

## 2. Promote Safe and Affordable Housing.

### Policies

- a. Work with the Housing Authority of Cochise County to develop housing strategies affordable to very low, low, and moderate income persons as defined by the United States Department of Housing and Urban Development (HUD) income limits.
- b. Support Accessory Living Quarters or other affordable housing options as a means of increasing housing for seniors, the disabled, and vulnerable populations.
- c. Create mechanisms to allow for flexible standards and codes to facilitate affordable housing within the limits of public health and safety in areas deemed appropriate.
- d. The County should partner with non-profits, state and federal agencies, and the Housing Authority of Cochise County to meet the housing needs of very low, low and moderate income special needs groups, including, but not limited to, the elderly, disabled, junior enlisted military personnel, and seasonal workers.
- e. The Housing Authority of Cochise County should create a task force comprised of representatives from Cochise County, all municipalities, and other stakeholders in order to address County wide concerns and to examine the feasibility of creating and funding a housing trust fund.

### Goal

3. The County should work with developers and agencies to encourage the development of safe and affordable housing for all segments of the County.

### Policy

Creative funding mechanisms could be examined including, but not limited to, a real estate transfer fee, impact fees, and inclusionary zoning with a buyout or in lieu of fee option.

### C. Agriculture and Ranching Element

It is important to ensure protection of Cochise County's agricultural lands as open space and sources of local foods. ~~as agricultural landowners come under financial pressure to subdivide their land. Some of that pressure may be relieved for those landowners if the County permits a range of land use activities which provide supplemental income in agricultural areas.~~

Accessory agricultural uses that would generate minimal off-site impacts should continue to be permitted ~~by right~~. Those uses that would potentially create significant impacts will be required to obtain Special Use approval. The County has rich agricultural resources and agriculture-based economic opportunities including wineries, orchards, community gardens, u-pick farms, nurseries, and farmers markets. By allowing a mixture of agricultural and other uses to occur on the same site, the County would continue to support local agricultural economies and encourage innovative forms of production. The rich heritage of farming and ranching should remain a vital part of the County's future.

#### Goal

Protect and promote the agricultural economy of Cochise County, its agricultural and ranching lands, and related land uses.

#### Policies

- a. Residential development proposed in agricultural lands should minimize disruption to existing agriculture by using conservation subdivisions, conservation easements, and renewable energy development.
- b. Continue encouraging development of agricultural processing, both on-site and at industrial scale, to support production of value-added agriculture products in Cochise County, **with consideration for water resources**.
- c. Support local initiatives for community-based agriculture, such as farmers' markets and community gardens.

- d. Support an increased awareness of the importance of agricultural resources to the County's culture and economy, through marketing and education programs.

#### D. Economic Development Element

Education, creativity, and entrepreneurship are essential and should be encouraged as part of an economy-based land use policy. Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness, but will also foster resilience in the face of economic challenges such as natural disasters.

Fort Huachuca provides a major anchor in the County's economy, providing high-quality jobs and supporting Sierra Vista as a regional hub for retail goods and services. Cochise County supports the missions of Fort Huachuca, the men and women who serve on the Post, and the associated civilian workforce.

Tourism is one of the key components of the regional economy. Bed and breakfasts, wineries, art galleries, cultural and historic sites, wildlife, and a variety of outdoor recreation opportunities draw thousands of tourists to our County each year. It is important to preserve the historic and rural landscape, due to its significance for our tourist economy.

With the expansion of the Douglas Port of Entry, a large increase in truck freight along US Highway 191 is expected. This will result in a major opportunity for Cochise County to provide goods and services for a burgeoning international trading hub. The existing Enterprise area along this corridor is pre-positioned for future development in support of international trade and traffic.

Airports and surrounding aviation-related land uses are also potential economic resources. In 2014, the County began the process of updating the airport master plans for both the Bisbee- Douglas International Airport, and the Cochise County Airport in Willcox, to develop these assets to their full economic potential.

Cochise College provides economic development and employment studies for both the County and its cities. In addition to being a major employer in the County, Cochise College provides the local economy with workforce development. The University of Arizona-Sierra Vista provides residents with the opportunity to complete their undergraduate degrees in their own communities. Together, these institutions provide education and job training in areas that directly support sectors of the local economy, including Fort Huachuca.

### Goal

1. Support the preservation and expansion of the County's tourism, technology, agriculture, economic security, renewable energy, and transportation sectors.

### Policies

- a. Continue to support Fort Huachuca, the Ports of Entry, and related businesses as regional economic clusters.
- b. Encourage commercial development that enhances and complements regional tourism.
- c. Continue to communicate with the business community, and be responsive to the changing needs of established and new businesses.
- d. Encourage development in areas with access to existing infrastructure and services.
- e. Protect existing businesses, residential areas, and areas of ecologic consequence from non-compatible land uses.
- f. Maintain infrastructure to meet existing and future economic development needs.
- g. Support the development of renewable energy projects in growth areas A and B.

## Goal

2. Promote and support Cochise College, the University of Arizona-Sierra Vista, and other sources as providers of an educated and capable workforce, and as a source of quality employment.

## Policy

Support education and job training for residents in order to develop and enhance skills, particularly those with focus on tourism, technology, security, and renewable energy.

## E. Renewable Energy Element

Abundant solar and wind resources, close proximity to existing and proposed regional power distribution infrastructure, and a capable workforce all indicate Cochise County is positioned to build a strong economy with local energy production facilities. A high resolution land use suitability analysis for locating utility-scale solar facilities was conducted by the University of Arizona in 2013 that shows over 770,000-acres of high potential for small scale solar projects of 5-Mega Watts (MW) or less, and over 640,000-acres of high potential for large scale solar projects greater than 5-MW, throughout the County. As a governmental entity, Cochise County directly and indirectly influences energy efficiency in the County through its planning activities.

## Goal

1. Support the development of local renewable energy projects and technologies, **sited to minimize transmission distances.**

## Policies

- a. Encourage utility-scale renewable energy projects, using the University of Arizona's Renewable Energy Opportunity Analysis and other resources as a guide for determining the suitability of proposals in any one location.
- b. Encourage renewable energy business development.

- c. Support renewable energy employment training opportunities at local colleges.
- d. Permit flexible site development standards.

### Goal

2. Foster a development climate where increased energy efficiency is encouraged.

### Policies

- a. Encourage builders to meet high-efficiency energy standards such as LEED (Leadership in Energy and Environmental Design) or WaterSense® for new development.
- b. Encourage the growth of Countywide recycling programs.

### 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

## *Suggested Revisions to Cochise County | Comprehensive Plan*

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.~~ and that Cochise County has the resources to effectively cooperate and coordinate with the development of federal land use plans.–

### Policies

- a. ~~Public lands shall be managed so as to minimize negative impacts on the regional ground water aquifer.–~~
- b. ~~Public~~ Any 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 goals.–~~
- d. Sub-watershed-wide conservation, ~~regulated growth~~, reuse, recharge and augmentation policies; and projects ~~must be used~~ may be permitted to resolve ~~both~~ either riparian condition issues ~~and or~~ the overall balance of water levels in the aquifer.
- e. ~~All w~~ Water use, ~~including riparian water use,~~ must be carefully managed to ~~help~~ maintain a viable riparian areas which are indicators of watershed health. Economic and social sustainability depend on a healthy watershed. ~~and protect the economic and social sustainability of Cochise County.–~~

San Pedro Riparian National Conservation Area (SPRNCA)

## *Suggested Revisions to Cochise County | Comprehensive Plan*

### 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.~~ Coordinate efforts with municipalities, organizations, jurisdictions, and agencies.
- b. The county will fulfill its commitment to address aquifer overdraft and in so doing ensure the ongoing presence of Fort Huachuca and its dependent and associated organizations both on and off the military reservation which 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~~

## *Suggested Revisions to Cochise County* | Comprehensive Plan

~~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~~ **working with** 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. *(How does this differ from normal procedure?)*
- 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 with the County and the State. *(How does this differ from normal procedure?)*
- 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.

**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.—~~

## *Suggested Revisions to Cochise County | Comprehensive Plan*

- iii. Designation or reintroduction plans, guidelines, and protocols must not be developed or implemented without **opportunity for the full involvement of the County and full public disclosure.**
- iv. ~~Any analysis of such proposed designations or reintroductions must be inclusive and analyze 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 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

## Suggested Revisions to Cochise County | Comprehensive Plan

- 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~~ Balanced 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, h~~ Healthy wildlife populations ~~are~~ can be compatible with ~~other~~ properly managed and planned resource development.

## *Suggested Revisions to Cochise County | Comprehensive Plan*

- ~~iii. 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.~~

### h. Forage Allocation/Livestock Grazing

- i. ~~The p~~ 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.~~

### 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~~ management.
- ii. Public Land Management agencies ~~and the county~~ 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 implemented in coordination with the goals and policies expressed in this Comprehensive Plan. *(Please identify the law.)*

## H. Adequate Facilities and Services Element

The purpose of this Element is to ensure that new development is served by adequate services and infrastructure.

### Goal

Facilities for sewage disposal, water service, fire protection, streets, and utilities should be commensurate with the growth area classification and the intensity of proposed development. New development should not be permitted to degrade the quality of those facilities for existing users or place an unreasonable financial burden upon those users or the public.

