



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

Regular Meeting
January 14, 2014
4:00 p.m.

AGENDA

Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.

1. 4:00 P.M. – CALL TO ORDER.

2. ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

3. APPROVAL OF PREVIOUS MONTH'S MINUTES

4. CALL TO THE PUBLIC - Pursuant to A.R.S. § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

5. NEW BUSINESS

Item 1—Election of Chairman and Vice-Chairman for 2015.

Item 2—(page 1)--PUBLIC HEARING Docket Z-14-08 (Quail Ridge): The Applicant has requested a rezoning from GB (General Business) to MR-2 (Multiple Household Residential). The subject parcels are approximately 13.36-acres in size and are currently in use as a permitted RV and Mobile Home Park. Rezoning to MR-2 would not alter the existing use.



Planning Commission

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to the Planning Department at 520.432.9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility, or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT
PLANNING DIVISION
HOURS OF OPERATION
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9300
Fax: 520.432.9278**

Item 3—(page 14)—WORK SESSION AND POSSIBLE VOTE Docket CP-14-01 (Re-adoption of the Cochise County Comprehensive Plan). This is a work session between the Commission and staff to discuss the revisions and additions made to a proposed Comprehensive Plan for Cochise County. Arizona Revised Statutes require the re-adoption of a Comprehensive Plan every ten years. Staff will be available to answer any questions regarding this revision, and to discuss any proposals that the Commission might have to further amend it.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS:

1. Discuss upcoming Joint Board/Commission Annual Meeting
2. February – three tabled Special Use Authorizations for Communication Towers.

7. CALL TO COMMISSIONERS ON RECENT MATTERS

8. ADJOURNMENT

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
December 10, 2014
REGULAR MEETING and WORK SESSION at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chair Weissler at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Ms. Weissler admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. She explained the time allotted to speakers when at the podium. She then explained the composition of the Commission, and indicated there were three Special Use Dockets, and a Work Session and Public Hearing regarding proposed updates and re-adoption of the Comprehensive Plan. She explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Ms. Weissler noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Carmen Miller, Pat Edie, Patrick Greene, Wayne Gregan, Gary Brauchla, Nathan Watkins, and Liza Weissler) indicated their presence. Staff members present included Beverly Wilson, Planning Director; Peter Gardner, Planner I; Jesse Drake, Planner II; and Britt Hanson, Chief Civil Deputy County Attorney.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the November 12, 2014 meeting as corrected. **Action:** Approve as corrected

Moved by: Ms. Weissler **Seconded by:** Ms. Miller

Vote: Motion passed (**Summary:** Yes = 4, No = 0, Abstain = 3)

Yes: Ms. Miller, Mr. Gregan, Ms. Edie, and Mr. Greene **No:** 0 **Abstain:** Ms. Weissler, Mr. Brauchla, and Mr. Watkins

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke of various matters.

NEW BUSINESS

Items 1, 2, & 3

PUBLIC HEARING - Docket SU-14-15 (HPAZ NEVADA).

This is a request for a Special Use authorization to approve commercial radio antennas used for internet service that have been installed on an existing residential 40-foot high tower in a RU-4 rural residential zoning district on E. Nevada Drive in Hereford.

PUBLIC HEARING - Docket SU-14-16 (HPAZ BURRO).

This is a request for a Special Use authorization to approve commercial radio antennas used for internet service that have been installed on an existing residential 80-foot high tower in a RU-4 rural residential zoning district on S. Burro Drive in Hereford.

PUBLIC HEARING - Docket SU-14-17 (HPAZ STONE RIDGE).

This is a request for a Special Use authorization to approve commercial radio antennas used for internet service that have been installed on an existing residential 100-foot high tower in a RU-4 rural residential zoning district on S. Stone Ridge Drive in Hereford.

Chair Weissler noted that Staff had a request regarding these Dockets. Ms. Jesse Drake explained that staff was requesting these Dockets be tabled to a time certain due to unforeseen circumstances. Mr. Gregan moved to table the three Dockets to the February 11, 2015 meeting, Mr. Watkins seconded, and the vote was unanimous.

Motion: Motioned to Table the Dockets to the February 11, 2015 meeting. **Action:** Table to time certain.

