to keep Ft. Huachuca alive and well.	9/10/2014 3:22 PM
279	SECURE OUR BORDER!	9/10/2014 3:21 PM
280	Do not cater to international vehicles through our County	9/10/2014 3:19 PM
281	More roads maintained.	9/10/2014 3:16 PM
282	More effort on the economic Development By that I mean to bring new business into the area not just trying to keep the ones that are here to stay. The more employers in the area, the more everyone wants to stay.	9/10/2014 3:16 PM

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283	Water and sustainability are 2 key issues for us, limit development and population increases because of these 2 issues. Maintain our rural heritage.	9/10/2014 3:15 PM
284	Leave it like it is - minimum govt.	9/10/2014 3:14 PM
285	While I haven't read the plan in its entirety, I remain concerned that there doesn't seem to be a cohesive tourism plan for the county. Our hotels/motels are languishing. Our area is a perfect eco-tourism/Old West area. A partnership with cities and the county needs to be a priority to bring \$\$ to the economy and allow more people to enjoy the beauty of Cochise County.	9/10/2014 3:14 PM
286	I keep reading about the Fort using too much water (which is BS), yet there are a lot of new housing developments in progress and just where is that water usage going to come from?	9/10/2014 3:13 PM
287	Start over.	9/10/2014 3:13 PM
288	MAKE SURE FORT HUACHUCA REMAINS OPEN AND VIABLE AS IT IS THE MAJOR SUPPORTER OF THE COUNTY FINANCIALLY. FORT CLOSES DOWN, COUNTY WON'T HAVE MUCH TO WORRY ABOUT WITH GROWTH AND EXPANSION. THAT IS WHY ECONOMIC DEVELOPMENT SHOULD BE SERIOUSLY CONSIDERED TO REPLACE WHAT THE FORT PUTS INTO COUNTY FUNDS, OR AT LEAST FIND ENOUGH TO SUSTAIN OUR AREAS.	9/10/2014 3:08 PM
289	I feel you do a great job dealing with the diversity of Cochise County.	9/10/2014 3:05 PM
290	Maintenance of roads.	9/10/2014 3:03 PM
291	none	9/10/2014 3:01 PM
292	Would like to see a public intra-transit service established between county towns and the larger State cities.	9/10/2014 2:59 PM
293	No - the plan appears to address the County's needs in a moderate way and takes into consideration changing needs and provisions such as conservation, night-time lighting, etc. Thank you for providing a copy of the Comprehensive Plan for review and for allowing input!	9/10/2014 2:59 PM
294	Would like to see a public intra-transit service established between county towns and the larger State cities.	9/10/2014 2:59 PM
295	Density bonuses should be removed. It is to the developers best interest to cluster the houses so there is no need to give a bonus. That only increases the density thereby using more facilities. All OHV usage should be restricted to private land. There is a definite need for noise control (loud radios, loud motorcycles, un-muffled automobiles, etc.	9/10/2014 2:52 PM
296	At an overarching level I have watched the growth of developments which is the anti-thesis of the water conservation. Similarly the concerted effort to point the stick at Ft. Huachuca. I have seen places where military installations have been civilianized of closed and than the locals rapidly change their perspective. Seems as if we have bunch of self serving bureaucrats and the fiscal influence prevails. My experiences in Wash. D.C [as part of my 20+ years as a Marine Officer] provide a baseline plus I am a current defense contractor world wide.	9/10/2014 2:49 PM
297	Not at this time.	9/10/2014 2:48 PM
298	None, It would be nice if the county could attract big business, something to help the county and people of the county.	9/10/2014 2:47 PM
299	My perception is that the narcotics trafficking problem in this area of AZ is the 800 pound gorilla that nobody wants to stare in the face. It is having a decimating effect on our citizens. I'm familiar with the Sinaloa cartel and other cartels' effects and their strength and power to traffic here, and I'm aware of the MEX/US govt challenges. But our border is porous like a sieve, and the drugs just keep coming. I know I'm not alone in this issue! Thank you.	9/10/2014 2:47 PM
300	They should include all other governmental agencies goals and objectives.	9/10/2014 2:42 PM
301	Recycling is very important when considering growth in our county. This is How Sweden is Now Recycling 99 Percent of its Trash - www.naturalcuresnotmedicine.com The Scandinavian nation of Sweden has set a new precedent in the world of recycling its trash, with a near zero waste amount of 99 percent. Sweden was already ahead of the game back in 2012, when they were recycling 96 percent of their trash, but the three percent jump in just two years is [...]	9/10/2014 2:38 PM
302	New private wells and sewer septic systems need to be severely curtailed, and existing private water and septic systems intensively managed and monitored.	9/10/2014 2:35 PM

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303	No where in the water conservation area did you talk about monitoring wells. I feel that has to be part of this plan. Why should I who live in a subdivision have to conserve when you have no control over people with individual wells. They can use as much as they desire and there is not oversight. This is really a necessary part of water conservation.	9/10/2014 2:35 PM
304	Since I could only pick three options above. I would like to add that water conversation is also important to Sierra Vista/Ft. Huachuca.	9/10/2014 2:34 PM
305	We need employment in the area that is NOT tied to Ft Huachuca. Too many people leave the area due to the lack of adequate employment. We are NOT Tucson, we do not want to become like Tucson, that is why we moved here.	9/10/2014 2:33 PM
306	As indicated in the plan ,the increase in commercial truck traffic is impacting rural roads and should be restricted to state and interstate routes. The use of Dragoon Rd and possibly other county roads with restricted load limits by overweight semi traffic is severely impacting the quality of these local traffic corridors (washboarding and curb crumbling)	9/10/2014 2:31 PM
307	On item three relative to growing except in areas where infrastructure does not exists...if the developer is willing and able to provide the infrastructure with minimal support by the County, the project should be considered. On item four, being limited to three selections is unrealistic. That is, three selections does not provide enough information given the uniqueness, diversity, and varied interest of the residents of Cochise County and the geoscience aspect of the environment. As a both a diverse community and region we can accommodate much more because all of this can be targeted using both public and private funds.	9/10/2014 2:30 PM
308	The question on growth did not really match my ideas. Yes, we need growth to survive but with comprehensive planning. We must also include Fort Huachuca's impact.	9/10/2014 2:30 PM
309	Help to control illegal immigration and less (smaller - less costly) govt.	9/10/2014 2:27 PM
310	Eliminate the dark sky legislation	9/10/2014 2:27 PM
311	No more major housing developments!!!!!!	9/10/2014 2:26 PM
312	ways to improve tourism in both outdoors and cultural ways. I suggest looking to cities of similar size and/or feel like Tubac or Prescott	9/10/2014 2:25 PM
313	Much of section F on Federal Government Coordination / Other Federal Lands is worded very negatively. It is clear from this plan that you are positioning the county to be against wilderness designations, other designations, introduced/endangered species ... in this you do not represent me or my household. F.3.b.ii says "No special designations or management plan should be proposed until it is determined and substantiated by reproducible scientific data, that there is a need for the designation, that protections cannot be provided by well -planned and managed development..." so who is the arbiter of what is "well-planned and managed development"? F.3.d.iv re: access to water facilities on p 17 could be renamed the "screw Beatty" clause. There are better ways to phrase passages in this section and you have received other suggestions, and have already chosen to dismiss those out of hand. How disappointing.	9/10/2014 2:25 PM
314	It is imperative that our county commission keep the citizens informed with all that is being considered, in the works, and progress made with past decisions. WE all need to work together as a community of practice and ensure that vital interests are protected, respected, and safeguarded. We cannot allow external influences to dictate the direction of the county if it conflicts with the taxpayers affected. We also need to try and keep taxes from rising beyond the median income of those in the county, but should be in consideration of all and not just some or a few. Thanks for the service thus far.	9/10/2014 2:20 PM
315	keep the Federal govt out	9/10/2014 2:18 PM
316	maybe a more aggressive plan to chip seal dirt roads with high traffic numbers or residents willing to pay more for better roads.	9/10/2014 2:18 PM
317	Bring in quality not quantity. Make sure whatever you build, fund or support is of the highest quality. Don't go to the lowest bidder or builder. Repairs only cost the tax payer's more and anger and public. One suggestion on low income housing. Offer classes or opportunities for individuals to learn how to upkeep a property. If they arn't trained or care the property will fall to disrepair and nothing will have been created. Maybe a pairing of families or disable on a duplex property. That way they could share chores such as landscaping and over matainence. All must work for the commonn good no free rides.	9/10/2014 2:17 PM
318	you've done a good job. More bicycle lanes are always better. :)	9/10/2014 2:17 PM
319	The Castle & Cook Fiasco demonstrates that financial incentives rather than people concerns are at the root of existing government. Existing government must be audited and corrected before any plan can be implemented	9/10/2014 2:17 PM