### Policies

- a. Subdivision developers should be required to construct street improvements or post security for deferred construction of street improvements before lots can be conveyed to the public.
- b. Developers should be encouraged to place construction of utilities beneath the surface of the public right-of-way or dedicated easement and make provisions other than alleys for garbage pick-up.
- c. Permissibility of individual septic systems will depend upon applicable health codes. However, availability of a sanitary sewer system or a State-approved waste disposal system alternative should be a guiding factor in the consideration of high-density development, especially within Category A (Urban Growth) areas.
- d. No Category A (Urban Growth) area should be formed unless said area is within an organized fire district.

- e. Development within flood hazard zones shall be subject to the Cochise County Floodplain Regulations, and shall be further controlled through site plan requirements.
- f. Where the need for such improvements is reasonably related to the use a developer proposes to establish, conditions of site plan approval should include on-site or off-site street improvements, acceptable State-approved waste disposal systems, and water systems.

## I. Rural Character Element

The Envisioning 2020 process consistently revealed that rural character is an important community asset worthy of protection. Participants in Envisioning 2020 mentioned farming and ranching economies, scenic vistas, ecotourism activities, dark night skies, unimproved roads, and large lots as measures of rural character.

The Rural Character Element seeks to protect the character, landscape, and development patterns that many County residents embrace. Although a number of unique crossroad communities with diverse attitudes and interests exist in the County, the scenic rural landscape represents a commonly shared value. This Element works in harmony with other Plan Elements to provide additional guidance about the types and patterns of development appropriate in our rural areas.

Maintaining the County's rural character is fundamental to residents whose lifestyles and economic activities depend on it. It is also important to larger incorporated communities which benefit by close proximity to the scenic vistas and recreation opportunities of the County's rural lands.

### Goal

1. Provide for a continuation of ~~traditional~~ rural ways of life, ~~such as farming, ranching, and other agricultural related activities,~~ agriculturally related activities and provide for diverse and viable economic and development opportunities that are consistent with the character of the County's rural areas.

Policies

- a. With property rights considered, protect rural character from the intrusion of urban uses and recognize that resources, such as agricultural lands and scenic viewsheds, provide economic, social, and environmental benefits.
- b. ~~Maintain and enhance a reasonable and diverse overall level of rural development that balances the need for rural growth against impacts on rural character.~~
- c. Encourage conservation design practices and other land use strategies, such as conservation subdivisions and cluster development for new residential and commercial projects.
- d. Encourage protection of the County's scenic resources and recognize these resources are a vital part of the County's rural character by discouraging development which has the potential to seriously compromise ~~view~~ watershed integrity.
- e. Recognize the importance of rural, native-surfaced roads for the purpose of protecting rural character and ensure that these roads help to maintain this character when considering new road improvement standards.
- f. Support the establishment of voluntary County transfer of development rights (TDR) programs with landowners who adopt conservation easements to preserve habitat. *(We need a good definition of TDR's in this document.)*
- g. Develop a recognition program ~~to encourage~~ ~~for~~ habitat protection and enhancement, ~~to recognize efforts by individuals, communities, and developers.~~ This program would include lowered property tax assessments on lands protected in perpetuity from development by conservation or archeological easements.—

Goal

2. Preserve the dark night skies of the County, ~~to the greatest extent possible.~~

Policies

- a. ~~Discourage new billboards in order to preserve dark skies and scenic vistas. Effectively enforce the county light-pollution code.—~~
- b. ~~Encourage lighting practices and systems that will minimize the adverse man-made light pollution effects of sky glow, glare, and light trespass. Support educational opportunities that will promote understanding of the importance of the dark night sky.~~
- c. ~~Continually publicize the county light-pollution code. Encourage the use of low pressure sodium lights or other low intensity lights in commercial developments.—~~
- d. ~~Discourage the sale of non-compliant lighting fixtures. Encourage pedestrian-scaled and shielded lighting.—~~
- e. ~~Encourage new technologies such as timers, dimmers and motion sensors, and other methods to limit unnecessary lighting during the nighttime hours.—~~
- f. ~~Discourage lighting that is misdirected, excessive, or unnecessary.—~~

J. Transportation Element

~~Transportation infrastructure is the means by which people and goods move throughout the County, and is tied to the way land uses create a sense of place. Providing rural residents safe and efficient routes and the level of infrastructure and services that will afford opportunities for economic growth, while at the same time protecting rural lifestyles may be the County's biggest transportation related challenge. Rural businesses struggle to estimate the level of traffic that will ultimately be generated and it may be difficult for~~

## *Suggested Revisions to Cochise County | Comprehensive Plan*

~~them to immediately fund necessary roadway improvements. Concerns that roadway improvements could promote undesired growth must be balanced with concerns that development could occur without needed infrastructure improvements. Other issues include long distances, low residential densities, dependence on the state highway system, and the seasonal impacts of flooding, dust, and tourist travel. Developing and maintaining adequate rural native surfaced roads, with minimal drainage features, helps to keep local ranches, agricultural areas, and rural residents connected to the larger transportation network while also facilitating storm water recharge.~~

Transportation infrastructure is the means by which people and goods move throughout the County, and is tied to the way land use creates a sense of place. Rural residents benefit from safe, efficient routes which will meet needs as 'farm to market' roads. In some areas, Context Sensitive Roads, as classified in the federal functional classification system, are appropriate. They incorporate direct input from the residents, and comply with County requirements. More populated areas would benefit from more advanced road construction, assuring efficient, unimpeded transportation to employment and commercial sites.

Providing multi-modal opportunities for travel are also important to provide adequate travel options for those either physically or financially unable to rely upon a personal vehicle as their primary means of transportation.

### Goal

Provide a safe, **appropriate**, well-maintained, cost-effective and energy efficient transportation network for the use and enjoyment of county residents and businesses, including residents who are transit –dependent or mobility-impaired **or those who prefer to use non-motorized modes.**

### Policies

- a. Roadways should be classified using the federal functional classification system. Function and design should be guided by the Cochise County Road Construction Standards and Specifications for Public Improvements. However, some flexibility in construction and design standards may be considered on a case-by-case basis in the

interest of providing alternatives, conserving resources, and safety by utilizing the context-sensitive roads model.

- b. Circulation systems and patterns should be designed to integrate land use development with adequate, multi-modal transportation infrastructure using existing roads where possible.
- c. The interconnecting public street network should be based upon existing streets, topographic conditions, drainage, and surrounding land uses.
- d. Signs should be regulated to permit legibility and effectiveness but to prevent over- concentration and improper placement. Must more restrictive standards should be applied to signs in residential zonings districts; non-accessory billboards shall be severely restricted.
- e. New major development should, where applicable, develop and maintain a safe, integrated, efficient, multi-modal transportation system that meets the needs of the development.
- f. The County should work to ensure quality access management in new developments by encouraging street connections with adjacent developments when considering subdivisions, master development plans, street improvement proposals, and other developments. The use of cul-de-sacs, dead-end streets, and other design features that reduce circulation options should be minimized.
- g. Commercial development consisting of a shallow tier of unrelated commercial developments lining a major thoroughfare should be discouraged.
- h. The County should allow start-up businesses, especially those serving rural areas, to defer or phase significant on-site or off-site improvements.
- i. The County should collaborate with other jurisdictions and organizations to develop a multi-use trails network throughout the

## *Suggested Revisions to Cochise County | Comprehensive Plan*

County in order to promote tourism, protect the environment, maintain rural character, and enhance quality of life.

- j. The County should support alternative surfacing methods that mitigate the impacts of surface water runoff and conserve water by facilitating aquifer recharge.
- k. Development along a street should be at a location and in a manner consistent with preservation of the function of the street:
  - i. Commercial development should be discouraged from accessing directly onto streets that primarily serve residential areas.
  - ii. Adequate street capacity shall be assured for full build-out of areas served by arterials and collectors.
  - iii. If a street is identified as a major thoroughfare on a transportation plan, master development plan or community plan or by approval of the Board of Supervisors, direct access should be limited.
  - iv. Single-household dwellings, where possible, should not have direct access onto arterial and collector streets.
  - v. Local subdivision streets should be designed and constructed so that connectivity is preserved.
  - vi. Public alleys should be discouraged. *(Why?)*

### **K. Water Conservation and Resources Element**

This Element establishes Goals and Policies that encourage the County and residents to conserve existing resources, develop alternative sources of collecting and distributing water, and reuse water whenever possible. Arizona Revised Statutes (**ARS 11-804 B 3**) require counties to specifically plan for development as it relates to available water resources.

#### **Goal**

## *Suggested Revisions to Cochise County* | Comprehensive Plan

1. Sustain an adequate, safe water supply through water conservation measures, incentive programs, education, conservation and enhancement of natural recharge areas, and cooperative, multi-jurisdictional planning.