Moved by: Mr. Gregan **Seconded by:** Mr. Watkins

Vote: Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 0)

Yes: Ms. Miller, Ms. Edie, Mr. Brauchla, Mr. Watkins, Mr. Gregan, Mr. Greene, and Ms. Weissler

No: 0

Abstain: 0

Item 4

WORK SESSION AND PUBLIC HEARING Docket CP-14-01 (Re-adoption of the Cochise County Comprehensive Plan). This is a work session between the Commission and staff to discuss the revisions and additions made to a proposed Comprehensive Plan for Cochise County. Arizona Revised Statutes require the re-adoption of a Comprehensive Plan every ten years. Staff will be available to answer any questions regarding this revision, and to discuss any proposals that the Commission might have to further amend it.

Ms. Wilson presented the changes and input proposed by a number of Citizens' Groups and the Public Lands Advisory Committee.

Ms. Weissler opened the Public Hearing.

Ms. Tricia Gerrodette of Sierra Vista spoke, producing copies of a Cochise County Comprehensive Plan Survey from 1993, and comparing the number of responses to the number of responses to the current Plan surveys. She noted that the results were similar to the Envisioning 2020 sessions seven or eight years prior. She stated that she felt that citizens desired preservation of rural character, open spaces, and natural resources of the area. Ms. Gerrodette expressed uncertainty that the proposed Plan addressed those concerns, and noted frustration regarding limited response. She suggested that the response was poor because people felt that their opinions were not going to be taken into account.

The Commission then proceeded to address each proposed deletion, addition, or alteration individually, and voted to accept or reject each item individually, with Staff making appropriate changes to the electronic document. At approximately 7:30, Chair Weissler recommended breaking for the evening, and completing the hearing at the next meeting.

Mr. Gregan moved to table the remaining portion of the document to the January 14, 2015 meeting. Mr. Watkins seconded the motion, which then passed unanimously.

Motion: Motioned to Table the Docket to the January 14, 2015 meeting. **Action:** Table to Time Certain.

Moved by: Mr. Gregan **Seconded by:** Mr. Watkins

Vote: Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 0)

Yes: Ms. Miller, Ms. Edie, Mr. Watkins, Mr. Brauchla, Mr. Gregan, Ms. Weissler, and Mr. Greene

No: 0

Abstain: 0

PLANNING DIRECTOR'S REPORT:

Planning Director Beverly Wilson stated that there was one Rezoning Docket on the next agenda.

CALL TO COMMISSIONERS ON RECENT MATTERS:

Chair Weissler stated that she would not be standing for election as Chair for the coming year, and urged the members to consider nominees.

ADJOURNMENT – Mr. Watkins moved to adjourn, Ms. Miller seconded and the meeting was adjourned at 7:45 pm.



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission

FROM: Peter Gardner, Planner I *PH*
For: Beverly J. Wilson, Planning Director *BW*

SUBJECT: Docket Z-14-08 (Quail Ridge)

DATE: December 29, 2014, for the January 14, 2015 Meeting

APPLICATION FOR A REZONING

Docket Z-14-08 (Quail Ridge): The Applicant has requested a rezoning from GB (General Business) to MR-2 (Multiple Household Residential). The subject parcels are approximately 13.36-acres in size and are currently in use as a permitted RV and Mobile Home Park. Rezoning to MR-2 would not alter the existing use. The subject parcels, 106-06-014D & 106-06-023B, are located on N. Yucca Drive in Huachuca City. The Applicant is James Adams.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Size: 13.36 acres

Current Zoning: GB (General Business)

Requested Zoning: MR-2 (Multiple Household Residential)