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320	Work with the state and Federal governments but oppose their efforts to impose regulations and rules that allows them to control water, land, development etc.	9/10/2014 2:16 PM
321	Its all about water.	9/10/2014 2:15 PM
322	We need to find a way to attract a large business concern that could employ people at a good living wage. We need less dependence on the Federal Govt as our economic engine	9/10/2014 2:15 PM
323	Stop building so many new homes.	9/10/2014 2:13 PM
324	Continue to educate the population regarding water conservation and maintaining clean water	9/10/2014 2:13 PM
325	Encourage more development of Renewable Energy Resources	9/10/2014 2:12 PM
326	Let's stop all this new housing developments. This is a desert, water is getting scarce, and there are already so many homes built and up for sale already. New businesses should have gravel and desert landscape that does not need watering.	9/10/2014 2:12 PM
327	Just been gone for 3 1/2 months and not up to reading all that now. Sorry. I think we should grow but with a plan. Would not be upset to be involved in some way in this procedure if I could be of help.	9/10/2014 2:11 PM
328	LESS GOVERNMENT	9/10/2014 2:08 PM
329	none, thanks	9/10/2014 2:08 PM
330	I think the county has been well ran and is headed in the right direction.	9/10/2014 2:06 PM
331	Roads are a major concern throughout much of the county. I realize the county is pressed financially due to cuts from the Government but would like to see, at a minimum, more scrapping and laying of gravel and tar as an alternative to pot holes.	9/10/2014 2:06 PM
332	I think the county has been well ran and is headed in the right direction.	9/10/2014 2:05 PM
333	A plan to *guarantee* adequate water for the foreseeable future. How about a joint Arizona-Sonora desalination plant in the Gulf of California?	9/10/2014 2:04 PM
334	I think there is too much emphasis on growth and it is causing the area to become too urbanized and creating too much pressure on the area's natural resources. The area is less beautiful and the skies are less dark at night because of the unbalanced focus on economic growth and land development.	9/10/2014 2:04 PM
335	No	9/10/2014 2:02 PM
336	I think the county has been well ran and is headed in the right direction.	9/10/2014 1:56 PM
337	The reason you had so little public input is a track record of not being responsive to public input.	9/10/2014 1:54 PM
338	Stop Castle and Crook and simular Companies from excess growth. Redevelop run down housing areas We are in a Drouted Area and don't have enough water for what we have now. Where do you expect to get it from? We need to capture and hold rain water for absorbtion by our Acquafiers.	9/10/2014 1:53 PM
339	NA	9/10/2014 1:53 PM
340	As people in the country have well share agreements, if folks live on unimproved roads, they should also be bound by a road maintenance agreement, whereby everyone who lives on that road has to put an agreed upon amount in an account for road repairs. If they can't afford to do that, then they have no business buying property on unimproved roads that the country does not maintain. Also, the county needs to take over more of the rural road maintenance in the more populated parts of the county where dirt roads are the only way to get in and out of homes.	9/10/2014 1:52 PM
341	Too much city (Sierra Vista) bureaucracy and a moribund EDF have hurt us over the last five years. I see COI issues and an internal nepotistic city council system which hurts all of us. It seems they spend more time on how to celebrate moral depravity than synching the street light system throughout the city.	9/10/2014 1:51 PM
342	I have serious issues with the plans for Water Conservation, Land Use, Agriculture and Ranching and our Rural Character. We moved here for peace, quiet, wild life and nature. Letting big city contractors and bigger business into our community is not the answer.	9/10/2014 1:50 PM
343	Building new housing areas should not be done without adequate jobs creating the need (who is going to live in them) and the water level should always be kept in mind. Building just because you can is wasteful and stupid.	9/10/2014 1:50 PM
344	none	9/10/2014 1:49 PM

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345	no	9/10/2014 1:47 PM
346	do not know what the Comprehensive plan is about. have seen nothing about it	9/10/2014 1:46 PM
347	If we are going to grow - we will need the CAP to make its way here.	9/10/2014 1:46 PM
348	Get rid of the traffic cameras, immediately. Stop putting up stop lights at every intersection. Get rid of the huge concrete medians on Hwy 92- they are tremendously unsafe, and were a very large waste of funds that could have gone to something else- like the failing school system. Most of the elderly folks who want to "retain the rural feeling" of Cochise county won't be around when any of the measures are implemented. Get with the program, and start allowing and encouraging more development- it attracts commerce, and commerce is what we need- before it's too late.	9/10/2014 1:46 PM
349	Where are category A and B Growth Areas ?	9/10/2014 1:45 PM
350	No	9/10/2014 1:44 PM
351	Better transportation	9/10/2014 1:44 PM
352	attract new industry to the county.	9/10/2014 1:43 PM
353	We appreciate the growth but would like the community to develop so that we are not totally dependent on Fort Huachua. That means attracting more business here in the county. Thank you for your plans.	9/10/2014 1:37 PM
354	Include police, sheriff and fire departments in the decisions!	9/10/2014 1:36 PM
355	Stronger language regarding long term water conservation, especially in relation to the San Pedro River: growth tied to our limited resources; more economic or other rewards to consumers who are "water wise".	9/10/2014 1:36 PM
356	Could not open Plan	9/10/2014 1:35 PM
357	From the Plan: "Introduced, Threatened, Endangered and Sensitive Species, Recovery Plans, Experimental Populations and Related Guidelines and Protocols i. These designations or reintroductions could grow beyond boundaries and scope and may result in detrimental effects on the area's economy, lifestyles, cultures, and heritage." Given the fact that development of towns in the county and rational use of water have already 'grown beyond boundaries and scope' I don't agree with this clause. Also, the loss of 35,000 acres of habitat in the Huachuclas and the potential loss of more due to fire, suggests that Threatened status categories are likely to become even more important, not less so.	9/10/2014 1:35 PM
358	Continue to develop well maintained and safe bicycling lanes for commuting - limit hunting to increase outdoor recreational usage for hiking, biking and running.	9/10/2014 1:34 PM
359	Jobs.	9/10/2014 1:31 PM
360	I do not understand the relationship between the post and the city. It is apparent the posts hotel will seriously have a negative impact on the locals. And this continuing of new homes is wonderful, but the ripping into the rural beauty of what we have and to me that is not growth because the homes are just plopped places. It is an issue that grates at me.	9/10/2014 1:31 PM
361	Stop the growth of Castle and Cooke. They do not care about us or our land, just money. I was in real estate 30 years and know how they work, lie, wrap council around their fingers, etc.	9/10/2014 1:31 PM
362	Property taxes for vacant lands are ridiculously high!!!	9/10/2014 1:28 PM
363	There's nothing I'm missing in Sierra Vista except decent restaurants (I'm spoiled: I am originally from San Francisco). And the only way you get those is with a more upscale demographic--which would require either affluent retirees or attracting businesses that pay big salaries, or both. But those should be desiderata in any case. Sierra Vista should try to make itself into hub for quality semi-urban living. Hospital expansion helps, for example. (For how many years did this town have 1--count'em one--gastroenterologist?). As you may have figured out, I'm a 76 year old retiree, and my desires may not square with community planning goals that are family oriented. Preserving Cochise County's rural character is great so long as it's good for the tax base.	9/10/2014 1:27 PM
364	County should carve out tax-free zones and subsidize industry with tax subsidies. The only way to grow is to bring in people. Bring the people and the jobs will follow if the tax structure is appropriate. Don't follow CA. It's a dead end. Follow the TX example. TX is thriving and drawing population from AZ.	9/10/2014 1:27 PM
365	Limit large development to conserve water.	9/10/2014 1:26 PM
366	Have not seen the Comp Plan	9/10/2014 1:26 PM
367	I am not aware of the County's Comprehensive Plan.	9/10/2014 1:23 PM