### Policies

- a. The County will use current water resource inventories of available surface water, groundwater, and effluent supplies to evaluate the potential impacts to local water supplies from master development plans, subdivisions, rezonings, special uses, major amendments to this plan, and other major developments.
- b. The County will encourage effective water conservation Best Management Practices (BMPs) such as water harvesting features, storm water recharge, treated wastewater and gray water for non-potable use in new development throughout Cochise County, and in County facilities.
- c. All subdivisions and non-residential, multi-family residential and manufactured home park developments of one-acre or larger should indicate the design features that will be incorporated into the development to:
  - i. Minimize overall water use through water conservation measures such as native, drought-tolerant landscaping, low-flow fixtures, re-use, water harvesting, deed restrictions, and other water conservation methods.
  - ii. Use Best Management Practices (BMPs) to minimize accelerated run-off generated by impervious surfaces or construction activities.
  - iii. Conserve and enhance aquifer recharge through methods such as the use of detention basins, protection of open space, and minimizing disturbance of soils.
- d. Working with water conservation resource groups, the County will support methods for individual homeowners and businesses to decrease

## *Suggested Revisions to Cochise County* | Comprehensive Plan

water use through incentives, education, various zoning mechanisms, and encouraging native, drought-tolerant landscaping in development throughout

- e. the County.
- f. Promote a stewardship ethic by continuing outreach and education programs that inform residents about sustainable water use.
- g. In order to minimize or mitigate water usage, high water uses, such as golf courses and water parks, will be considered only on a discretionary basis.
- h. The County should develop additional water conservation and management policies to be applied to all new development on a sub-watershed by sub-watershed basis.

### Goal

2. Protect hydrologically sensitive and unique areas such as the San Pedro River and Sierra Vista Sub-watershed, by adopting a regional, watershed-based approach to water resource management.

### Policies

- a. Work with **and be responsive to** agencies, organizations, and local watershed groups throughout the County, ~~as necessary~~, to address regional water resource issues as they relate to growth and protection of the County's natural resources.
- b. The County may implement joint development plans for individual basins or watersheds through intergovernmental agreements and a joint planning effort with incorporated cities that choose to participate, per Arizona Revised Statutes (citation?). The joint development plans may address water issues that include existing and proposed mechanisms for conserving water, infrastructure, vested property rights, incentive programs, implementation schedules, and other issues as they relate to development.

*Suggested Revisions to Cochise County* | Comprehensive Plan

- c. Overlay zoning districts may be used by the County as a tool to implement such additional water conservation and management policies, through the enforcement of applicable provisions of adopted building codes and specific site development standards for all residential and non-residential development, where appropriate.

## Article 2

### 201 — Growth Areas, Plan Designations

#### A. AREA CATEGORIES

The entire area of Cochise County, with the exception of incorporated cities, shall be divided into four (4) categories, based on each area's existing or foreseeable infrastructure, character and capacity for growth:

1. **Category A—Urban Growth Areas:** This category includes those areas adjacent to or surrounded by incorporated cities, and having the necessary facilities and services to support it. These areas are largely built out or established but may have pockets of vacant land. Category A Urban Growth Areas include the areas presently identified as “Category A” and any additional areas that have been determined to meet the following criteria:
  - a. The area has established or planned residential and/or non-residential development, and has the potential to be annexed by an abutting incorporated city.
  - b. The area can be adequately served by a community sewer system, water system, and fire district.
  - c. Average residential lot sizes are less than one-acre in size.
  - d. The area provides major regional commercial and other non-residential services.
  - e. Street improvements and urban site development standards (e.g. limitations on residential outdoor storage and requirements for asphaltic parking areas) are appropriate.
  - f. The area has the potential for or is currently served by adequate drainage, transportation and K-12 school systems, as well as organized recreational facilities that can serve high- density development.

2. **Category B—Community Growth Areas:** This category includes those areas adjacent to Category A Urban Growth Areas as well as the larger unincorporated communities of the County, which are experiencing growth. These are areas in transition from a traditional rural environment to something more urbanized. Category B Community Growth Areas include the areas presently identified as “Category B” and any additional areas that have been determined to meet the following criteria:

- a. The area to be designated has a moderate level of residential and/or non-residential growth.
- b. The area serves as a logical transition between urban growth and rural areas and/or has a distinctive community identity.
- c. The area has adequate water, access, drainage and sewage disposal capability to accommodate medium to high density development.
- d. In general, residential lot sizes are one acre or less in size but may transition to larger lot sizes at the fringes of the area. Smaller lot sizes have access to sewer and/or water and are commonly found in established subdivisions and manufactured/mobile home parks or historic town sites.
- e. Improved streets designated as arterial or collectors can support limited non-residential development.
- f. There is substantial potential for further development along with opportunities to preserve undeveloped recreational resources, i.e. open space and washes.

3. **Category C—Rural Community Areas:** This category includes less populated rural communities that are characterized by a slow rate of growth and the desire to maintain the existing neighborhood or rural atmosphere. These areas are generally found as small clusters of residential and non-residential development adjacent to agricultural production areas. Non-residential enterprises generally serve or coincide with local agricultural, ranching or tourist activities. Category C areas are often populated enough to

warrant or provide a K-8 grade school. Their rural, low density, and often scenic qualities have the potential to attract future residents at a growth rate that may warrant consideration of a plan change to Category B. Category C Rural Community Areas include those areas presently identified as “Category C” and additional areas that have been determined to meet the following criteria:

- a. Residential and non-residential development is clustered in settlements on a variety of lot sizes as typified in established town sites and immediate environs.
  - b. Other than arterials and collectors, roads are generally unimproved. However, increases in residential and non-residential development will likely warrant improvements, such as paving, in the future.
  - c. Farming and ranching are prevalent activities adjacent to these areas.
  - d. Non-residential enterprises generally serve the rural/agricultural community as well as visitors passing through if located on a major arterial road.
4. **Category D—Rural Areas:** This category includes the outlying rural areas between cities and unincorporated communities and characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands. Non-residential development is geared toward providing local services, tourism or intensive uses that are not appropriate in more the densely populated parts of the County, such as power plants and feedlots **none of which should be exempted from the special use permit process.**

These sparsely populated rural lands also have the potential for future master-planned communities that will provide the infrastructure to support any proposed increases in residential density or non-residential activities. Category D Rural Areas include those areas presently identified as “Category D” and all areas that do not meet the criteria for inclusion in either Category A, B or C.

## B. PLAN DESIGNATIONS

Within the four Growth Categories, there are seven potential plan designations. These designations more specifically identify the existing character of smaller areas within each Growth Area. Plan Designations may be established, in addition to those that presently exist, based upon the following criteria:

1. **Neighborhood Conservation (NC):** A "Neighborhood Conservation" (NC) plan designation identifies an area as having an established character which is primarily residential, and which needs special rezoning protections to maintain the character of land use that occurs, in general, on lot sizes of one acre or less. The NC plan designation may occur within a Growth Category A, B or C Area, and shall be established according to the following criteria:

- a. The area to be designated is a developed residential neighborhood that warrants protection from non-residential uses; or
- b. The area is an approved subdivision for which all the improvements are in place and constructed to minimum County standards.

2. **Enterprise (ENT):** An "Enterprise" (ENT) plan designation identifies an area as having an established pattern of commercial and/or industrial land use; any future development should follow that trend. The ENT plan designation may occur in Category A, B, or C Growth Area Categories, and shall be established according to the following criteria:

- a. The area consists of existing or proposed commercial or industrial enterprises.
- b. Enterprise development has reached the level whereby additional residential growth within the area to be designated is undesirable to the parties in interest.
- c. The area to be designated contains or can provide sufficient dedicated public access, improved to County standards, to carry traffic, which will be generated by and to such area.

- d. The infrastructure can accommodate enterprise uses.

3. **Developing (DEV):** The “Developing” (DEV) plan designation is used to describe areas experiencing non-rural growth rates that are developed with scattered, mixed residential, business or industrial and agriculture-related uses and that ultimately will accommodate future growth as the more populated areas reach build-out. Since these areas are assumed to be in transition, the Planning Department will periodically re-evaluate these areas to determine if the rate of new development warrants a new designation or growth area that is either more or less intense. The Developing designation may occur in Growth Category A, B, and C Areas that do not meet the criteria of the other designations.

4. **Neighborhood Rehabilitation (NR):** The "Neighborhood Rehabilitation" (NR) plan designation is assigned to deteriorating residential neighborhoods which show potential need for revitalization as residential neighborhoods. Such areas may be designated for improvement projects when the necessary funding is available. An NR plan designation may occur within a Growth Category A, B, or C Area, and shall be established according to the following criteria:

- a. The area to be designated is within a Growth Category A, B or C Area.
- b. The area is a residential neighborhood with a high number of dilapidated, or unsafe dwellings.
- c. The infrastructure of the area is unable to provide for adequate public health, safety, welfare, and general convenience.
- d. There is some existing private and/or municipal interest in improving the area.
- e. Some flexibility in site development and building code standards may be appropriate to facilitate investment.

5. **Enterprise Redevelopment (ER):** An "Enterprise Redevelopment" (ER) plan designation is assigned to an existing developed area undergoing change

## *Suggested Revisions to Cochise County | Comprehensive Plan*

which may be designated for improvement as a commercial/industrial area. An ER plan designation may occur within a Growth Category A, B, or C Area, and shall be established according to the following criteria:

- a. The area to be designated is within a Growth Category A, B, or C Area.
- b. The area is:
  - i. Composed of dilapidated or unsafe enterprise uses; and/or
  - ii. Has a large number of incompatible neighborhood and enterprise uses that are dilapidated or unsafe.
  - iii. The infrastructure of the area is unable to provide for adequate public health, safety,
  - iv. welfare and general convenience.
  - v. There is some existing private and/or municipal interest in improving the area.
  - vi. Some flexibility in site development and building code standards may be appropriate to facilitate investment.

