



Cochise County Planning Commission

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

Regular Meeting

December 10, 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—PUBLIC HEARING Docket SU-14-15 (HPAZ NEVADA). This item was tabled from the November 12th meeting to this date; the applicant has requested that this Docket be further tabled to the February 11, 2015 meeting.

Item 2—PUBLIC HEARING Docket SU-14-16 (HPAZ BURRO). This item was tabled from the November 12th

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 520.432.9240. 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 DEPT.
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Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278**

meeting to this date; the applicant has requested that this Docket be further tabled to the February 11, 2015 meeting.

Item 3—PUBLIC HEARING Docket SU-14-17 (HPAZ STONE RIDGE). This item was tabled from the November 12th meeting to this date; the applicant has requested that this Docket be further tabled to the February 11, 2015 meeting.

Item 4—(page 1) —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**
- 7. CALL TO COMMISSIONERS ON RECENT MATTERS**
- 8. ADJOURNMENT**

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
November 12, 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 Vice-Chair Martzke at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Martzke 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. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated there were one Regulation Docket, four Special Use Dockets, and one Rezoning Docket on the agenda, followed by a Work Session regarding proposed updates and re-adoption of the Comprehensive Plan. He explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Martzke noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Carmen Miller, Pat Edie, Jim Martzke, Patrick Greene, Tim Cervantes, and newly appointed District 1 Commissioner Wayne Gregan) indicated their presence. Staff members present included Beverly Wilson, Planning Director; Peter Gardner, Planner I; Jesse Drake, Planner II; Dora Flores, Zoning Administrator; and Elda Orduno, Civil Deputy County Attorney.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the October 8, 2014 meeting. **Action:** Approve

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

Vote: Motion passed (**Summary:** Yes = 4, No = 0, Abstain = 2)

Yes: Ms. Miller, Mr. Martzke, Ms. Edie, and Mr. Greene **No:** 0 **Abstain:** Mr. Gregan and Mr. Cervantes

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke of various matters.

NEW BUSINESS

Item 1

PUBLIC HEARING - Docket R-14-08 (Zoning Regulation Amendments). This is a resolution to revise portions of the Cochise County Zoning Regulations to simplify and clarify the existing regulations. The proposed changes would incorporate the addition of the Cochise County Light Pollution Code as Article 16 of the Zoning Regulations as well as include clerical edits and amendments.

Vice-Chair Martzke called for the Planning Director's report. Dora Flores presented the Docket, explaining the background of the request.

Ms. Miller asked for clarification regarding the proposed changes to Accessory Living Quarters (ALQ), and wondered why the proposal was made as the current regulation was less than a year old. Mr. Gardner explained how the proposal simplified the computation of area, easing the process for applicants as well as staff. He explained that the change was driven by actual situations that staff had encountered in the last year, and also noted that the change brought parity between site built and manufactured homes for this process.

Mr. Martzke then opened the Public Hearing, but there being no one interested in speaking, he closed the Public Hearing and asked for further discussion.

Mr. Martzke called for a motion. Ms. Edie made a motion to forward the Docket to the Board of Supervisors with a recommendation of approval. Mr. Cervantes seconded the motion and Mr. Martzke asked for discussion. The motion passed unanimously with no further discussion.

Motion: Motioned to forward the Docket to the Board of Supervisors with a recommendation of Approval. **Action:** Recommend Approval.

Moved by: Ms. Edie **Seconded by:** Mr. Cervantes

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 0)

Yes: Ms. Miller, , Ms. Edie, Mr. Martzke, Mr. Cervantes, Mr. Gregan, and Mr. Greene

No: 0

Abstain: 0

Item 2

PUBLIC HEARING - Docket SU-14-18 (HILL).

This is a request for a Special Use authorization to place an office and storage for operating an existing concrete and aggregate business located on an adjoining parcel to the north of the subject parcel. The parcel is located on Highway 191 north of Elfrida.

Vice-Chair Martzke called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request, using maps, photos, and other visual aids. Mr. Gregan asked about access. Mr. Gardner deferred the question to the Applicant.