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368	In the County, the town of Sierra Vista needs to become more business friendly and encourage new businesses to come here - not just Fort support type companies. We need to become self sustainable in the event that someday Fort Huachuca will be BRAC'ed.	9/10/2014 1:21 PM
369	No growth period	9/10/2014 1:20 PM
370	No.	9/10/2014 1:20 PM
371	Land/housing zoned as "county" which sets within incorporated city limits should not be allowed, it should be zoned City in lieu of County. Land/Housing examples of this can be found within the city limits of Sierra Vista. This makes absolutely no sense and causes problems for both the County and the Cities as no one has control over proper usage!	9/10/2014 1:19 PM
372	SINCE WE LIVE IN AN AREA THAT IS CONSIDERED RURAL AND WE CONTRIBUTE TAX MONEY TO THE SURROUNDING COMMUNITIES AND SCHOOL SYSTEMS, I FEEL WE SHOULD HAVE A HEARSAY IN CITY ELECTIONS (S.V.).	9/10/2014 1:18 PM
373	Haven't read the Cochise County Comprehensive Plan so I do not know what the county's plan for growth and/or protecting rural character but will download the plan and look into it.	9/10/2014 1:17 PM
374	hire people educated to perform the tasks necessary to successfully complete the Plan. too many area's of the county government are either not educated adequately or poorly trained.	9/10/2014 1:13 PM
375	Naco has been a community that has been somewhat neglected by the county. At one time a park was being considered, but nothing ever came of that. Would like to see more things done for this community (sidewalks, park, etc).	9/10/2014 1:12 PM
376	Growth is progress and Cochise County should not try to limit growth and development in any way. Water conservation is NOT a priority where it should be. The County is too limiting on economic development.	9/10/2014 1:12 PM
377	What it boils down to, for me at least, is the protection of the environment. In a nutshell, without air we can breathe and water we can drink, does anything else really matter?	9/10/2014 1:11 PM
378	Keep the Federal Governments nose out of our State, and our County !!	9/10/2014 1:11 PM
379	Keep the Federal Governments nose out of our State, and our County !!	9/10/2014 1:11 PM
380	no	9/10/2014 1:10 PM
381	tl;dr	9/10/2014 1:06 PM
382	we need to restrict building more homes !!	9/10/2014 1:03 PM
383	No	9/10/2014 1:03 PM
384	All growth, especially Master planned communities, should take place only within existing incorporated city boundaries, eg. Benson, Sierra Vista, Willcox, NOT outside those areas that crave development. The surrounding communities are rural to small town. People live there because of that space/ atmosphere. To insert a 'community' would negatively impact space, noise levels, light levels, resource use, roads. Sub-divisions must stay within incorporated towns, not spread out through the county. Highway 80 is already extremely busy and is essentially a neighborhood street for the unincorporated town of St. David. Transportation expansion on highway 80 would be a huge negative and dangerous impact upon citizens in the unincorporated area. Residents desire dark skies, quiet and a slower place of life that encompasses agriculture complete with lots of animals and all their accompanying attributes. Over crowded roads impacts the pace and peace and safety that residents seek and expect.	9/10/2014 10:37 AM
385	allow heavy commercial and industrial entites to increase job growth	9/2/2014 1:49 PM
386	I have a private well and conserve as much water as possible, including water harvesting and native vegetation Water is my biggest concern.	9/2/2014 9:28 AM
387	Water sufficiency needs to be addressed. The current standards are not realistic, but rather a matter of jumping through hoops. The sun lives here, so why not harness it and get rid of that awful power plant in Cochise!	8/31/2014 11:06 AM
388	Fight wolves, jaguars and govt intrusion (EPA ESA BLM USFS)	8/31/2014 10:19 AM
389	Fight wolves, jaguars and govt intrusion (EPA ESA BLM USFS)	8/31/2014 10:17 AM
390	New developments to have one acre plots	8/31/2014 8:55 AM

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391	Any housing developer should be responsible for all roads necessary to support housing residents transportation. Housing developer should also provide all parks and schools. Our climate in cochise county is ideal and we have no trails, parks, etc. which could make this county a place where families want to be.	8/31/2014 7:38 AM
392	Planned, but smart growth. Low water usage with solar and wind usage. We live in 360 days of sunshine, why wouldn't we be using this energy source. No High Usage lighting for businesses and homes, because Astronomy is a billion dollar eco-business in Arizona and we need to respect that, or lose all credibility to that industry that brings in tourism, research, educational opportunities and lots of money.. Check out Arizona's industry statistics on this....geeze...	8/28/2014 1:11 PM
393	I would like to see some language describing the process to de-conflict area plans from the comprehensive plan. For example, the San Ignacio del Babocomari Land Grant Area Plan does not appear to be aligned with the intent of the Comprehensive Plan. How will the County resolve this conflict?	8/28/2014 1:10 PM
394	Keep the large Developers, with their big plans and false promises out of Cochise County. Send them packing back to Phoenix, Las Vegas, Los Angeles, Chicago or where ever they crawled out from. They will rape and pillage the land. Once they have their money they will leave the mess and problems they have created to us.	8/28/2014 12:48 PM
395	I would like to see a plan in place that restricts urban and suburban growth from impacting rural groundwater supplies. I've heard rumors of Sierra Vista's desire to garner water rights/use from the San Pedro Watershed. Such use would jeopardize those homeowners with wells in surrounding areas to the San Pedro Watershed.	8/28/2014 10:25 AM
396	Unused plats should be returned to RU-4 after a certain length of time. Water MUST be recognized as a growth-limiting factor and "water-adequacy reports" MUST be realistic, not just another hoop to jump through on the way to inevitable approval of development.	8/26/2014 10:09 AM
397	Printing on the county map is small, and the info on the legend is confusing.	8/25/2014 8:38 PM
398	I am very concerned that we retain the dark skies and the lighting codes for residential and commercial are strict and prevent light pollution.	8/25/2014 7:22 PM
399	Three choices in #4 above is not enough.	8/24/2014 11:00 PM
400	ACCESS TO STATE AND FEDERAL LANDS,BUT LIMITED TO FOOT AND EQUESTRIANS TRAVEL	8/22/2014 7:33 AM
401	ACCESS TO STATE AND FEDERAL LANDS,BUT LIMITED TO FOOT AND EQUESTRIANS TRAVEL	8/22/2014 7:33 AM
402	Continue to focus on growth and developmental opportunities but please do not allow it to go awry and we find ourselves like Maricopa or Pima Counties. Cochise County is a unique entity unto itself and that should never be lost. Thank you.	8/20/2014 10:34 AM
403	I didn't read very much that concerns water conservation. The individual citizen needs to be involved and probably would be willing to conserve water if the rates were raised.Also, what is the county doing to protect the water table? Will there be more recharge projects? There was nothing mentioned concerning protecting the San Pedro which is critical in keeping the Fort and attracting the tourist dollar.	8/19/2014 1:30 PM
404	Please stay away from the federal governments Agenda 21. Stop listening to the federal government and listen to the people of Cochise county. We are not fooled.	8/19/2014 10:41 AM
405	Limit regulations and stop growing local government. New regulations cost taxpayers more money ever time you pass them. Local government is not the answer to all issues.	8/19/2014 10:36 AM
406	Stop doing subdivisions	8/18/2014 6:02 PM
407	The County definitely needs to address blight and substandard housing concerns. The fire potential and health concerns are not adequately being addressed and the county regulations do not go far enough to help mitigate these concerns.	8/18/2014 10:51 AM
408	Increase the minimum single family dwelling lot size to at least 1/2 acre. High density populations create a large burden on resources like water.	8/18/2014 10:28 AM
409	reuse and rehabilitation of empty buildings.	8/18/2014 8:49 AM
410	Not at this time	8/18/2014 8:42 AM
411	zoning is a mess. There are so many exceptions, variances, exceptions to the exceptions, a land/homeowner needs to retain a law firm to keep from being victimized by this archaic "system". It seems to be more dependent on which clerk you talk to than any real concrete rules or regulations. Hey, you wanted opinions,lol.	8/18/2014 8:30 AM
412	I could not read the plan, as the link does not work to the .pdf document.	8/18/2014 8:27 AM