Growth Area: Category B—Community Growth Area

Area Plan: None

Comprehensive Plan Designation: Developing

Existing Uses: RV Park

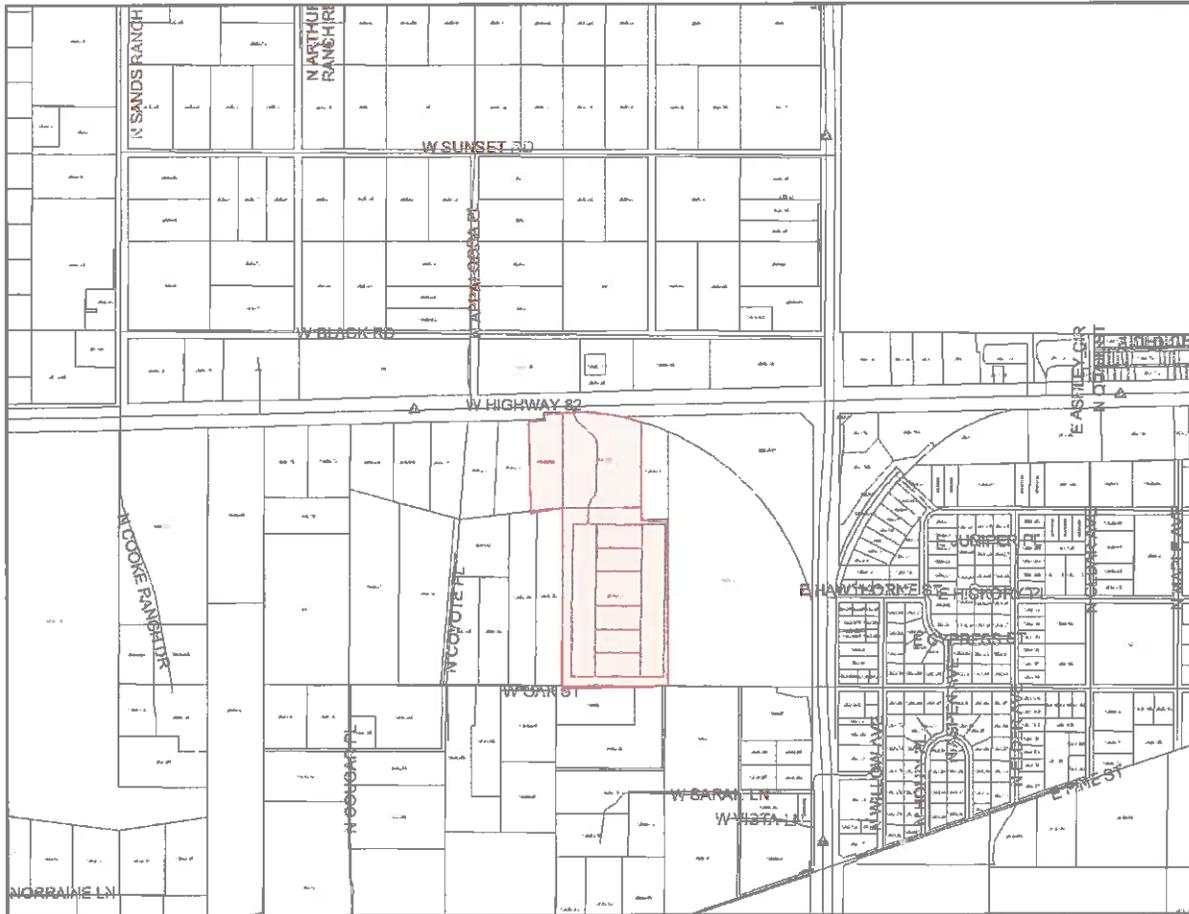
Proposed Uses: Same

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	State Highway/RU-4	W Highway 82/Electric Substation/ Vacant Land
South	County Maintained Road/GB	W Oak Street/Service Garage/Single Family Residential
East	GB/MH-54/RU-4	Single Family Residential/Vacant Land
West	GB/RU-4	Single Family Residential

II. PARCEL HISTORY

- In 1984, the subject parcels were rezoned per Docket Z-84-28 from RU-4 to MH-54 for parcel 106-06-14C and to GB for 106-06-014D.
- In 1985, a 194-space RV park was established via permit #7175 on parcel 106-06-014C.
- Per Assessor's records in 1987, a 71-space RV park was established on parcel 106-06-014D; however, there are no permits on file to establish this park. Based upon the age of the park and its contiguous nature with the park located at 106-06-014C, staff has determined that no additional permitting will be required to legitimize this portion of the park.
- In 1998, parcel 106-06-014C was conditionally rezoned from MH-54 to MH-36 per Z-98-02 and MDP-98-02.
- In 2002, a Variance (BA3-02-01) was granted to waive screening requirements on the North and South sides of the park and to allow sidewalks on only one side of the internal streets. Also in 2002, a permit was issued to expand to 197-RV spaces.
- In 2007, a Variance (BA3-07-01) requesting a waiver of screening requirements on the East and West sides of the park was denied. Another Variance (BA3-07-07) was approved in 2007 to allow reduced setbacks on corner lots that abut internal streets.
- In 2009, a Variance (BA3-09-01) was granted to allow reduced setbacks within individual spaces.
- Between 1985 and 2012, eight additional Non-Residential Permits were issued on parcel 106-06-014C; to construct a 1,680-square foot clubhouse and activity room; for a 2,380-linear foot 6-foot high screening fence; to install a heater in the clubhouse; and to construct a 1,200-square foot storage building with a 350-square foot awning, in 1988 for a 96-square foot, 12-foot high freestanding sign; for a 74-square foot 21-foot high freestanding sign; for electric to illuminate the sign; and for a temporary event (concert) on 10/14/2009.
- During this time there were also 39-Residential Permits for sheds, decks, patio covers, and utilities issued for the two parcels, three of which were voided.
- In 2012, a Variance (BA3-12-11) was granted to waive the limit on the percentage of RV spaces in a manufactured home park. A non-residential permit to change the park from an RV park to a manufactured home park was also issued and completed.
- In 2013, a Variance (BA3-13-04) was granted to legitimize existing site development standards on the property. A Variance from screening requirements was denied.