**6. Rural Residential (RR):** The “Rural Residential” (RR) plan designation is used to describe areas in Category D (Rural) areas with a definite pattern of residential development on larger lots, two -acres or larger in size. Due to the well-established residential character of these areas, rezonings or special uses to allow for more intensive developments that do not directly serve the residents of these areas are not generally appropriate. Less intensive businesses that serve area residents may be appropriate.

**7. Rural:** Areas designated as “Rural” are identified as those remaining lands in Category D Rural Areas that are not designated Rural Residential. They are identified by one or more of the following characteristics: sparsely populated; larger lot sizes, agricultural production or grazing, **high-ecological/economic value, possible** availability of sites large enough for intensive industrial uses that cannot be accommodated in other growth areas, large expanses of private

and public lands, and/or have developed and undeveloped recreational resources.

### C. AREA PLANS

The Comprehensive Plan allows for the establishment of Area Plans that articulate the vision and desires of a given community with regard to land use. These are considered community-specific sub-sets of the overall Comprehensive Plan. Approval by the Board of Supervisors of an Area Plan constitutes an amendment to the Comprehensive Plan, and proceeds according to the procedures described herein (See Article 3 herein). To date, the following Area Plans have been adopted by the County Board of Supervisors:

1. Babocomari Area Plan
2. Elfrida Community Plan
3. Mid-Sulphur Springs Valley Area Plan
4. Naco Community Plan
5. Saint David Area Plan
6. Sierra Vista Sub-Watershed Policy Plan
7. Southern San Pedro Valley Area Plan
8. Tres Alamos Community Plan

Area Plans are primarily vision or policy statements accompanying a map, and may include unique Plan Designations, and architectural and landscape design standards found within the Plan area. When applicable, Plan Designations that are specific to a given Area Plan may be found on the adopted map accompanying that Plan.

### D. Master Development Plans

A master development plan is an adopted component of the Cochise County Comprehensive Plan, initiated by a developer, that provides a detailed plan for the coordinated development of a specific private property. Master development plans may result in changes to the boundaries of a Growth Area, Plan Designations, or, similar to Area Plans, the establishment of plan-specific designations and development standards. Approval by the Board of Supervisors of a master development plan amends this Comprehensive Plan.

#### **E. Other Plan Areas**

There may be established other plan areas, including community plans, area plans, neighborhood plans, specific plans and master development plans, which may either re- place existing plan designations identified in this Section, or which may have policies, elements, or standards which modify, replace or supersede those in otherwise applicable growth areas or plan designations. Such plan areas may be adopted in whole or in part, and may contain elements such as: a land use element, circulation element, transportation element, housing element, conservation, rehabilitation or redevelopment element, recreation element, safety element, public services and facilities element, bicycling element, economic development element among others as well as policies and procedures applicable thereto.

### **202 - Comprehensive Plan Land Use Element Plan Map**

#### **A. Adoption of Map**

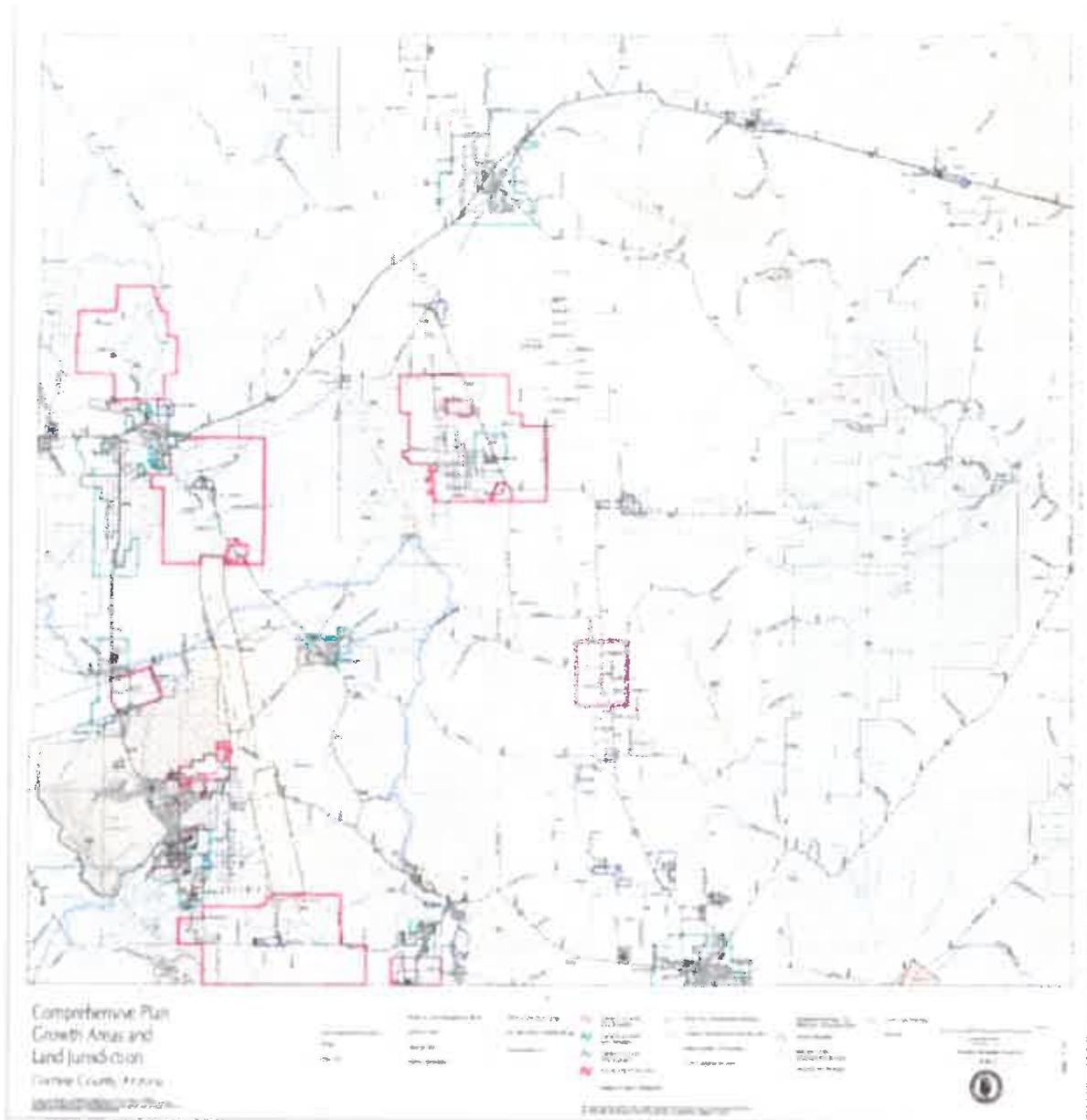
The Cochise County Comprehensive Plan Use Element Map is hereby adopted by reference and declared to be a part of this Resolution.

#### **B. Boundary Determination**

Where uncertainty exists as to the boundaries of plan designations on the official land use plan map, the following rules shall apply:

## *Suggested Revisions to Cochise County* | Comprehensive Plan

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed as following the centerlines.
2. Boundaries indicated as approximately following city limits shall be construed as following city limits.
3. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) above shall be so construed.
7. Distances not specifically indicated on the land use plan maps shall be determined by the scale of the map.
8. Where physical or cultural features existing on the ground are at variance with those shown on the plan map; or in other circumstances not covered by subsections (1) through (7) above, the Board of Adjustment shall interpret the designation boundaries.
9. **Maps indicating watershed and sub-watershed boundaries.**



### C. Amendments and Corrections

Whenever amendments or changes are made in plan area boundaries, such amendments or changes shall be made promptly on the official plan. The Planning Director may order correction to drafting or other errors or omissions in the official plan map, but no such corrections shall have the effect of amending the Growth Area Category or Plan Designation of any

property. No other changes shall be made in the official plan map except in conformance with the procedure set forth herein.

1. Whenever amendments or changes are made in plan area boundaries, such amendments or changes shall be made promptly on the official plan.
2. The Planning Director may order correction to drafting or other errors or omissions in the official plan map, but no such corrections shall have the effect of amending the Growth Area Category or Plan Designation of any property. No other changes shall be made in the official plan map except in conformance with the procedure set forth herein.
3. In the event that the official plan map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and amendments thereto, the Board of Supervisors may, by resolution, adopt a new official plan map, which shall supersede the prior plan map.
4. Per Arizona Revised Statutes (11-805), the Planning and Zoning Commission will review the entire Comprehensive Plan every ten years or more frequently as needed.

## Article 3

### 301—Administration

The Cochise County Planning and Zoning Commission, the Board of Supervisors, and any other County department, commission, official, or employee acting in an advisory capacity to the Board of Supervisors shall consult, consider, and generally be guided by the Comprehensive Plan stated herein. The Cochise County Zoning Regulations, Subdivision Regulations, building code, and other ordinances affecting growth and land use in Cochise County shall be constructed to implement the policies and elements of the Comprehensive Plan.