Cochise County Comprehensive Plan Update

413	Tell the three moron's to keep there nose out of our lives and let us live the rural life we want and pay for.	8/18/2014 7:50 AM
414	LESS DEPENDENCE ON THE FORT AND A SRONG EMPHASIS ON EMPLOYERS THAT HAVE JOB THAT PROMOTE THE MIDDLE-CLASS (MC). THE MC SUPPORT THE TAX BASE IN THE COUNTY. THEY ARE BEING PHASED OUT BECAUSE OF THE COUNTY'S VAST AND INOORDINATE DEPENDENCE ON THE FORT. I HOPE IT'S NOT TOO LATE!	8/17/2014 9:50 PM
415	no	8/17/2014 9:31 PM
416	Issues that affect more than 80% of the residents should be voted on before implementation. Entertainment. I love rural life but would prefer to have some adult night time entertainment locally to avoid the long drive to Tucson. Entertainment that is more than eating and drinking. Need to have an education program to train the unemployed or those seeking to advance themselves, esp those on lower incomes. A free program to develop job skills or a loan type program. Volunteers could also teach. Need an initiative to implement free county wide wi-fi access for residents. And internet access for seniors, disabled or poor. County needs to solicit input from all the Strategic Planners living in or working here in the area, An Executive group experienced in planning and Six Sigma Quality (performance metrics to evaluate progress toward goals).	8/17/2014 8:42 PM
417	Watch the USDA&EPA,they seem to want take control.	8/17/2014 7:24 PM
418	Limit residential growth, beef up water conservation, support Ft. Huachuca	8/17/2014 7:06 PM
419	Dark Sky hurts development. Security needs light for business and residences. Dark Sky only helps a very few star gazers	8/17/2014 7:00 PM
420	#5 should have an "I don't know" button because I don't know. The plan hasn't been advertised. No mailing was sent to tell me it was there, I just happened to read an article in the Herald (which is no NY Times!) about it. And the link they (Herald) provided doesn't work so I still haven't seen it. If it's that important to us then instead of complaining that nobody has commented, maybe the county should send us all copies of the draft with a SASE to provide comments back. There are 132k people in Cochise. Telling 4000 of your friends just isn't going to cut it.	8/17/2014 6:52 PM
421	The plan lacks specificity. It is not a plan, but it is a statement of philosophy. There is nothing to approve or disapprove. Even the statements regarding federal lands and the county's relationship are pie-in-the-sky, as the feds can do as they wish and completely disregard the desires of the County.	8/17/2014 5:46 PM
422	No	8/17/2014 4:24 PM
423	I tried to pull up the Comprehensive Plan but was unable to do so using the URLs in the newspaper article of 8/17/14.	8/17/2014 4:08 PM
424	Expanding tourism and renewable energy would top my list of important elements for future planning.	8/17/2014 2:51 PM
425	I would like clarification on point 5. What is defined as voluntary? Only those standards in point 5?	8/17/2014 2:39 PM
426	Long documents online can be tiring to read onscreen. Prefer paper copy, but what i read of the beginning of the document reflects my interests. Regarding survey question #3: my interest is quality not quantity. All County towns are run-down in varying number of sections, rehab these; the current footprint needs to be upgraded and fully occupied, not just a new building two blocks away..GO FOR QUALITY IMPROVEMENTS WITHIN CURRENT FOOTPRINTS OFcities, communities. Many commercial areas everywhere are too worn looking and dated, Palominas is an example; for tourism to increase as revenue-producing the County can remain Western and quaint but needs some class.	8/17/2014 1:16 PM
427	Eliminate wiggle room for developers in descriptions for their developments (e.g. "will" or "shall" rather than "may") Do not allow development that will in effect block recreational access to public lands.	8/17/2014 11:46 AM
428	Pg 7 explain "aggregate" in the goal section. Pg 9 Trust Fund funding is unrealistic. Pg 10 No mention of water efficiency use for ag.or soil conservation for grazing. Pg 11 Add state funds for SR 191 Pg 14 I like the 'any lawful means' statement Overall it is a very good plan; the photos are beautiful; it is a document to be proud of. submitted by Judy Gignac	8/17/2014 10:29 AM
429	Keep Cochise County Rural.	8/17/2014 10:23 AM
430	Keep Cochise County Rural.	8/17/2014 10:22 AM
431	if you really want the common people thoughts on any plan, then write it in common people terms. Many of us do not know nor understand the language used in many plans due to it being written for contractors/other govt departments or to cover a legal term. Point..most of the govt flood plan, if one hasn't been involved in flood isn or works with fema, most of the terms will comsufer people. You want our opinion, then write it in OUR language, simple terms. common language.	8/17/2014 5:43 AM

Cochise County Comprehensive Plan Update

432	Focus on planning for emergency evacuation which is currently extremely limited. Any emergency blocking access to I-10 means people are trapped.	8/16/2014 10:05 PM
433	Keep development in or very near cities and keep the rural areas lower density--RU4	8/16/2014 8:18 PM
434	<p>Dear Sirs, Based upon skimming the plan, I am providing the following comments: 1. Right-of-Way Acquisition: suggest that you might want to develop a map that displayed all of the roads where the County had right-of-way acquisition issues (idea added here - and maybe color code by the status of where the County is at in the process of resolving or of the importance of resolving the issue) with the appropriate supporting descriptive information. I said how can you manage something if you don't really know what you have as an issue? 2. Better Tourism Data: Since this planning process will involve costs and benefits and this will be a recurring issue in the future, it is important to develop agreed upon measures of tourism. Otherwise, in the case of biking and hiking activity, for example, all you will have is fragmentary, subjective data that will not assist in the development of creditable benefit data. 3. Enhanced Zoning Processes - Access: The zoning/plat process should be enhanced so that new developments must have a plan to grant access to adjacent public lands. Especially if those lands have existing and/or potential recreational uses. An example is the new development that was going in on the North side of the Whetstones. After much public input the developer agreed to maintaining access to the Sierra Vista Ranger District's (SVRD) Whetstone section of the Coronado National Forest (CNF). Why does the County and its citizens have to go through such a lengthy process again? It would be much more efficient and probably less controversial if the proper consideration of access to public lands was a standard part of the zoning/plat process. 4. Enhanced Zoning Processes – Biking/Hiking/Recreational Features: Biking, hiking and other recreational features must be considered and included in the zoning/plat process for new or enhanced developments. Examples of this include, parking area for access to adjacent public land trail for hikers, mountain bikers and equestrians; multi-use and/or shared use paths in new or existing developments that link up to their external counterparts, if any. 5. Recognized Biking, Hiking, and Recreational Path Standards/Guidelines: The County should review the existing standards/guidelines and modify them to support this County's environment. Some roads seem to have wide shoulders while others have no shoulder – what should the County standards be, then enhance standards to County roadway guidance. 6. Recreational Corridor Along Unused Railroad Bed Right-of-Ways: The County has many railroad beds that are no longer used that could become excellent multi-use and/or shared use trails. For example the railroad bed that went along the San Pedro through the San Pedro Riparian National Conservation Area (SPRNCA) and possibly other Bureau of Land Management (BLM) lands, as well as private lands in the County. The County would have to coordinate with various agencies and private landowners to achieve and could use grants and other funding sources (e.g., Rails to Trails) to fund. During the meeting a map of railroads was presented, which I mention might be inaccurate. I had been told by a knowledgeable friend that the railroad bed through the SPRNCA had not been abandoned, but was still owned by a railroad company. Consequently, the definition of abandoned might need clarification or the designation changed, as abandoned has ownership implications that might not be true in the case of the SPRNCA railroad bed. 7. General Support for Access to Public Lands: Besides the enhanced zoning process involving access to public lands, there needs to be general County support for maintaining (and/or gaining) access to adjacent public lands. Especially if those lands have existing and/or potential recreational uses. Some of these links through private lands had been clarified, but most had not. As population pressures increase (e.g., increased use of roads through private lands) or for other reasons, private land owners could want to change/close usage to the roads through their lands to public lands. The County should help with this clarification process, for instance, to help ensure access to adjacent public lands. The County would not necessarily have to use County funds to achieve an access agreement with a private land owner. The Arizona Game and Fish Dept. has a program called Landowner Relations Program. It includes funding to support wildlife habitat, conservation, and public access. The County cannot access funds per se but can ask the Game and Fish Dept. to help as a partner to acquire public access to public lands through private or state trust lands. Typically, the private landowners must be willing to participate in the Landowner Relations Program and are provided assistance or help with projects in exchange for public access through their land. This program could be used for the CNF Douglas Ranger District's Skeleton Canyon (provides access to Geronimo Surrender Site, which is currently blocked to tourists and County residents) where the Dept. could be willing to seek access to that area if there are willing landowners who will cooperate – that is where the County could come in to help facilitate the cooperation of the landowners while working with the Arizona Game and Fish Dept. and other stakeholders. 8. Link Forest Service Trails Through County Property and Assist with Access Through Private Lands: Suggest the goal be extended to the County assisting with access through private lands, as was raised earlier with roads through private lands. Sincerely, Steven Scheumann</p>	8/14/2014 5:29 PM
435	None	8/14/2014 4:27 PM
436	All new roads should have wide shoulders for cycling, running, or walking. Widen existing roads - my friends, family, and I are very physically active and there are many roads we can't use for cycling or running because their narrow shoulders make them feel far too unsafe.	8/13/2014 8:00 AM