Subject property, southwest of Highway 90 & Highway 82. The northern two parcels are the subject of the request.

III. NATURE OF REQUEST

The Applicant wished to amend the zoning of the front parcels from General Business to Multiple Household Residential to match the zoning of the back parcel. The use of the property as an RV Park will not be altered in any way.

IV. ANALYSIS OF IMPACTS

Mandatory Compliance

The subject property lies within a Category B–Community Growth Area. Section 402 of the Zoning Regulations allows owners of property lying within this Plan Designation to request a rezoning to MR-2.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen (15) criteria used to evaluate rezoning requests. Ten of the criteria are applicable to this request, which, as submitted, complies with all ten applicable factors.

1. Provides an Adequate Land Use/Concept Plan: Not applicable

The request is not connected to any new construction. The rezoning is requested for the purpose of standardizing the zoning of the Park.

2. Compliance with the Applicable Site Development Standards: Complies

The property meets all site development standards in the MR-2 zoning district.



View of the site showing a portion of the park to be rezoned.

3. Adjacent Districts Remain Capable of Development: Complies

The proposed rezoning would not affect the development prospects of any neighboring property. All surrounding properties are currently developed.

4. Limitation on Creation of Nonconforming Uses: Complies

The proposal would not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

The area is characterized by mixed residential and commercial development. The existing park is a major feature in the area, and no changes are proposed.

6. Rezoning to More Intense Districts: Not Applicable

This is a downzoning from an intense Commercial Zoning to a Residential Zoning of similar density. If approved, the request will greatly reduce the number of Permitted and Special Uses available on the property.

7. Adequate Services and Infrastructure: Complies

The site is currently developed and served by all necessary infrastructure. No changes are being proposed to the site.

8. Traffic Circulation Criteria: Complies

No new construction is proposed.

9. Development Along Major Streets: Complies

The existing RV Park takes access directly from State Highway 82, and there will be no change to this access.

10. Infill: Not Applicable

This Factor applies only for rezoning requests to GB, LI or HI.

11. Unique Topographic Features: Complies

There are no exceptional topographic features warranting consideration on or near the site.

12. Water Conservation: Complies

The existing permitted RV Park will not be expanding or changing.



View of the RV Park Clubhouse.

13. Public Input: Complies

The Applicant was not required to complete the Citizen Review process, as the request is a decrease in intensity. Staff posted the property on December 22, 2014, and published a legal notice in the *Bisbee Observer* on December 18, 2014. The Department also mailed notices to

property owners within 300-feet of the site. To date, staff has not received any statements for or against the request.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed as part of the future residential development plan.

15. Compliance with Area Plan: Not Applicable

The subject property does not lie within the bounds of an approved Area Plan.

V. SUMMARY

The request is to rezone two parcels totaling 13.36-acres from GB to MR-2 in the Whetstone area located north of incorporated Huachuca City. The rezoning will provide uniformity of the zoning of the site. The request will remove the possibility of further Commercial development on the subject parcels, but will not impact the existing RV Park. Staff's recommendation is based upon the above analysis, as well as the following Factors in Favor and Against approval:

Factors in Favor of Approval

1. Allowing the rezoning would not alter the overall character of development in the area; and
2. Rezoning to MR-2 would remove the possibility of potentially noxious Commercial uses that the Whetstone Community has opposed in the past; and
3. While the surrounding parcels are currently zoned General Business as well, they are developed residentially, therefore the request brings the zoning more in line with actual development.

Factors Against Approval

None apparent.

VI. RECOMMENDATION

Based on the Factors in Favor of Approval, staff recommends that the Planning and Zoning Commission forward Docket Z-14-08 to the Board of Supervisors with a recommendation of **Conditional Approval**, subject to the following standard Conditions:

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

Sample Motion: Madam Chair, I recommend forwarding Docket Z-14-08 to the Board of Supervisors with a recommendation of conditional approval, subject to the Conditions recommended by staff. (The Board of Supervisors will consider this Docket at their regular meeting of Tuesday, February 10, 2015).