### 302—Comprehensive Plan Amendments

The Cochise County Comprehensive Plan may be amended from time to time. The Comprehensive Plan Growth Area Categories and Designations are designed to provide a measure of protection to the existing character of an area. An amendment must be justified by citing specific examples of existing or future growth patterns that do not support continuing the pattern that is implied by the existing Area Category or Designation. Otherwise, the presumption is in favor of retaining the existing Area Category or Designation.

Plan Amendments raise regional issues about the future character of an area. Once established, a precedent is set to request additional plan changes in proximity to the original request thus significantly changing the pattern of growth and drawing development away from established communities. Due to these larger issues, a small acreage plan amendment may not be supported unless a master development plan is submitted.

#### A. Amending Growth Area Categories and Plan Designations

1. Consideration of a change in Growth Area or Plan Designation should depend upon an evaluation of the following criteria:

- a. The extension of urban standard facilities and services (including major road improvements and extensions of waste disposal systems and water

service) into the area has changed the optimum intensity of development appropriate for the area.

- b. Nearby growth areas have reached capacity and there is continued demand for new growth areas.
  - c. A master development plan is proposed.
  - d. The new Growth Area Category is an extension of an existing Growth Area Category or otherwise is not limited to a single parcel but is large enough to be expected to develop with the range of services and land uses expected in the Growth Area Category proposed.
2. Consideration of a change in a Plan Designation shall depend upon an evaluation of the following criteria:

Substantial changes in an area, for example a designated neighborhood conservation area, may make continuation of the conforming development within the plan designation undesirable. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements, non-conforming development by exempt entities, or approval of special uses or rezonings.

- b. The extensions of urban standard facilities and services (including major road improvements and extension of waste disposal systems and water service) into the area have changed the optimum type of development appropriate for the area.
- c. There is substantial support from property owners for the proposed change.
- d. 'Developing' designations should be changed to another appropriate designation as a distinguishable pattern of development has occurred.
- e. New designations should be of a size, type or design to provide a harmonious transition between existing designations.

## **B. Plan Amendments, Definition of Major Amendment**

## *Suggested Revisions to Cochise County | Comprehensive Plan*

1. The Commission, either upon the application of interested persons or upon its own motion, may initiate Plan Designation or Growth Category Area amendments, or the adoption of new elements of the Plan, Area Plans, or master development plans.
2. An amendment shall be considered a “major amendment,” per Arizona Revised Statutes, if it would result in a substantial alteration of the County’s land use mixture or balance as established in the existing Comprehensive Plan land use element for that area of the County.
3. A “substantial alteration” is defined as an amendment of the Comprehensive Plan that would result in an increase in the potential densities or intensities of uses for an area of two thousand (2000) acres or more.

### **C. Time Frame for Acceptance of Major Amendments**

1. Applications for major amendments shall be accepted from January 1 to the last business day in May.
2. The Board of Supervisors hearing shall be the first available meeting in December.

### 303—Public Participation Requirements

The applicant shall complete the public participation process as described herein, before any amendment is presented to the Board of Supervisors for final adoption.

#### A. Purpose

The Cochise County public participation process is intended to:

1. Allow for effective, early and continuous public participation by citizens from all geo- graphic, ethnic and economic areas of the county in the consideration of amendments;
2. Provide sufficient information to the public to give each citizen the opportunity to develop an informed response;
3. Provide opportunities for other interested governments, agencies and community groups to consult with, advise and provide official comment on Comprehensive Plan updates and amendments; and
4. Comply with ARS §11-806.

#### B. Public Participation Requirements for Comprehensive Plan Amendments

The requirements described below are the minimum County requirements for public notification.

##### 1. Pre-application meeting with County Planners:

Prior to submitting a formal plan amendment application, an applicant shall participate in a pre-application meeting with planning staff. This meeting has a four-fold purpose:

- a. Review the public participation requirements;
- b. Review the application requirements;

## *Suggested Revisions to Cochise County* | Comprehensive Plan

- c. Familiarize staff with the project and identify and discuss any issues related to the amendment: and
- d. Determine if the plan amendment boundaries represent a logical plan amendment area.

### 2. A formal plan amendment application consists of:

The plan amendment application and all supporting documentation, and a report document- ing the public participation process, including:

- a. Copies of notices;
- b. Copies of all information provided to the public
- c. Letters, advertisements, posters, flyers;
- d. Sign up sheets from all public meetings if any;
- e. Any responses received from the public during this process; and
- f. A description of how the applicant responded to this feedback.

### **C. Notification Requirements for Major Comprehensive Plan Amendments**

1. The applicant shall send notices of the proposed amendment to, and if requested, meet with the following individuals and organizations. The notices shall contain a copy of the plan amendment application and all supporting documentation as submitted to the Planning Department so that the notified parties can effectively evaluate the impacts of the project:

- a. Each municipality in the County.
- b. Each other county that is contiguous to the County.
- c. The regional planning agency in the County ( Southeastern Arizona Government Organization (SEAGO)).

## *Suggested Revisions to Cochise County* | Comprehensive Plan

- d. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
  - e. The department of water resources for review and comment on the water resources element, if a water resources element is required.
  - f. If the comprehensive plan or an element or amendment of the comprehensive plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in §28-8461, the military airport.
  - g. If the comprehensive plan or an element or major amendment of the comprehensive plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in §28-8461, the attorney general. For the purposes of this paragraph, “major amendment” means a substantial alteration of the county’s land use mixture or balance as established in the county’s existing comprehensive plan land use element for that area of the county.
  - h. Any person or entity that requests in writing to receive a review copy of the proposal.
2. The applicant shall place an 1/8th of a page display advertisement in the official County paper and at least one other subscription paper published in each geographical quarter of the County, such that citizens of all geographic, ethnic, and economic areas of the County are notified of the amendment. This advertisement shall include a description and location of the project and how verbal and written comments can be submitted. If public meeting (s) are scheduled, the time, date, and location of the meeting (s) shall be included.
  3. D. Notification Requirements for Comprehensive Plan Amendments Not Defined as

### Major Amendments

## *Suggested Revisions to Cochise County | Comprehensive Plan*

1. The applicant shall notify and, if requested, meet with all adjacent and potentially impacted property owners. These property owners shall be defined to include:
  - a. All of those who own property located within the area subject to the amendment.
  - b. In Category D Rural Areas, all of those property owners who own property outside of the area subject to the application, but within 1500 feet from the boundaries of the subject property.
  - c. In Category A, B, or C Growth areas, all of those property owners who own property outside of the area subject to the application, but within 1000 feet from the boundaries of the subject property.
2. This notification shall include a description and location of the project and how verbal and written comments can be submitted. If public meeting(s) are scheduled, the time, date, and location of the meeting(s) shall be included.

### **E. Formal Notification for Major Amendments**

1. Pursuant to ARS §11-805.F and 805.G., at least sixty days before a new element or major amendment of the Comprehensive Plan is noticed for a public hearing, the Commission shall transmit the proposal to the board of supervisors and submit a copy for review and further comment to:
  - a. All municipalities in the County.
  - b. Each other county that is contiguous to the County.
  - c. The regional planning agency in the County (Southeastern Arizona Government Organization (SEAGO)).
  - d. The department of commerce or any other state agency that is subsequently designated as the general planning agency for this state.

*Suggested Revisions to Cochise County* | *Comprehensive Plan*

- e. The department of water resources for review and comment on the water resources element, if a water resources element is required.
  - f. The military airport if the comprehensive plan or a portion, element or amendment of the comprehensive plan is applicable to territory in the vicinity of a military airport as defined in section ARS §28-8461.
  - g. Any person or entity that requests in writing to receive a review copy o
2. After considering any recommendations from the review, the Commission shall hold at least one public hearing. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:
- a. Publication at least once in a newspaper of general circulation in the county seat.
  - b. Publication at least once in a newspaper of general circulation in the area to be affected, or adjacent to the area to be affected, if the area affected is other than the county seat.
  - c. Such other manner in addition to publication as the county may deem necessary or desirable.
3. After the Commission recommends the Comprehensive Plan or any
4. section of the Plan, the Plan shall be submitted to the Board of Supervisors for its consideration and official action. Before the adoption, amendment, or extension of the Plan, the Board shall hold at least one public hearing on the Plan. After the Board considers the Commission's recommendation and any
5. recommendations from the review required under this Article, the board
6. shall hold at least one public hearing at which residents of the county shall be heard concerning the matters contained in the Plan. At least fifteen days'

## *Suggested Revisions to Cochise County* | Comprehensive Plan

notice of the hearing shall be given by one publication in a newspaper of general circulation in the county seat. The board shall consider protests and objections to the plan and may change or alter any portion of the Comprehensive Plan. However, before any change is made, that portion of the plan proposed to be changed shall be re-referred to the commission for its recommendation, which may be accepted or rejected by the Board. The Board of Supervisors may adopt the County Comprehensive Plan as a whole or by successive actions adopt separate parts of the plan. The adoption or readoption of the comprehensive plan or any amendment to the plan shall be by resolution of the board. The adoption or readoption of, or a major amendment to, the county comprehensive plan shall be approved by the affirmative vote of at least two-thirds of the members of the board. All major amendments proposed for adoption to the comprehensive plan by the board shall be presented at a single public hearing during the calendar year the proposal is made.

Article 4—VALIDITY

401—Severability

If any provisions of the Cochise County Comprehensive Plan be held invalid, such invalidity shall not affect other provisions which can be given effect with the invalid provision, and to this end the provisions of the Cochise County Comprehensive Plan are declared to be severable.