Cochise County Comprehensive Plan Update

437	It should be mandatory that any exemptions recommended by staff should be placed on an agenda for formal approval at a regular P&Z meeting to ensure public input.	8/12/2014 11:37 PM
438	Page 4, Goal 2. Add at end of the sentence "recreational resources; trail corridors; and access linkages to public lands." Page 5, Para 3a(vi). Add at end of the sentence "while maintaining rural character and preserving the public interest." Pages 5 and 6, Para 3i. Add a new subparagraph vii: "Proximity to and effects on residential property and neighborhood values." Page 6, Para 3l. Add a new subparagraph vi: "Roads or easements that provide public, vehicular access to public lands." Page 7. Add to Policy under Goal 4 the following after wildlife corridors: "trail systems and recreational resources". Page 12. Under D1, Policies, add a new subparagraph h: "Support diverse, outdoor recreational opportunities in the "Land of Legends" to enhance tourism and quality of life, e.g., the Arizona National Scenic Trail, birding destinations, historic and cultural attractions, etc. Page 13. Under E1, Policies, revise para a to read: "Encourage utility-scale renewable energy projects that incorporate low water use technology.....". Page 14. Under F1, Policies, revise para b to read: "Encourage public access to public lands for diverse, multiple uses while emphasizing responsible practices, e.g., Leave No Trace, Tread Lightly, etc., to preserve and protect resource values." Page 15. Under "Other Federal Lands", add in the fourth line of the paragraph the word "recreational" after the word "historical". Page 18. Under para f, Recreation and Tourism, add a new subparagraph v: "Due to the large expanse of federal public lands within the County, opportunities for recreation and tourism must be supported by an adequate system of roads that provide vehicular access to and through the federal public lands." Page 19. Under para i., Off-Highway Vehicles (OHVs), add a new subparagraph iv: "Federal Travel Management Plans should consider the growing popularity of OHV recreation and provide reasonable and responsible opportunities for OHV uses."	8/12/2014 5:34 PM
439	Page 4, Goal 2. Add at end of the sentence "recreational resources; trail corridors; and access linkages to public lands." Page 5, Para 3a(vi). Add at end of the sentence "while maintaining rural character and preserving the public interest." Pages 5 and 6, Para 3i. Add a new subparagraph vii: "Proximity to and effects on residential property and neighborhood values." Page 6, Para 3l. Add a new subparagraph vi: "Roads or easements that provide public, vehicular access to public lands." Page 7. Add to Policy under Goal 4 the following after wildlife corridors: "trail systems and recreational resources". Page 12. Under D1, Policies, add a new subparagraph h: "Support diverse, outdoor recreational opportunities in the "Land of Legends" to enhance tourism and quality of life, e.g., the Arizona National Scenic Trail, birding destinations, historic and cultural attractions, etc. Page 13. Under E1, Policies, revise para a to read: "Encourage utility-scale renewable energy projects that incorporate low water use technology.....". Page 14. Under F1, Policies, revise para b to read: "Encourage public access to public lands for diverse, multiple uses while emphasizing responsible practices, e.g., Leave No Trace, Tread Lightly, etc., to preserve and protect resource values." Page 15. Under "Other Federal Lands", add in the fourth line of the paragraph the word "recreational" after the word "historical". Page 18. Under para f, Recreation and Tourism, add a new subparagraph v: "Due to the large expanse of federal public lands within the County, opportunities for recreation and tourism must be supported by an adequate system of roads that provide vehicular access to and through the federal public lands." Page 19. Under para i., Off-Highway Vehicles (OHVs), add a new subparagraph iv: "Federal Travel Management Plans should consider the growing popularity of OHV recreation and provide reasonable and responsible opportunities for OHV uses."	8/12/2014 4:43 PM
440	Protect the Dark Skies, develop very strict lighting codes for homes and businesses, and signs.	8/10/2014 4:40 PM
441	As part of a more comprehensive Transportation element of the County's Plan, we should address other means of transportation outside of automotive. The transportation element should address regional and local airports and their growth. The potential for rail travel from/to Cochise county and alternative means of transportation like cycling, A Master Plan of Bike ways for the County would be a good start. Advocating for growth in only the developed areas like municipalities in Cochise County is a dead end. The county would have little or no say as the cities only develop growth policies based on their citizens which is only one segment of the Cochise county population. There should be more regional & city/county planning coordination than there is now.	8/9/2014 6:12 PM
442	I would like to see more multi-use pathways constructed (and connections between existing pathways), shoulders widened, and more bike lanes. Generally make the town more bike commuter friendly, and provide safer paths for the active residents of the county.	8/9/2014 10:05 AM
443	Regulate the following: No new billboards in order to preserve dark skies. Minimize the adverse man-made light pollution effects of sky-glow, glare, and light pollution. Use low pressure sodium lights or other low intensity lights in commercial developments. Encourage shielded lighting. Encourage timers, dimmers and motion sensors, and other methods to limit unnecessary lighting during the nighttime hours. Discourage lighting that is misdirected, excessive, or unnecessary. Also widen road shoulders and add more multi-use paths and bike lanes to encourage residency of sports enthusiasts and industry.	8/9/2014 8:32 AM
444	Add more multi-use paths, especially to connect the ones already in place. Add more bike lanes. Widen the shoulders on Hereford road, Moson road, and the older parts of Highway 92.	8/9/2014 8:23 AM