VII. ATTACHMENTS

- A. Rezoning Application
- B. Location Map



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: JAMES ADAMS

2. Mailing Address: 2207 N. YUCCA DRIVE

HUACHUCA CITY ARIZONA 85616
City State Zip Code

3. Telephone Number of Applicant: (520) 456-9301

4. Telephone Number of Contact Person if Different: (619) 701-2905

5. Email Address: COCHISE16@AOL.COM

6. Assessor's Tax Parcel Number: 106-06-014 D
106-06-023 B (Can be obtained from your County property tax statement)

7. Applicant is (check one):

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

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

- List attached (if applicable): _____

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

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

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

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

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

- Yes _____ No X

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

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

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

13. Indicate existing Zoning District for Property: GB

14. Indicate proposed Zoning District for Property: MR 2

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

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

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

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

17. Describe all structures already existing on the property: RV SPACES, CLUBHOUSE

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: EXISTING RV SPACES

CLUBHOUSE

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

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

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

N. YUGGER DRIVE
HUACHUCA CITY, AZ. 85616

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

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

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	WELL - SELF	
Sewer/Septic	SEPTIC - SELF	
Electricity	SULPHUR SPRINGS ELECTRIC CO.	
Natural Gas	PROPANE	
Telephone	CENTURY	
Fire Protection	WHETSTONE FIRE DEPT.	

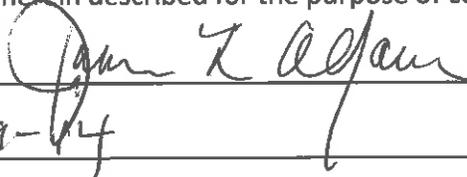
24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional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

WE ARE ASKING FOR DOWN ZONING FROM "GENERAL BUSINESS"
TO "MULTIPLE HOUSING" TO MAKE MOBILE HOME PARCELS HAVE
THE SAME TAX BASE. THIS WILL MAKE ALL PARCELS OF LAND
TO BE THE SAME AND ALL TAXES WILL BE BASED THE SAME.