Mr. Martzke then invited the Applicant to make a statement.

Ms. Patricia Hill of Elfrida spoke, explaining the nature of the business and her request. Mr. Gregan asked about access, and Ms. Hill explained that the access was existing.

Mr. Martzke then opened the Public Hearing but there being no one interested in speaking, closed the Public Hearing.

Mr. Martzke asked for Commission Discussion. There being none, he then called for a motion. Mr. Greene made a motion to Approve the Docket with the Conditions recommended by staff. Ms. Edie seconded the motion and Mr. Martzke called for a vote. The motion passed unanimously with no further discussion.

Motion: Motioned to Approve the Docket with the Conditions recommended by staff. **Action:** Approve with Conditions.

Moved by: Mr. Greene **Seconded by:** Ms. Edie

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 0)

Yes: Ms. Miller, Ms. Edie, Mr. Martzke, Mr. Cervantes, Mr. Gregan, and Mr. Greene

No: 0

Abstain: 0

Items 3, 4, & 5

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.

Vice-Chair Martzke noted that Staff was had a request regarding these Dockets. Ms. Jesse Drake explained that staff was requesting these Dockets be tabled to a time certain to allow more time for technical analysis based on a request by the Applicant. Mr. Martzke moved to table the three Dockets to the December 10 meeting, Mr. Gregan seconded, and the vote was unanimous.

Motion: Motioned to Table the Dockets to the December 10 meeting. **Action:** Table to time certain.

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

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 0)

Yes: Ms. Miller, , Ms. Edie, Mr. Martzke, Mr. Cervantes, Mr. Gregan, and Mr. Greene

No: 0

Abstain: 0

Item 6

PUBLIC HEARING - Docket Z-14-07 (BLOOMGARDEN). This is a request to rezone a non-conforming residential parcel from R-36 (36,000 sq. ft.) to R-18 (18,000 sq. ft.) on Camino Segundo, south of Sierra Vista.

Vice-Chair Martzke called for the Planning Director's report. Peter Gardner presented the Docket, explaining the background of the request, using maps, photos, and other visual aids. He noted that while the request would generally be considered spot zoning, and therefore discouraged, it was not out of place in the neighborhood, which included many similar parcels, which were Legal Non-Conforming. He also noted that all the parcels were currently developed,

so this request would not lead to an increase in density in the existing neighborhood. The request would simply legitimize the parcel for future repairs.

Mr. Martzke then invited the Applicant to make a statement.

Mr. David Weigel of Bisbee spoke on behalf of the Applicant, noting he was a real estate agent listing the property for sale. He explained the circumstances of the property and why the rezoning was necessary for any sale of the property.

Mr. Martzke then opened the Public Hearing, but there being no one interested in speaking, he then closed the Public Hearing and invited Commission discussion. There being none, he then called for a motion.

Ms. Edie made a motion to forward the Docket to the Board of Supervisors with a recommendation of Approval with the Conditions recommended by staff. Mr. Greene seconded the motion and Mr. Martzke asked for discussion. The motion passed unanimously with no further discussion.

Motion: Motioned to forward the Docket to the Board of Supervisors with the Conditions recommended by staff. **Action:** Forward with recommendation of Conditional Approval.

Moved by: Ms. Edie **Seconded by:** Mr. Greene

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 0)

Yes: Ms. Miller, , Ms. Edie, Mr. Martzke, Mr. Cervantes, Mr. Gregan, and Mr. Greene

No: 0

Abstain: 0

Item 7

WORK SESSION 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 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 proposed document and asked for input from the Commissioners. Ms. Miller presented a written list of questions and concerns to staff. After discussion regarding how to proceed, Mr. Gregan made a motion to direct Staff to cease taking written comments from the Public as of November 30, 2014. Mr. Greene seconded the motion, which then passed unanimously. Staff was directed to prepare all comments for the Commission’s consideration at the next meeting. The Commission concurred with Staffs’ recommendation that a Work Session and a Public Hearing be scheduled at the December meeting, to permit the Commission the possibility of forwarding a recommendation at that time.