Cochise County Comprehensive Plan Update

445	lower taxes, protect water rights, keep the FOREST open(don't let USFS close the roads-public access AND fire breaks); fight SPRNCA's attempt to take 'second place' in water rights; county building codes NOT international building codes (would make life easier for county residents and supports private property rights).	8/7/2014 9:21 PM
446	Transportation is a vital path for any growth and we are lacking in this area. We need to be forward thinking for the future for high speed transportation that will interconnect with major cities. Second we need to ensure our water source for the future. Third we need to ensure best education system in the nation and to do this we need to make sure the county has a plan that is the path to success. If we do these three things everything else will follow: i.e. Business, engineering and clean manufacturing. These are the area we need to concentrate our efforts.	8/7/2014 5:56 PM
447	Clean the shoulders to the bikes will stay right and off the road	8/6/2014 9:00 PM
448	The issues I find lacking in this plan are: wide shoulders, the maintenance of the shoulders, bicycle lanes when there are curbs, bicycle parking facilities and showers for commuting.	8/6/2014 8:31 PM
449	ALL outdoor lighting should be shielded to prevent up lighting, night glare and neighbor light trespass	8/4/2014 5:44 PM
450	You need a fine grained map which, when magnified, can be read.	8/4/2014 3:58 PM
451	Worries me a little that the county may try and use eminent domain to seize property, increase taxes due to cost of renewable energy projects and water conservation efforts to impeach and tax land owners who have drilled their own wells in rural areas.	8/4/2014 10:08 AM
452	Strict limits on illuminated billboards and enhanced lighting guidelines to reduce light pollution and preserve our dark night skies.	8/3/2014 12:39 PM
453	Protect the San Pedro River and safeguard its water supply for future generations. Limit groundwater pumping.	8/3/2014 12:18 PM
454	More water conservation, more dark sky, more protection for archaeological sites, riparian areas.	8/3/2014 9:08 AM
455	I suggest that new billboards be prohibited, not just discouraged.	8/1/2014 6:06 PM
456	I strongly support the preservation of our ability to see our night skies by limiting excessive lighting such as lighted billboards, lights on all night, lights not limited to shine downward, and high powered lights.	8/1/2014 2:23 PM
457	Encourage use of shielded street lights in all new subdivisions to reduce sky glow and help preserve dark skies in rural areas.	8/1/2014 1:19 PM
458	please protect the character of our community. I moved here from Chicago for this type of area.	7/31/2014 8:05 PM
459	Let's continue to try to keep our skies dark here with wise dark sky policies.	7/31/2014 7:24 PM
460	Has the time come, given our rural nature which is a disadvantage when it comes to funding infrastructure to consider road frontage as a separate taxable element of annual property taxes? For example, we both have property valued at, say, \$300K and you have a 1000 feet of county road frontage and I have, say, 100 feet, the cost to maintain the 1000 feet is ten times the cost of the 100 feet; road repair and maintenance is not insignificant annual county budget expense. I don't know the answer but is it worth thinking about?	7/31/2014 5:49 PM
461	I suggest that new billboards (multi-purpose commercial signs that advertise for off-site businesses) be prohibited not just discouraged. I also suggest a ban, in rural, non commercial areas, of ALL dusk to dawn lighting. I think only motion-sensor controlled lights should be permissible in rural residential areas.	7/31/2014 1:56 PM
462	Don't think you are being aggressive enough in your vision and plan; when watered down, they do little to inspire or encourage desired behaviors. For example, Love the addition on dark skies, under the goal "Goal: Preserve the dark night skies of the County, to the greatest extent possible." However even that goal is wishy washy; the goal should be to preserve the dark skies. It goes without saying that some accommodations will be made, but when you add a qualifier like you did, you diminish the intent and lessen the resolve to get there.	7/31/2014 1:13 PM
463	I am very pleased to see the inclusion of dark night skies as a part of the rural character element. You are to be commended for listening to those advocating for controls and limits on nighttime illumination. The county's dark skies are one of the precious resources that we have and must be safeguarded for future generations.	7/31/2014 12:33 PM
464	We live in a beautiful area with magnificent night skies. Let's protect them.	7/31/2014 12:01 PM
465	I would PROHIBIT rather than discourage new billboards (multipurpose commercial signs) and in particular, I would prohibit flashing, scrolling or rapidly changing electronic signs . I would like to see the county adopt stricter nighttime lighting guidelines- including bans on dusk to dawn lighting of any sort in rural, non commercial, areas.	7/31/2014 11:46 AM
466	Please get the state and federal government involved	7/30/2014 9:15 AM

Cochise County Comprehensive Plan Update

467	suggestions provided through email....	7/30/2014 9:14 AM
468	Unplanned growth or unmananged growth is probably best (or worst) represented by legal lot splits that avoid the subdivision process. This is not a good situation and apparently Cochise County may be the only county in AZ with no process for review of lot splits. Fixing that could be a positive step. The plan language that is hostile to wilderness and ACEC designations does not seem to properly address the concern expressed by citizens regarding loss of wildlife habitat. The county should engage with AGFD to identify wildlife corridors and linkages and then work to protect the habitat, not continuing to waste our tax dollars in fighting the science.	7/30/2014 9:13 AM
469	Pay attention to water availability	7/26/2014 1:19 AM
470	Bring business here (a few) that are low water use and support/use/install alternative energy. Build some affordable housing and senior living place. My home is for sale because I need to move to Tucson (yuck) for an affordable condo and public transportation. NO large housing developments. Low water toilets and showers in all existing housing. Energy and solar workshops.	7/17/2014 5:45 PM
471	When a plan uses "encourage" and "support", that doesn't seem like planning. It just seems hopeful that it will all turn out right.	7/17/2014 3:22 PM
472	I applaud your concern with developing renewable energy, encouraging protection of water resources, and protecting SPRNCA. I was disappointed to read a generally negative attitude toward wilderness areas and reintroduction of native species, both of which are important for making Cochise County a place one likes to live in.	7/16/2014 5:51 PM
473	Conservation of water table and protection of natural habitats should be priorities - for both environmental and economic reasons. This county is dependent on both the Fort and tourism equally.	7/15/2014 9:20 PM
474	Wilderness designation is needed. The County should not take any measures to compromise or limit wilderness designation areas.	7/15/2014 4:07 PM
475	Any new development must have very limited impact, now and in the future, on the FLOW of the San Pedro River.	7/15/2014 3:45 PM

Wilson, Beverly

From: azhemesaths@q.com
Sent: Monday, August 11, 2014 4:27 PM
To: Wilson, Beverly
Subject: Comments on Comprehensive Plan - Fry Townsite Area

Hey Beverly

Hope I'm not too late on getting my two cents in on your Countywide Comprehensive Plan. The other night we talked a little about preserving and securing the historical Fry Cemetery in the Fry Townsites, now and in the future. I skimmed thru the Comprehensive Plan document and really didn't see much on preserving "historical sites" especially in urban "Category A areas". I did find a Goal and Policy under the "Land Use Element" that I think could be revised to address historical sites, like the Fry Cemetery. Below I offer the revised wording for Goal # 2 and the corresponding Policy, under the Land Use Element (Page 4):

Goal 2. Development should occur in a manner that preserves open space, agricultural and ranching resources, **and existing historical sites**, which may include: wildlife corridors; hydrologic recharge areas; floodplains; geologic features; **historical sites and structures**; archaeological or cultural resources; or arable soils.

Policy: The protection of resource areas **and historical sites/landmarks**, especially in Categories A and D areas, should be Protections may take the form of increased setbacks, open space dedication, private deed restrictions, **land purchases**, and voluntary conservation easements.

By the way, what is the "Plan Designation" for the Fry Cemetery on the proposed County Comprehensive Area Growth Plan"? Enterprise Redevelopment (ER), Enterprise (ENT) or Developing (DEV) ??

Also, there are preliminary planning discussions underway within the Fry Townsite neighborhoods, to improve pedestrian safety along residential collector streets that would link park sites with neighborhoods. One corridor includes improving Theater Drive from 7th Street, west to Len Roberts Park, by reconstructing the roadway to include a sidewalk and/or a multi-use path with street lighting. The other corridor includes improving Canyon Drive from Fry Blvd., north to Len Roberts Park, by reconstructing the roadway to also include sidewalk and/or a multi-use path with street lighting. One thought might be to fund these projects as joint City/County projects, with CDBG grant funds. Under the "Transportation Element" of the plan, there is a Policy (item i) that seems to support this kind of City/County collaboration. I would offer the following revised wording to better clarify the Policy statement:

Transportation Element, Policy item (i): The County should collaborate with other jurisdictions and organizations to develop a multi-use trails network throughout the County, **especially in Category A areas, in order to provide safe pedestrian corridors in residential areas**, promote tourism, and enhance quality of life.