25. AFFIDAVIT

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

Applicant's Signature: _____



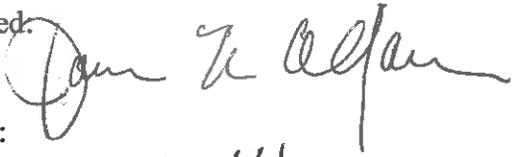
Date: _____

10-29-14

LETTER OF AUTHORIZATION

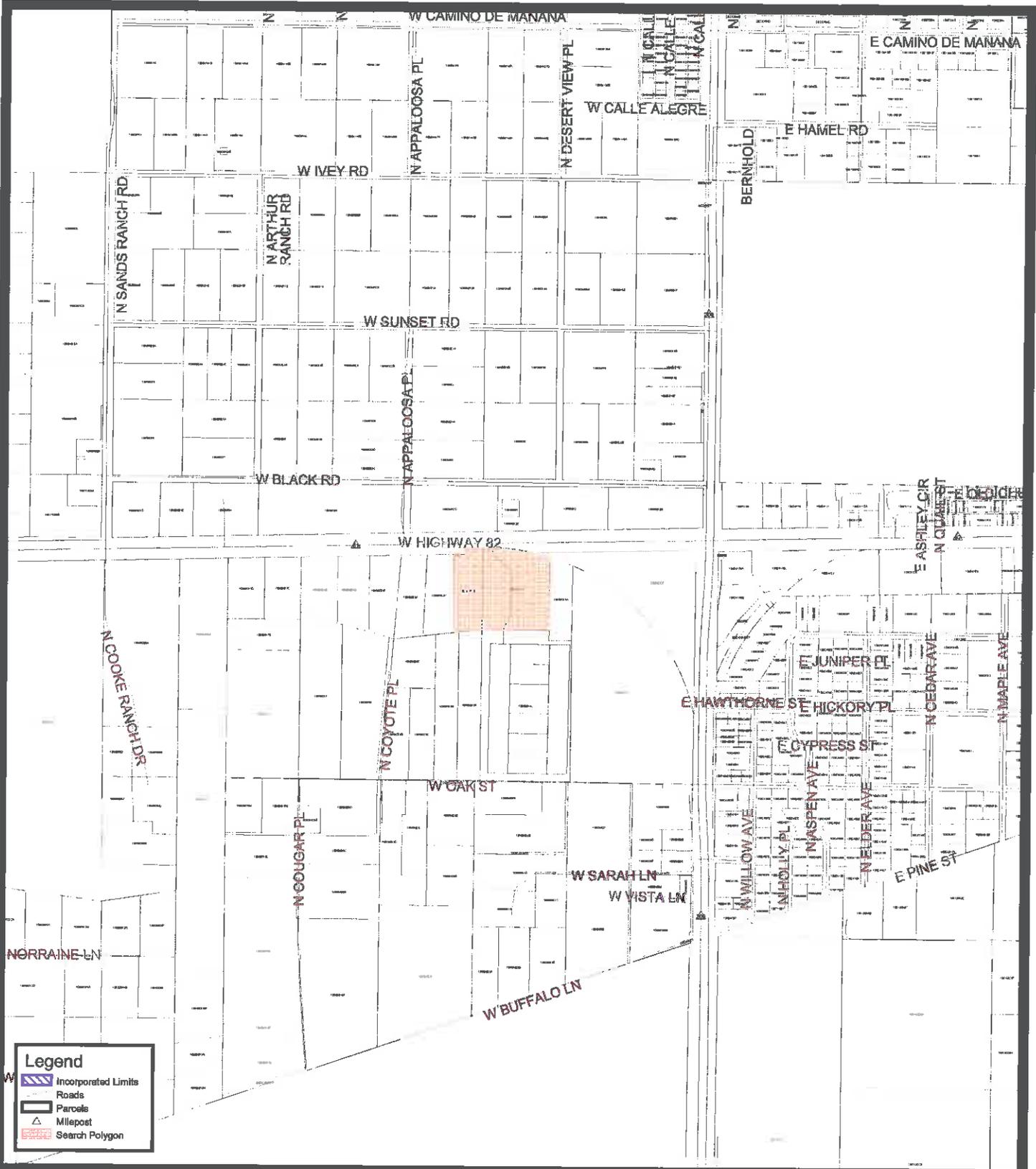
I, James Adams, authorize Gary L. Miller to act as my agent to negotiate and apply for "zone" change on properties (106-06-014d,106-06-014c and 106-06-023b) located in the county of Cochise, Arizona.

Signed:

A handwritten signature in cursive script, appearing to read "James Adams".

Date:

10-29-14



Legend

- Incorporated Limits
- Roads
- Parcels
- Milepost
- Search Polygon



Z-14-08 (Quail Ridge)

This map is a product of the Cochise County GIS Information Technology Dept.

13 B

1" = 1200'



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Beverly J. Wilson, Planning Director *BW*
SUBJECT: Docket CP-14-01 (Readoption of Comprehensive Plan)
DATE: December 30, 2014 for the January 14, 2014 Meeting

I. WORK SESSION:

This is the fourth Comprehensive Plan work session for the Planning Commission.

II. BACK GROUND:

At the September Commission meeting staff provided you with the proposed Comprehensive Plan, the Current Comprehensive Plan, and the Arizona Revised Statutes that mandate the formation and readoption of the Comprehensive Plan.

In October, we received comments from a Commissioner, and left the meeting with the task of reviewing public comments that had been sent to the Commissioners via email.

At the November 12th work session staff addressed the prior email comments and requested direction on the proposed language of the Comprehensive Plan. At that meeting the Commissioners voted to have staff continue to receive and review public comment until November 30th, noting that after November 30th new public comments would be taken only during Commission meetings. It was also determined that the Commission would discuss proposed changes and give staff direction to proceed to the Final Comprehensive Plan update at the next meeting in December. Further the Commissioners requested that in subsequent Commission packets staff eliminate any attachments regarding this matter that had already been sent to the Commissioners. It was also determined that this Docket would be legally advertised for the December meeting so that a vote could be held on sending this Docket forward to the Board with a recommendation. As directed, staff published the legal advertisement. At the November meeting, another set of comments was handed out, which staff has included as a new attachment.

In December, the Commission commenced to review the suggested changes one at a time. Each change was discussed, a vote was taken, and the majority determined the final outcome for each suggestion. The Commission accomplished this review through page 20 of the Comprehensive Plan. The changes were incorporated into the Plan and emailed to all Commissioners on November 13th.