402—Conflicting Provisions Repealed

All other ordinances, regulations, resolutions and parts thereof which conflict with the provisions of the Cochise County Comprehensive Plan, to the extent of such conflict and not further, are hereby repealed.

403—Effective Date

The Cochise County Comprehensive Plan shall become effective beginning on the 27<sup>th</sup> day of August, 1984 and remaining in full force thereafter.

APPROVED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 27<sup>th</sup> DAY OF AUGUST, 1984.

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 14<sup>th</sup> DAY OF DECEMBER, 1992, ORDINANCE NO. 006-92

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 1<sup>st</sup> DAY OF APRIL, 1996, RESOLUTION NO. 96-34

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 27<sup>th</sup> DAY OF NOVEMBER, 2001, RESOLUTION NO. 01-72

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 9<sup>th</sup> DATE OF SEPTEMBER, 2002, RESOLUTION NO. 02-79.

*Suggested Revisions to Cochise County | Comprehensive Plan*

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS DATE OF DECEMBER 16, 2003, RESOLUTION NO 03-.

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 26<sup>TH</sup> DATE OF JULY, 2011, RESOLUTION NO. 11-34

AMENDED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS \_\_\_ DATE OF \_\_\_\_\_, 2014, RESOLUTION NO. \_\_\_\_\_

Note that there are several gray inserted boxes that repeat the text of the document. The text of these boxes should reflect the changes we suggest. Specifically, we refer to boxes on pages 12 and 19 of the original text.

575757

Mary McCool, Chair  
3111 W. Clark Road  
Benson, Arizona 85602  
[info@cdonewsletter.com](mailto:info@cdonewsletter.com)

GENERAL COMMENTS:

- 1. Significant change in format between current and proposed plan in addition to four new elements requires in-depth time to review. During the six hours that we have spent so far, we are finding sound policies in the existing plan that do not appear to have been conceptually transferred to the proposed plan. We feel rushed without having sufficient time to adequately review such an important document.

Although Open Houses were held throughout the County, Summer is a difficult time for residents to participate.

- A. What has been the actual time frame for public engagement/review of this Draft Comprehensive Plan? **We started our open Houses in July.**
- B. What is the anticipated time frame beyond the August 13<sup>th</sup> work session for public comments to be considered? When is Adoption being scheduled? Why isn't this time frame published? **September 15th was our deadline, however we transmitted it on Sept 8, 2014 to surrounding jurisdictions. Per ARS we have to wait for 60 days for comments from those jurisdictions. We are planning two work sessions with the Commission, October 8th and November 12th.**
- C. The Participation Survey encourages brief engagement with the Plan Revisions rather than a comprehensive review. What other comment options are being actively presented to the public so that constituents are encouraged to take a longer, more detailed look at the plan? **Because the language that is different in the proposed update came from the Envisioning 2020 work sessions held throughout the County in 2007-2008, it was felt that constituents did have input. The Board directed us in a work session held on July 8<sup>th</sup>, to take it back to the constituents, which we did in five different open houses. We advertised this in the newspapers (Shar had it on the front page and in the Editorial section) and on our web pages but received very little attendance and/or interest from the public. We are still taking comments.**
- D. A more complete map set should be available rather than just the Land Use Map that only indicates growth areas, and area plans. We have seen maps associated with the existing plan that indicates Plan Designations that would more clearly indicate to stakeholders the finer growth development plans for their area. See sample attached. Growth in Category D now looks quite different to property owners. **We will take a look at what we can accomplish with our GIS Department. We will start working on this issue. This is the answer to all of your questions pertaining to maps.**

It would be more appropriate to identify components comprising an official map set (layers) when stakeholders are evaluating updates for these plans – existing Plan Designations should be considered essential information:

**COMPREHENSIVE PLAN AND LAND USE MAP(S) PROVIDE POLICIES FOR THE USE OF LAND, AND GUIDE THE TYPE AND SCOPE OF DEVELOPMENT THAT SHOULD OCCUR IN THE COUNTY.**

- E. If this draft Comprehensive Plan is adopted, does staff feel anticipate significant changes to the tools used for implementing these policies: Zoning Regs, Subdivision Regs, Light Pollution Code, Building Code? **No – in fact, in many cases the Comp Plan was amended to remove some of the policies used to form the**

regulations. The Subdivision Regulations are slated for update this coming year. All others have been very recently updated.

#### SPECIFIC COMMENTS:

##### I. Land Use Element –

- A. Page 3, Goal 1 – Illustrates need for Plan Designation Map (General Comment D above) – 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. **See page one comment on maps**
- B. Page 4, Goal 2 – Add at end of sentence “recreational resources, trail corridors; and access linkages to public lands.” **Staff agrees with ‘recreational resources’ and ‘trail corridors’ and will recommend their addition. The issue of ‘access linkages to public lands’ is addressed in the Federal Government Coordination Element, Goal 1, Policy ‘b.’ Added to suggested text revision list**
- C. Page 5, Para 3a(vi) – Add at end of sentence “while maintaining rural character and preserving the public interest.” **Staff understands your concern, but by Arizona Revised Statute, subdivisions are a right. The developer has only to meet the regulations established by the County.**
- D. Pages 5 and 6, Para 3i – Add a new subparagraph vii: “Proximity to and effects on residential property and neighborhood values.” **Agree – we will recommend that it gets added. Added to suggested text revision list**
- E. Page 7 – Importance of Plan Designation Map highlighted once again: 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. **See page one comment on maps**
- F. Page 7 Policy for Goal 4 – Change language in Sentence 1 and 2 to “available to the public” rather than limiting to landowners and stakeholders. Readily available via website access would be ideal! **Added to suggested text revision list**
- G. Page 7 Policy for Goal 4 – Add the following after wildlife corridors: “trail systems and recreational resources.” **Recreational resources mean different things to different people. The USFS and BLM provide trail maps to the Public.**

Page 7 Need definition of “aggregates” in Goal 5 – Identify sources of aggregates in the Comprehensive Plan when maps identifying such resources become available from State agencies. **Changed to: Cochise County will develop policies to preserve currently identified mining, and sand and gravel (aggregate) operations and resources, once State maps become available.**

- H. **NEED TO INCORPORATE ADDITIONAL POLICIES/ CONCEPTS FROM EXISTING PLAN:** New format of the draft is very broad, often using language such as “may, should, will encourage, etc.” Several policies under Land Use from the existing plan need to be incorporated into the draft keeping the more precise wording:
  - 1) Policy 2 (page 4 in current plan) Growth areas shall be classified according to the character of the area and the attitudes of residents, so that they are an accurate reflection of the types and amounts of growth and change appropriate and desirable in the area. **This was a policy for drafting the growth categories. We deleted the policies that are already completed.**
  - 2) Policy 3 (page 4 in current plan) New intensive development shall be located in

- areas designated for growth. **Now located in Goal 1, Policy a.**
- 3) Policy 13 (page 9 in current plan) Public involvement shall be sought in master development plans, special uses, zoning and plan amendments in accordance with the Cochise County Public Participation and Citizen Review requirements. Although Public Participation Requirements are included in Article 3 – it is not for all the same purposes as is listed above. **MDPs and plan amendments are covered in Article 3. Special Uses and Zoning Amendments are now a regulation in the Zoning Regs.**

**II. Affordable Housing, Neighborhood Rehabilitation, and Enterprise Redevelopment Element.**

- A. Page 8 – Where are these “designated Colonias” identified? **USDA Websites.**
- B. Page 8 – Is the “Anti-Displacement and Relocation Assistance Plan location specific? Since it was passed to “accomplish all the above” which includes flexible development standards, density bonuses, the removal of other development standard barriers, then an official map layer needs to identify the areas to which this applies. **I’m sending you the ordinance for Anti-Displacement...” pdf Attached to this email**

**III. Economic Development Element**

- A. Page 12 Policies under Goal 1 – 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.” **We will run this past the PLAC in October.**

**IV. Renewable Energy Element**

- A. Page 13 Policies – Revise para a to read: “Encourage utility-scale renewable energy projects that incorporate low water use technology.....” **Policy decision – we can suggest it. Added to suggested text revision list**

**V. Federal Government Coordination Element **We will take these to the PLAC in October.****

- A. Page 14, Goal 1 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.
- B. Page 15, under Other Federal Lands – Add in the fourth line of the paragraph the word “recreational: after the word “historical”.
- C. Page 18, under Other Federal Lands. 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”
- D. Page 19, 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.”

**VI. Adequate Facilities and Services Element**

- A. Page 20, Goal 1 – Add law enforcement, schools to list of facilities and services that new development should not be permitted to degrade for existing users or place an unreasonable financial burden upon those users or the public. **Added to suggested text revision list**

**V. Rural Character Element**

- A. Page 21 – First paragraph defines rural character as those attributes mostly found in Growth Categories C and D. Adding this Element to the Comprehensive Plan is an important first step in identifying those traditional rural ways of life that encouraged residents to settle in the northwest gateway to

the County. Thank you – Mike Turisk did great work on this element prior to resigning. He gets this credit😊

- B. Page 22 Policies under Goal 2, Change “Encourage” to “Support” -- at least one level higher in the continuum toward restrictions. Neither word indicates the strength of action required to achieve preservation of dark skies. Staff agreed that the word ‘support’ is ambiguous, and that ‘encourage’ is stronger. We appreciate the support and encouragement of the Rural communities in passing the light pollution code yesterday😊 It now effectively will regulation digital signs in the County, after 30 days of course.