Thanks about it. Thanks for the opportunity to comment and for considering my suggested revisions. If you have any questions of need additional information or clarifications, just give me a call or E-mail. Thanks!

Mike Hemesath

Wilson, Beverly

From: Anna Lands [healing@rnsmtc.com]
Sent: Sunday, September 14, 2014 3:03 PM
To: Searle, Richard; Rios, Arlethe; Wilson, Beverly; Dist3c; Dist3b; Dist3a
Subject: Draft Comprehensive Plan
Attachments: CC Draft Plan Text.pdf; Suggested Final CC Plan.pdf

Categories: Green Category

Dear Folks,

Please find attached some suggested changes to the current draft of the County Comprehensive Development Plan. The 'draft' contains the tracking of changes and the 'suggested' contains a finished version. We wanted you to have the opportunity to see our process. The County's Comprehensive Development Plan holds an important and public tool to guide County Administration in policies and actions. Therefore we take it very seriously.

These suggestions were developed by members of the Conservation Committee of the Cascabel Conservation Association (CCA).

The CCA, a member of the Land Trust Alliance, has its origins in the work of Jim Corbett. Jim was an important contributor to the founding of the Malpai Borderlands Group with which we share common goals.

Among our suggestions is to make specific statute citations e.g. ARS 11-804 C. i. This will afford unimpeded access

to the relevant information. Another specific suggestion is to de-escalate Element F. The full definition of Coordination

in this context is needed for public understanding. The operative words in ARS 11-269.09 are "...less restrictive...".

The draft's policies appear to be *more* restrictive and/or to carry unexplained or hidden agendas, not apparent to the

general public. Regarding the federal laws, 'consistency' and 'coordination' have a range of definitions, and if a county

government can indeed *dictate* federal policy on federal lands, there would need to be a citation. The policies could identify

what the county will do to promote and support functional Coordination with state and federal governments.

An example

could be the county's interactivity with Ft. Huachuca. (As you know, there have been serious altercations with the

BLM regarding the SunZia Project. Had our counties been able to *dictate* to BLM that the Project must not be present, we

would have been overjoyed and saved from many years' work. However, the reality does not support the wish.)

Element J. Transportation Element would be improved with more attention to Growth Area D. These areas are the

canaries of the county: holding open space, agriculture of all types, rural traditions and culture, providing

wildlife

corridors, relatively unfragmented habitat*, clean water, clean air, dark night skies, all in delicate balance. The presence

of anything not integral to these areas such as industry 'not appropriate in other areas' would irrevocably disrupt the

balance and each of the elements. "Context Sensitive Roads" in these areas would be most appropriate.

<http://www.fhwa.dot.gov/planning/csstp/> provides detailed information. **The Lower San Pedro/Aravaipa region to the*

east is the largest unfragmented area in Arizona second only to the Grand Canyon.

We want to acknowledge that our deletions, additions, and suggestions are intended to support balance and inclusivity.

The long-term importance and interactivity of sustainable ecosystems, open space, water sustainability, local food sources,

economic health and governmental policies cannot be overstated. Everything is sensitively connected.

Our input is also an invitation to broaden the knowledge base of the County Administration by bringing in, for example, U of A offerings such as the Water Resources Research Center. The WRRC hosts regularly scheduled noon

presentations also available as webinars. It promotes understanding of critical community, state and regional water management

and policy. https://www.google.com/?gws_rd=ssl#q=WRRC The Arizona Riparian Council is another science-based source.

Its purpose is to provide for the exchange of information on the status, protection, and management of riparian systems in Arizona. <http://azriparian.org/> .

Sincerely,

Anna Lands

CCA Conservation Committee

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Article 1

101 — Title, Purpose, and Background

There is hereby established and adopted a plan for the guidance of growth in Cochise County, to be known as the Cochise County Comprehensive Plan.

The purpose of the Cochise County Comprehensive Plan is to provide an official long-range vision and framework for Cochise County land use and development policies. The Plan will serve to protect and enhance the **natural resources**, customs, culture, economy and the qualities of the places where people choose to live. Arizona Revised Statutes (11-804 & 805) specifically requires counties to adopt and maintain comprehensive plans for the purpose of “guiding and accomplishing a coordinated, adjusted, and harmonious development of the area of jurisdiction.”

The land use pattern in Cochise County reveals extensive rural landscapes and a mixture of urban and small crossroads communities, with a long history of farming, ranching, and mining. Fort Huachuca, the County’s largest single employer, has been and remains a significant part of the County’s history. The varied climate and topography supports a biologically rich County, attracting a wide range of outdoor enthusiasts. ~~Destinations such as Tombstone and Bisbee offer historical and cultural tourism opportunities, while the County’s location along the international border~~

~~provides a wide range of economic opportunities. Free market dynamics should be allowed to determine land use activity patterns to the maximum extent feasible within the public’s legitimate interests of health, safety, welfare, conservation and convenience.~~

The Comprehensive Plan and its accompanying Land Use Map provide policies for the use of land, and guide the type and scope of development that should occur in the County. The Zoning Regulations, Subdivision Regulations, Light Pollution Code and the Building Codes are the tools for implementation of those policies. ~~The actions of other governmental agencies that impact the people, land, and resources within Cochise County must be~~

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~~carried out in a manner consistent with, or implemented in coordination with, the goals and policies expressed in this Comprehensive Plan.~~

Cochise County saw an explosion of growth and development in the mid-2000s, quickly followed by the Great Recession of 2008. This Recession halted many development plans while also slowing population growth. The 2010 Census showed Cochise County grew by less than 1.2% annually in the last decade with a 2010 population of 131,346.

Envisioning 2020 (in 2008) was a significant public outreach by the County to ascertain and document citizen sentiment. Utilizing telephone surveys and a series of 13 public meetings throughout the County this effort asked participants what they valued about their communities, their thoughts about the future, what aspects of their communities they wanted to see changed, and what they wished to keep. It was also explained to participants that one result of the Envisioning 2020 process would be to incorporate the findings into a Comprehensive Plan update. This is the promised update of the Plan and includes the information gathered during the Envisioning process directly from the citizens of Cochise County.

Four new Elements were incorporated into Article 1, with goals and policies formulated from the Envisioning 2020 study, including Rural Character, Economic Development,, Renewable Energy, and Agriculture and Ranching.

~~The overall goal of this Plan is to promote the growth of Cochise County as prescribed by the Arizona Revised Statutes.~~ Each County is directed by ARS 804 and 805 to form a Comprehensive Plan, and to update it at least every ten years. This Comprehensive Plan includes three Articles:

Article 1 contains eleven Elements, each consisting of a narrative, followed by goals and supporting policies.

Article 2 establishes the Comprehensive Plan Land Use Map, and describes the Growth Categories and Plan Designations found on page 28.

Article 3 provides for administration and procedures for amending the Plan.

102 - Comprehensive Plan Elements—Goals and Policies

A. Land Use Element

The Land Use Element’s Goals and Policies form the foundation of the Comprehensive Plan. Arizona State Law requires that Counties adopt a Comprehensive Plan for “the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the area of jurisdiction pursuant to the present and future needs of the County.” State law further requires that the Plan “be developed so as to conserve the natural resources of the County, to ensure efficient expenditure of public monies and to promote the health, safety, convenience, and general welfare of the public.” This Land Use Element fulfills the primary statutory requirement by setting forth the general land use policies for the County. It identifies where and how growth in the County should occur.

Goal

1. Development in the County’s unincorporated areas should occur in a manner consistent with the established Growth Categories and Plan Designations provided in this Plan.