PLANNING DIRECTOR'S REPORT:

Planning Director Beverly Wilson stated that there were the tabled three Special Use Dockets, and another Comprehensive Plan work session and public hearing at the next meeting.

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Chair Weissler moved to adjourn, Ms. Edie seconded and the meeting was adjourned at 6:03 pm.



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: November 25, 2014 for the December 10, 2014 Meeting

I. WORK SESSION:

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

II. BACK GROUND:

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

The currently adopted Comprehensive Plan is difficult to read and understand as it is written with a more formal, legal type of language. Staff has been directed to review and update the County's regulatory and policy documents to make them easier for the public and staff to read, interpret and understand. As you are aware, staff has been editing, clarifying, and amending the Zoning Regulations, among other documents, per this direction. Staff has re-written the Comprehensive Plan by incorporating the ideas included in the current plan using today's

language. The Plan was reorganized into goals and policies as many of the ‘comments’ in the current plan are in fact policies. While ‘comments’ were a standard practise in the early 1980’s, now, 35-years later, that term confuses the language and intent.

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

- Article 1 combined 101 and 102 of current plan into section 101 – Title Purpose and Background.
 - Expanded background information.
- Existing plan 102 contained the following development policies:
 - Land Use Activity Policies
 - Transportation Policies
 - Facilities and Services Policies
 - Affordable Housing Policies
 - Water Conservation Goal and Policies
 - Intergovernmental Coordination
 - Federal Government Coordination
- Each of these ‘policies’ contained some “goals,” many “comments,” and more “policies.” This is confusing and hard to interpret.
- The proposed plan section 102 turns these ‘policies’ into ‘Elements’, which include:
 - Land Use
 - Affordable Housing
 - Agriculture and Ranching (new)
 - Economic Development (new)
 - Renewable Energy (new)
 - Federal Government Coordination
 - Intergovernmental Coordination
 - Adequate Facilities and Service
 - Rural Character (new)
 - Transportation
 - Water Conservation
- The former “Policies,” “Goals” “Comments” and “Policies are now organized into “Elements,” “Goals” and “Policies” throughout. This changed the overall flow of the document and clearly spells out ‘what is what’.
- Growth Area Categories (Policy 1 under A: Land Use Activities) was moved to Article 2, 201 of the proposed plan.
- Some reorganization of policies and goals in the Land Use Element
- Certain policies were removed from the old plan because they are more regulatory than policy. Zoning Regulations cover most of these specific wordings. (e.g. #11 from old Plan “Compliance with all applicable rezoning and special use criteria shall create a rebuttal

presumption in favor of a rezoning or a special use. Public input and other significant issues particular to that area may rebut this presumption.) Public involvement was placed in letter I. on Page 6 of new document.

- Light Pollution Code #19 was taken out because it has been created and is mentioned in the intro and in the Rural Character element as the regulatory tool used to implement policy.
- Replaced the word “shall” with the word “should” to ensure that other regulatory documents will not conflict.
- Tried to maintain a positive set of policies as opposed to using a lot of negative language (can’t and don’t).
- Pg 12 #20 “Building Codes” - taken out because it is now regulatory, not policy.
- Transportation section was rewritten into Goals and Policies. Certain wordings were taken out because a lot of language in the current plan is not reality in the county (e.g. – section or mid-section lines).
- Plan Amendments were all relocated to Article 3 – Administration.
- Strategic Plan language incorporated in Water Conservation and Land Use elements.
- Minor edits from input in red ink.
- Photos were added to make the document more appealing.
- Sidebars were added to aid in understanding the document in a graphic way.

While several comments have been received regarding the use of ‘track changes’ on this document, staff does not have that ability as the document has been rewritten in a program that does not allow “track changes”.

III. PUBLIC COMMENT:

Staff was directed to use the comments garnered through the 2007 – 2008 Envisioning 2020 process, during which staff held thirteen meetings throughout the County, resulting in a report now found on the Cochise County website. This report details the types of discussion prompted by staff and the comments received at these meetings. That data prompted the creation and inclusion of three new Elements in the Comprehensive Plan that were considered important issues the public felt should be addressed with policies for the future of the County. Those new elements include: Rural Character, Agriculture and Ranching, and Economic Development. The Renewable Energy element was mandated by Statute when the county exceeded the 125,000 population threshold.