IV. SUMMARY AND CONCLUSION

Staff again published the Legal Notice for a Public Hearing to be held at the January 14th Commission meeting. A document has been prepared with "Tracked Changes" for the

Commission to review prior to the meeting, in an effort to ease this process. This document is attached for your review.

Also attached you will find a response from Karen Lamberton, Transportation Planner, to comments and changes suggested by the Cascabel Conservation Association to Element J – Transportation. Ms. Lamberton clarifies the language changes suggested, with staff’s position on how this Element was crafted.

V. ATTACHMENTS

- A. Draft Comprehensive Plan Page 21 – End
- B. Comments from Karen Lamberton, Transportation Planner

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 preserve and enhance the rural nature of Cochise County, protect the character, landscape, and development patterns that many Cochise 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 Cochise 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, and provide for diverse and viable economic and development opportunities that are consistent with the character of Cochise County's rural areas. **END OF DECEMBER 10 WORK SESSION**

Policies

- a. With property rights considered, protect rural character from the intrusion of urban uses and recognize that resources, such as agricultural lands, (CDO) open space, and scenic view sheds, provide economic, social, and environmental benefits.
- b. (CDO) Industrial uses are discouraged along scenic corridors or at community gateways. Site design of commercial uses shall enhance and protect the aesthetic quality of community gateways and scenic corridors
- c. (CDO) Future commercial uses shall be located at major intersections and in existing communities and population centers.
- d. (CDO) In low density areas, encourage mostly neighborhood businesses rather than regional commercial businesses to best preserve the rural character.
- e. (CDO) Telecommunication facilities shall be sited in a manner that is in harmony with neighborhood character, scenic resources, wildlife, and their habitat, and the surrounding environment.
- f. (CDO) Encourage installation of utilities in a manner compatible with the community character, scenic resources, and ecological conditions.
- g. (CDO) The County will work with landowners and agencies to protect open lands for the

purposes of preserving scenic viewsheds, preventing the fragmentation of open lands, preserving important wildlife habitat, protecting watersheds, providing buffers between developed areas, and protecting environmentally sensitive lands.

b.h. (CCA wants to delete this policy) Maintain and enhance a reasonable and diverse overall level of rural development that balances the need for rural growth against impacts on rural character.

e.i. Encourage conservation design practices and other land use strategies, such as conservation subdivisions and cluster development for new residential and commercial projects.

d.j. Encourage protection of Cochise County's scenic resources and recognize these resources are a vital part of the county rural character by discouraging development which has the potential to seriously compromise (CCA)view water-shed integrity.

- e.k. 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.l. Support the establishment of voluntary County transfer of development rights (TDR) programs with landowners who adopt conservation easements to preserve habitat. (CCA) Comment: Need a good definition for TDR's.
- g.m. Develop a recognition program (CCA) for to encourage 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 Cochise County, (CCA) to the greatest extent possible.

Policies

- a. (CCA) Discourage new billboards in order to preserve dark skies and scenic vistas. Effectively enforce the county light-pollution code.
- b. (CCA) 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. (CCA) Encourage the use of low pressure sodium lights or other low intensity lights in commercial developments Continually publicize the county light pollution code.
- d. (CCA) Encourage pedestrian-sealed 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.d. Discourage lighting that is misdirected, excessive, or unnecessary.

J. Transportation Element

(CCA) 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. (CCA) Providing rural residents benefit from safe and efficient routes, which will meet needs such 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.

~~and the level of infrastructure and services that will afford opportunities for economic growth, while at the same time protecting rural lifestyles may be Cochise 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 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.~~

~~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, (CCA) 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 (CCA) or those who prefer 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 (CCA) by utilizing the context-sensitive roads model
- a.b. (CDO) The County will coordinate land use and circulation planning activities to encourage comprehensive and efficient land development patterns that support adjacent land uses, complement the character of communities and adjacent neighborhoods, and minimize impacts to the natural environment.

- b.c. Circulation systems and patterns should be designed to integrate land use development with adequate, multi-modal transportation infrastructure using existing roads where possible.
- e.d. 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. Much 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 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. (CCA) Why?

(CDO) GOAL

2.Support air travel opportunities while minimizing the impacts on human and natural communities.

Policy

- a. As airport facilities are proposed, including private airstrips and heliports, compatibility with local land use patterns should be considered and adverse impact from aircraft noise minimized.