Policies

- a. New intensive development should be located in areas designated for growth and higher densities in close proximity to adequate facilities and infrastructure, particularly in category A and B Growth Areas.
- b. The County should work with and encourage incorporated municipalities to upgrade and expand water and sewer utilities to accommodate new compact development on adjacent lands, especially in Category A and B Growth Areas.
- c. In order to preserve the character and intent of each plan designation, maintain orderly growth patterns, and provide a direct

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relationship between the Comprehensive Plan and the regulatory mechanisms, the formation of zoning districts within the County should be guided by Plan Designations. A compatible mixture of zoning districts should be promoted within each plan designation.

- d. Growth Areas and Plan Designations should be regularly reviewed in order to reflect changes over time as appropriate and as desired by County residents.

Goal

2. Development should occur in a manner that preserves open space, and a secure water and clean air future ~~agricultural and ranching resources~~, which may include: wildlife corridors; hydrologic recharge areas; floodplains; geologic features; historic, archaeological, agricultural or cultural or environmental resources; ~~or arable soils~~.

Policy

The protection of resource areas, especially in Category D (Rural) areas, should be considered by landowners and the County when developing or updating new regulations, master development plans, area plans, or the Comprehensive Plan. Protections may take the form of increased setbacks, open space dedication, private deed restrictions, ~~or and~~ voluntary conservation easements.

Goal

3. The Zoning Regulations, Subdivision Regulations, the Light Pollution Code, the Building Code, and other related documents or regulatory ordinances shall implement the land use policies in this Plan.

Policies

- a. The County should monitor, review and update the Zoning and Subdivision Regulations, as necessary, to:
 - i. Ensure compliance with this Comprehensive Plan.

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- ii. Facilitate cost-efficient development and innovative land use design.
 - iii. Reduce complexity, contradictions, and unnecessary regulations.
 - iv. Tailor the number of zoning districts to accommodate the diversity of land use proposals found throughout the County.
 - v. Create a compatible mix of uses conducive to convenient and economical circulation
 - vi. and the efficient provision of services and facilities within each zoning district.
 - vii. Encourage subdivision development in lieu of minor land divisions of property through density bonuses and other incentives.
- b. To the maximum extent feasible, the Zoning Regulations should specify requirements for each permitted use within the Regulations themselves, in most cases allowing property owners to obtain building/use permits immediately upon compliance with the specified criteria. Administrative delays should be kept to a minimum.
- c. A number of uses having a more intense impact than permitted uses on surrounding properties may require a "Special Use" hearing procedure. This would apply to uses and areas which can only be evaluated on a case-by-case basis using review criteria adopted in the Zoning Regulations.
- d. Statutory exemptions and non-conforming uses should be permitted to the full extent required by state law, but should be otherwise discouraged through a strict interpretation as to their existence and extent.
- e. Overlay zoning districts may be proposed by landowners or the County in areas or neighborhoods that warrant a relaxation or intensification of specific site development standards.
- f. Rezoning should not create sites, either within the area of the rezoning or adjacent to it, which cannot be developed with the typical use, permitted in the applicable zoning district (s).

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- g. Small, isolated rezonings, also known as “spot zonings” should be discouraged.
- h. Rezoning that result in non-conforming land uses or sites should be discouraged.
- i. The County should require the following information for all proposed land uses involving hazardous materials (toxic, explosive, flammable, radioactive, corrosive, chemically reactive and biologically hazardous), and transmit these applications to all applicable Federal, State, and local agencies with an interest in regulating such land uses. To ensure the health, welfare and safety of the County citizens, industrial rezonings or special uses will be evaluated according to the following factors:
 - i. Impact on sensitive land uses such as schools, residentially developed or zoned areas, hospitals and parks.
 - ii. Impact on air, floodplains, wells, water systems and aquifers.
 - iii. Suitability of soils.
 - iv. Appropriateness of transport routes.
 - v. Impact upon and adequacy of the infrastructure serving the site.
 - vi. Exclusion of residences and schools from a potential hazardous materials containment areas.
- i. Adequate information for the review of rezonings and special uses should be provided before they are scheduled for Planning and Zoning Commission action. Information provided should include at a minimum, submission of a concept plan and a complete application, and public participation, as adopted in the Zoning Regulations.
- j. “Downzonings” should be encouraged through reduced regulatory requirements, and deemed appropriate in rural areas to increase the

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minimum lot size required for development. They should be viewed as a tool to decrease an area's overall potential residential density.

- k. Federal and state lands will be zoned by the County so that these lands are regulated should they transfer into private ownership.
- l. Viable, cost-effective, voluntary development alternatives for the subdivision of land should be provided through the subdivision regulations. These alternatives might include:
 - i. Incentives, such as density bonuses, to encourage clustered development or conservation subdivisions, while maintaining a minimum percentage of a property as open space or conservation area, or other performance standards.
 - ii. Allowing for smaller lots with provision of shared ownership in common open space while maintaining overall densities of the zoning district.
 - iii. Conservation and agricultural easements for preservation of open space, agricultural and ranching resources.
 - iv. ~~Streamlining and expediting certain subdivision processes as an alternative to lot splitting.~~
 - v. Transfer of development rights to accommodate higher densities in growth areas while preserving open space, agricultural and ranching resources in undeveloped rural areas.

Goal

4. The County should maintain official maps that visually demonstrate the boundaries of Growth Categories and Plan Designations in unincorporated areas of the County.

Policy

Significant resource areas, such as wildlife corridors, hydrologic recharge areas, floodplains, geologic features, and known historic or cultural resources

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should be identified and maintained as map layers in the County's mapping software and available to landowners and County staff for consideration when developing new regulations, community plans, or updates to this Plan. Overlay zoning districts should also be maintained as part of the County's official map set and be made available to stakeholders.

Goal

5. Identify sources of aggregates in the Comprehensive Plan when maps identifying such resources become available from State agencies. (*What does aggregates mean in this context?*)

Policy

The County will develop policies to preserve currently identified aggregates, once State maps become available.

B. Affordable Housing, Neighborhood Rehabilitation, and Enterprise

Redevelopment Element

The needs of some groups within the County are not provided for by the free-market system. These groups often need either direct provision of housing or government subsidies to meet the affordable housing demand. Cochise County has numerous designated Colonias which are characterized by being within 150-miles of the US/Mexico border; lacking critical infrastructure; and with housing in poor condition. The rehabilitation of Colonias remains a national priority and as such these communities are eligible for additional funds from HUD and USDA. Community based planning provides a framework in which different agencies can understand the residents' priorities and allow those agencies to work more effectively. To be eligible for some grants and assistance, adopted community development plans must be in effect.

Development standards within the Zoning and Subdivision Regulations can be a barrier to the development of affordable housing. Density bonuses, flexible development standards or other tools can lower these barriers, offering incentives to build or rehabilitate affordable housing while ensuring

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the health, safety, and welfare of the community. Flexibility is especially important in areas when rehabilitation and upgrading of infrastructure is ongoing. In 2013, the Board of Supervisors adopted an Anti-Displacement and Relocation Assistance Plan in accordance with federal law, to accomplish all of the above.

As the state housing trust fund is facing funding reductions, communities around Arizona need to create their own solutions to fill this gap. A regionally based housing trust fund could be a way for the entire County to pool resources and coordinate activities.

Goal

1. Revitalize and redevelop economically distressed areas within Cochise County.

Policies

- a. Residential neighborhoods having a high percentage of substandard lots or uses, but with sufficient potential for improvement to become acceptable places to live should be designated for neighborhood rehabilitation; only residential or neighborhood business zoning districts should be formed in such areas.
- b. Distressed areas that have become unsuitable for residential development due to condemnations for public right-of-way, the existence of a substantial percentage of incompatible uses, or extreme pressures for commercial development, should be designated for enterprise redevelopment; rezoning to residential districts in such areas should be prohibited.
- c. The development of Area or Neighborhood Plans should be encouraged and supported for distressed communities, including Colonias, to enable residents to focus their efforts to successfully compete for grant and other funding.

Goal