#### VI. Transportation Element

- A. Page 23 – How does the Northwest Transportation Plan, Coordination with Pima County I-19 Corridor Study interface/ become integrated with the Comprehensive Plan? Karen Lamberton’s comments are in email.
- B. A policy should be added to reflect that the County is developing emergency routes to offset shutdowns of I-10/ circulation patterns for evacuation, etc.

#### V. Water Conservation and Resources Element

- A. Page 25, Add reference to obtaining Certificate of Assured Water Supply to Policies.....highlights Cochise County being ahead of other Counties This is in the Subdivision Regulations – a regulation, not a policy.
- B. Page 27, Policy B – State Statutes referenced do not appear to guarantee sufficient stakeholder input into the development of these joint ventures between entities and the county. With the apparent authority to establish public funding for plan, this is worrisome. Is this a fundamental step in establishing infrastructure, agreements to transfer water from one subwatershed to another? Added to suggested text revision list

#### VI. Area Categories

- A. Page 30, Category D – “These sparsely populated rural lands also have the potential for future master-planned communities that will provide the infrastructure to support any proposed increases in residential density or non-residential activities.”
  - 1. Does the Rural Character Element, Adequate Facilities and Services Element have sufficient weight to discourage approval of high-density master planned communities? Impacts to view sheds, open space, increased demands on schools, law enforcement/emergency services, roads, water availability are real concerns when thousands of homes are being added.

Staff has not changed this language from the original comp plan – I think it could be a policy decision...however, subdivisions are a right...

#### VII. Article 2 – Land Use Map See map comment page one

Map in packet and on line is such poor resolution it can not be enlarged to adequately see Growth Areas. Access to a new pdf. needs to be available for review before adoption.

- A. At minimum, boundaries for Plan Designations should be added along with Specific Area Plans and Designated Colonias. Using the same boundary marking for an Area Plan and a MDP (?Master Development Plan?) is confusing.

**B. Questions regarding two polygons on Land Use Map with Legend indicating Area Plan/MDP Boundary:**

- 1. What are the two Polygons just north of the SPRNCA representing-  
Is the smaller the Curtis Flat Master Development Plan from 1986 – Yes.  
Is this plan still viable? **It is still a Master Development Plan (MP-85-05)****

**VIII. Article 3 – Yet to be reviewed.**

**Sincerely,  
J-6 Mescal CDO  
Mary McCool, Chair**

**P.S. Due to lack of time, Specific Recreation, Trails insertions referenced above are also supported by Cochise Trails Association who was represented in our study group and for which I am President.**

✓  
**Drake, Jesse**

---

**From:** Drake, Jesse  
**Sent:** Tuesday, September 23, 2014 11:23 AM  
**To:** 'KENMCCOOL@aol.com '  
**Cc:** Searle, Richard; Wilson, Beverly; Gardner, Peter  
**Subject:** response to your Comp Plan questions  
**Attachments:** 2013 anti displacement resolution.pdf

Dear Ms. McCool,

Thank you for your comments regarding the update of the Cochise County Comprehensive Plan. The Comprehensive Plan will not be available with tracking changes since, rather than creating a hard-to-read copy that may cause confusion to everyone, we are putting the last version on-line and generating a separate document with suggested changes, yours included.

I am enclosing your original document below; the comments in **BLUE** are from Beverly Wilson, the comments in **GREEN** are from me. As you can see, we are suggesting several of your comments as recommended changes.

Karen Lambertson, our Transportation Planner responded to your Transportation Element questions as follows:

The Comp Plan is an overarching document that sets forth broad policies in relationship to transportation elements. The pending Cochise County 2040 Long-Range Transportation Plan, expected to be completed in 2015, will incorporate the findings of local and regional plans, such as the Northwest Transportation Plan. The Northwest Transportation Plan modeled results have been fed into the I-10:I19 to SR90 DCR study underway at this time (a joint effort with Pima County and ADOT).

Planning for emergency evacuation routes is part of the overarching policies to develop adequate and interconnected circulation systems for the public street network. While the Comp Plan does not reach to where those specific routes would be located the pending Long-Range Transportation Plan will.

Please contact Karen Lambertson at 520-432-9240 to request a stakeholder survey for the Long-Range Transportation Plan.

Please let me know if you have any further questions.

*Jesse Drake*

Planner II  
Cochise County Community Development Department  
Planning, Zoning and Building Safety  
1415 Melody Lane, Bldg. E  
Bisbee, AZ 85603  
520-432-9240  
520-432-9278 fax  
[jdrake@cochise.az.gov](mailto:jdrake@cochise.az.gov)

Public Programs, Personal Services  
[www.cochise.az.gov](http://www.cochise.az.gov)

**Draft Comprehensive Plan Review Comments**  
**J-6/Mescal Community Development Study Group**

## Comprehensive Plan Considerations

Cochise County District 3 Commissioner Miller

October 8<sup>th</sup> 2014

### Element of Rural Character:

1. Define 'Rural Character'.
- ~~2.~~ Text by its own measure (pg 3, last paragraph St. David Area Plan) shows text alone is not working to uphold vision. Comprehensive Plan requires visual maps, charts, plats & descriptive matter as is called for in ARS 11-804 paragraph 1.
3. How are Agriculture, 'Rural Character', Natural Resources & Adequate facilities elements weighted against MDP? (e.g. Growth category D with a MDP stuck in it?) Growth Area & character of area must be reconciled in real life with policy 2 page 4. (Private property owners are asked to give, but what does county do to protect existing citizen, property owner rights?)
4. Statement of population density standards and building intensity to promote compact form development? Per ARS 11-804 B 1. a & b
- ~~5.~~ Requirement of maintaining policies that the County used at the time the plan is adopted, readopted or amended that resulted in the regulations by which we are asked to abide. ARS 11-804 B 1. d.
- ~~6.~~ "The comprehensive plan shall include provisions that identify changes or modifications that constitute amendments and major amendments to the plan." Facilitate the ability to track changes within the document, especially helpful in revisions to have the verbiage right next to each other.
7. Where can the public review the list of submitted comments & the results of Survey Monkey?

- ~~8.~~ *Where is the text revision list?*
9. *There is discomfort and rejection of the idea of putting transportation/circulation considerations off into a completely separate project. It must be tied back to the Comprehensive Plan. It is called out to be addressed in the ARS 11-804 B 2. (This consideration dovetails with the failure of text to uphold the 'comfortable rural character' of Highway 80 in St. David that states it "will not overwhelm local roadways and all roads will be pedestrian, bicycle and equestrian friendly").*
10. *Area plans not an automatic MDP? (Map designations unclear)*
11. *When are Area plans revisited?*
- ~~12.~~ *Do the Area plan map boundary lines protect unincorporated rural communities against outside intrusion? (e.g. St. David)*
- ~~13.~~ *MDP in St. David is incompatible and not "reflective of the local physical environment, its setting, and the values and desires shared by the local community." (St. David Area Plan pg. 3 last paragraph)*
14. *Consideration given to open space and wildlife corridors before that space becomes cost prohibitive or too chopped up to facilitate the uses. Coordinate inventory of open space areas, recreational resources, designations of access points. (e.g. St. David Dragoon Mountain Ranch access to state lands impact).*
15. *How can the right to maintain rural lifestyle and open space best be protected by the county?*
16. *Did Envisioning 2013 create a map or a list of identifiable land uses or resources?*
17. *What is our county population?*
18. *What is the ratio of private to public land within the county?*

*In Official Maps: (A good picture is truly worth a thousand words.)*

- 1. Plan designations need to be added.*
- 2. Color differentiation needs to be dynamic.*
- 3. Zoning layers need to show comprehensive plan and incorporated areas and county zoning designations to minimize incompatible land use with existing zoning or use. (e.g. Benson, ANP, St. David)*
- 4. Clear delineation of areas and designations to promote compact development and maintain existing land use and character.*
- ~~5. Show gas pipeline easements, transmission lines, update RR lines.~~*
- ~~6. Show Monuments, Water resources (e.g. St. David Cienega). Local Area plan revisioning can catalog the local highlights for incorporation into the Comprehensive Plan Map.~~*

*Possible map layers for Natural Resources, Infrastructure, Zoning, Transportation, etc.. These layers can then be used when we are considering impacts through the permitting process or special use process and would protect against redundancy.*

## Comprehensive Plan Considerations

### **District 3 Community Comments**

**October 8<sup>th</sup> 2014**

1. *What accompanying supportive documents are included?(per ARS 11-804)*
  - \_ Maps*
  - \_ Plats*
  - \_ Charts*
  - \_ Descriptive matter*
  
2. *Current Map Deficiencies*
  - \_ Color contrast is insufficient to distinguish between elements*
  - \_ Plan designations are not clear. Boundary marking is not distinct between MDP and Area plan (2B)*
  - \_ Doesn't have updated incorporation boundaries (2C)*
  - \_ Doesn't indicate Industrial zoning (2D)*
  - \_ Doesn't record plan designation: N-C/ in J6/St. David (2D1) such as commercial – developing*
  - \_ Doesn't have major Natural Resources: Kartchner Caverns, White Water Draw, Walnut Gulch (2E)*
  - \_ Undefined symbol: Peach hash marks (2F)*
  - \_ Not indicated: Buffalo Soldiers Testing Range, Wind farm, Pipeline easements, Transmission lines (existing and planned) (2G)*
  - \_ Aggregates/Mines not indicated (2H)*
  - \_ Doesn't have Easter Mountain, Diamond Mountain, MDP outside Tombstone*
  - \_ Clear definitions of categories within Key*

**Wilson, Beverly**

---

**To:** Dist3c  
**Subject:** RE: Comments on Comprehensive Plan

Beverly Wilson, Planning Director  
Cochise County Community Development Department Planning, Zoning and Building  
Safety Division  
1415 Melody Lane, Building E, Bisbee, AZ 85603  
520.432.9240 Fax 520.432.9278  
[bjwilson@cochise.az.gov](mailto:bjwilson@cochise.az.gov)

-----Original Message-----

From: Dist3c  
Sent: Friday, October 24, 2014 2:31 PM  
To: Wilson, Beverly  
Subject: RE: Comments on Comprehensive Plan

Hello Beverly,

I appreciate your consideration of taking time to meet. That seems very generous.