GOAL

3. Improve non-motorized circulation networks and provide greater opportunity for alternative modes of travel.

Policies

- a. The County encourages development projects to provide infrastructure for non-motorized travel, and when appropriate for new developments along major roadways, the County shall require the installation of trails and bicycle lanes.
- b. CDO) b. In coordination with ADOT, the Forest Service, and land managers and owners, the County promotes the connection of existing neighborhoods and communities (at both a local and regional scale) with trails, non-motorized, and multimodal facilities.
- c. Multimodal and non-motorized travel facilities should be designed to complement and enhance local community character and provide opportunities for interaction among residents
- d. Where pedestrian and bicycle routes exist on adjacent properties, major developments and subdivisions must maintain connections and continue the cohesive development of the non-motorized circulation network.
- e. . The County shall set an example of incorporating pedestrian and bicycle travel infrastructure into the redevelopment or new construction of County collector and arterial roadways, and supports efforts to incorporate non-motorized facilities into state highway redevelopment projects.

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 [\(CCA\) 11-804B3](#) require counties to specifically plan for development as it relates to available water resources.

Goal

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:
- d. 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.
- e. Use Best Management Practices (BMPs) to minimize accelerated run-off generated by impervious surfaces or construction activities.
- f. Conserve and enhance aquifer recharge through methods such as the use of detention basins, protection of open space, and minimizing disturbance of soils.
- g. Working with water conservation resource groups, Cochise County will support methods for individual homeowners and businesses to decrease water use through incentives, education, various zoning mechanisms, and encouraging native, drought-tolerant landscaping in development throughout the county.
- h. Promote a stewardship ethic by continuing outreach and education programs that inform residents about sustainable water use.
- i. 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.
- j. Cochise 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 (CCA) and be responsive to agencies, organizations, and local watershed groups throughout Cochise County, (CCA) as necessary, to address regional water resource issues as they relate to growth and protection of natural resources.

- b. Cochise 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 (CCA) 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.
- c. Overlay zoning districts may be used by Cochise 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-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 (CCA) none of which should be exempted from the special use permit process. (STAFF NOTE): Power plants and feedlots are regulated in the zoning regulations.

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. (CDO) The area to be designated is within a Growth Category A, B, or C Area. (STAFF NOTE: This is listed and highlighted above)

- a. The area is a residential neighborhood with a high number of dilapidated, or unsafe dwellings.
- b. The infrastructure of the area is unable to provide for adequate public health, safety, welfare, and general convenience.
- c. There is some existing private and/or municipal interest in improving the area.
- d. 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 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. (CDO) The area to be designated is within a Growth Category A, B or C Area. (STAFF NOTE: This is listed and highlighted above)

- a. 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, welfare and general convenience.
- iv. There is some existing private and/or municipal interest in improving the area.
- v. 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, (CCA) 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). 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 replace 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:

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.
- 8.9. (CCA) Maps indicating watershed and sub-watershed boundaries. STAFF NOTE: IF THE INTENT IS TO ADD WATERSHEDS AND SUB-WATERSHED BOUNDARIES TO THE PLAN MAP, THIS IS NOT THE SECTION TO PLACE THIS REQUIREMENT AS WE ARE DISCUSING BOUNDARY DETERMINATIONS...

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 [\(CCA\) 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:

- a. The pattern of growth in the area no longer reflects the type of growth expected in the current designation.
- b. 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.
- c. 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.
- d. There is substantial support from property owners for the proposed change.
- e. 'Developing' designations should be changed to another appropriate designation as a distinguishable pattern of development has occurred.
- f. 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

- 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 geographic, 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 [\(CDO\) 11806 requirements](#).

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;
- 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 documenting 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)).
 - 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
 - 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 Cochise County, such that citizens of all geographic, ethnic, and economic areas of Cochise 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.

D. Notification Requirements for Comprehensive Plan Amendments Not Defined as Major Amendments

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.
 - 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 of the proposal.

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 Cochise County may deem necessary or desirable.
3. After the Commission recommends the Comprehensive Plan or any 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 Comprehensive Plan, the Board shall hold at least one public hearing on the Plan. After the Board considers the Commission's recommendation and any recommendations from the review required under this Article, the Board 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' 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 Comprehensive 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 Comprehensive Plan as a whole or by successive actions adopt separate parts of the Comprehensive Plan. The adoption or re-adoption of the Comprehensive Plan or any amendment to the Comprehensive Plan shall be by resolution of the Board. The adoption or re-adoption of, or a major amendment to, the 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 27th day of August, 1984 and remaining in full force thereafter.

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

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

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

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

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

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 26TH DATE OF JULY, 2011, RESOLUTION NO. 11-34

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

Karen Lamberton, 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.