I think we left the Commission meeting with the idea that all the Commissioners would be interested in hearing the answers and seeing updated maps. It seems to me it will be most efficient to allow time at the work sessions to process and consider actual ramifications of the wording changes and consider possible outcomes. The maps will be most helpful as a way of documenting intent and clarifying activities compatible with the different spaces. Information such as actual public comments will help us to better understand public sentiment which will guide the overall comprehensive view and management of that desired view.

I know you have been thinking about this for a few months and I will assume it is a little frustrating to watch as all the rest of us come up to speed, but I haven't yet come up with any other ideas to facilitate the process. The soak and contemplate time is one piece and the actual comparison process is another and then the updating of documents with the due considerations vetted all done in accordance with open meeting requirements is just the pace of grace I guess.

I know I appreciate the value of the 'brain trust' as we articulate our thoughts and consider ramifications for any action and you who live the system everyday have valuable insights to share and enlighten, but clear understanding takes a bit of process and that process has to take place on public display.

If you have the information on where we can access the various comments and send that out to the Commissioners prior to the next session maybe we can each peruse that information then when we all come together we'll have that and the answers to other questions out there and we can have a more robust discussion.

Thanks so very much for your efforts.

Carmen

---

From: Wilson, Beverly  
Sent: Thursday, October 09, 2014 1:39 PM  
To: Dist3c  
Subject: Comments on Comprehensive Plan

Hello Carmen,

After the meeting last night, Jesse, Peter and I were thinking that we would serve you better by asking if you had time to stop in for an hour or so to discuss the questions you have on the Comprehensive Plan. Would you be down this way in the next couple of weeks? We would need to save the time as there are a few meetings around here, as you can imagine!

If you would give me a call or drop an email with your preference of days, I'd be happy to set up a meeting. Thank you for your contributions!

v/r -

Beverly Wilson  
520.432.9300



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

October 27, 2014

Commissioner Miller

District 3

Response to questions handed out at the Commission meeting of October 8, 2014

1. Rural Character is defined in Element 1, as "the farming and ranching economies, scenic vistas, ecotourism activities, dark night skies, unimproved roads, and large lots..."
2. The St. David Area plan is a stand-alone plan developed specifically for the St. David Area, as are the other Area Plans throughout the County all adopted by the BOS.

The Comprehensive Plan was first adopted in 1984. At that time, the county was mapped and specific growth areas were outlined and assigned. These land use areas are clearly spelled out in the Zoning Regulations. The proposed Comprehensive plan is NOT changing any of those land areas. The interactive map on-line shows those existing growth areas, and this map will be included in the final document.

The Zoning of county lands is also NOT being proposed for change.

If you have ideas for charts and graphs that pertain to the land use in Cochise County, staff would welcome those ideas if they are possible for us to generate.

3. The Master Development Plan process is part of the Zoning Regulations. Section 4 deals with these plans, and outlines the analysis staff uses to determine recommendations.

Protection of existing citizens and property owners is very clearly delineated in Section 4 of the Zoning Regulations and has requirements in place for notifying surrounding neighbors. Public participation is vital to these legislative changes to the Zoning maps. These decisions are made by the BOS with input from the Commission, and include two public hearings. The Comprehensive Plan outlines goals and policies. The Zoning regulations are the Regulations that staff and the public must follow.

4. The Land Use Element, Goal 3, Policy L clearly outlines the development alternatives for subdivision of lands. The Subdivision Regulations are very specific on density standards and building intensity. Again, the Comprehensive Plan is a policy document, the Subdivision Regulation are the rules.
5. Staff is not clear on what you are asking? The policy of adopting a Building Code or a Light Pollution Code would not refer to the section of ARS that you are using: *"Policies that address maintaining a broad variety of land uses, including the range of uses existing in the county at the time the plan is adopted, re-adopted, or amended."*

## In Official Maps:

Staff has not changed and is not proposing change to any of the County's land use maps. There is an interactive Comp Plan map available on the Cochise County webpage located in the GIS pages. The GIS Department services internal county departments, not the Public. This is a policy directive that staff has been given. Staff is dictated by funding, and with two staff members layers will not likely be provided to the public without direction from the BOS. With this in mind:

1. Plan designations are on the new map.
2. Color has been intensified.
3. Zoning layers are not a part of the Comprehensive Plan; they are a regulatory overlay of the County maps and constantly change. The County does not track City zoning maps.
4. Development is free market – staff does not designate areas for development. Property owners decide when and where to develop their private properties.
5. The Corporation Commission controls the utilities in the State of Arizona. The County does not have jurisdiction; GIS does not show these layers.
6. Monuments and other historical data are not a part of a policy document.
7. Water resources are mapped by Arizona Department of Water Resources. We do not copy their maps.
8. The Comprehensive Plan is a policy document for the government to utilize in making decisions that reflect the public's desires.

Attachment H: Transportation Planner Response to Anna Lands September 14, 2014 Comments

**Context Sensitive Roads:** Changes to introductory narrative text and Policy A are suggested to emphasize the use of context sensitive roads. The interest in moving in this direction is noted; however, there are a few issues with including this description in the Comprehensive Plan at this time. First, the Context Sensitive Road concept is not a federal, state or county design standard at this time. A designation for a context sensitive road in our county design standards is, at this time, only a maintenance standard for our primitive road system.

Second, over a decade ago the Federal Highway Administration (FHWA) began the development of Context Sensitive Solutions and urged Transportation Planners to consider the interaction of land uses with roadway design. Unfortunately, since that time funding for developing these standards and solutions has not been included in subsequent federal transportation funding bills.

Third, Cochise County is currently working on a Long-Range Transportation Plan. As part of this plan a recommendation has been drafted to develop and adopt a Context Sensitive Rural Road standard for use in rural areas, such as Growth Area D. The language in the draft narrative was specifically crafted to support such a recommendation in the pending Long-Range Transportation Plan.

Therefore, it is premature to include such a design standard in the Comprehensive Plan at this time and we would strongly prefer to keep the draft narrative to support our recommendation in the pending Transportation Plan.

**Unimpeded transportation:** While we understand the underlying rationale for requesting a word change to the draft narrative suggesting that "populated areas would benefit from advanced road construction assuring efficient, unimpeded transportation"; however, unimpeded transportation routes is unlikely to be able to be achieved. Our transportation system is reliant on higher functionally classed roadways (e.g. the state highway system) and every access cut to a residential or commercial site impedes efficient, higher speed routes. Access control of a route, while desired to provide "unimpeded transportation" to our employment and commercial sites, is often rigorously opposed by those that live or work along that route who desire direct access.

This balancing of competing needs on our transportation network is complex and we would prefer to not tilt the preference towards unimpeded routes in a document like the Comprehensive Plan.

**Balancing Roadway Improvements with Growth:** Several sentences were struck in the draft narrative that support the Policy H. We would prefer to keep the justification for this policy in the narrative of the Comprehensive Plan.

**Goal Revisions:** We have no objection to the suggested revisions to the transportation goal.

**vi: Public Alleys.** This goal (Public Alleys should be discouraged) is not a new goal but was placed in previous Comprehensive Plans at the request of the County's Highway Dept. Public alleys have been difficult to maintain as they have historically been built too narrow and

inevitably become heavily encroached upon by adjacent property owners that use the alleyways for other uses than vehicular, bicycle or pedestrian travel. Privately owned alleyways (platted as a private or public easement but not dedicated to the County) frequently disappear over time as private owners move their fences and other permanent structures into these areas. These type of areas are often requested to be abandoned back to the adjacent property owners; rarely is such a request opposed by the neighborhood.

Although discouraged, public alleys are not completely restricted by County regulations. Alleyways could be proposed by a developer, and if constructed appropriately to allow for future maintenance, could be a feature used in denser, urbanized areas to allow for buildings to cluster around a central park area or street with garages and trash/delivery services accessing from the back. This is not a development pattern seen often in rural Cochise County; in part because of larger lots and reliance on the major and minor collector streets to reach residential lots.