Prior to producing a draft Comprehensive Plan document that could be presented to County residents, staff was directed to take the preliminary document for public review at five meetings in the summer of 2014. Staff held open houses in Douglas, Willcox, Benson, Sierra Vista, and Bisbee. The open houses did provide some input from the public but more significantly, an on-line public survey was opened by staff which has generated hundreds of comments.

In addition, staff has received specific comments identified as follows:

Comments from Robert Weissler with Mary Darling’s comments.

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

Comments from Mary Darling, Consultant to Cochise County

Mary was asked to review the *F. Federal Government Coordination Element* also by the PLAC and staff.

1. Comments from the Public through Survey Monkey

These comments were taken directly from the on-line survey.

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

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

3. Comments from Anna Lands

This set of comments was also sent to the PLAC, who will be submitting their comments soon.

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

This set of comments includes staff's replies. These comments were also given to the PLAC for their response.

Questions from Commissioner Miller with staff's replies

Ms. Miller handed these comments and questions to the Commission at the October meeting. Staff has included replies and answers to this document.

IV. SUMMARY AND CONCLUSION

As stated above, staff is seeking direction from the Commission on final editing for the Comprehensive Plan, and if the Commission reaches a consensus staff is seeking a vote to forward this Comprehensive Plan to the Board of Supervisors.

V. ATTACHMENTS

- A. CDO Comments dated 11.12.14

**PLAC Steve Saway responses to citizen comments
Received November 19, 2014**

RE: Anna Lands comments:

Page 1, paragraph 2

101—Title, Purpose, and Background

Saway comment: Suggest the second sentence be re-worded or replaced by text from the Arizona Revised Statutes, section 11-804, part A, to clarify the legal language. See this text from the statute: “The comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the area of jurisdiction pursuant to the present and future needs of the county. The comprehensive plan shall be developed so as to conserve the natural resources of the county, to ensure efficient expenditure of public monies and to promote the health, safety, convenience and general welfare of the public.”

Page 1, last paragraph

101—Title, Purpose, and Background

Saway comment: Keep the original language.

Page 10, paragraphs 1 and 2

102 – Comprehensive Plan Elements—Goals and Policies

C. Agriculture and Ranching Element

Saway comment: The suggested changes remove important content. Keep the original language.

Page 10, Policy b.

Anna Lands: at end of sentence add: “,with consideration for water resources.”

Saway comment: Concur.

Page 14

F. Federal Government Coordination Element

Goal 1. And Policies a. through e.

Saway comment: Keep the original language except use Mary Darling’s change for para c..

Page 15 -- San Pedro Riparian National Conservation Area (SPRNCA)

Goal and Policies

Saway comment: Keep the original language.

Page 15 -- Other Federal Lands—paragraph 1

Saway comment: Keep the original language.

Page 15 -- Other Federal Lands—Goal 3

Saway comment: Keep the original language.

Page 16 -- Other Federal Lands—Policies

- a. Wilderness Designations i., ii, iii, iv and v
- b. Other Designations i and ii

Saway comment: Keep the original language.

Page 16 --Policies

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

Saway comment: Keep the original language.except use Mary Darling's changes for para iii and para iv.

Page 17

d. Public Access, RS 2477 Roads

Saway comment: Keep the original language except use Mary Darling's change for para ii and in para iii consider replacing the word "will" with "may" in the first sentence.

Page 17

e. Land Exchanges, Acquisitions, and Sales

Saway comment: Keep the original language.

Page 18

g. Wildlife

Saway comment: Keep the original language except for para iii use Mary Darling's change.

Page 19

h. Forage Allocation/Livestock Grazing

Saway comment: Keep the original language except use Mary Darling's change for para iii and add her new para iv.

Page 19

i. Off Highway Vehicles (OHVs)

Saway comment: Keep the original language or perhaps modify para iii as follows: The non-recreational use of OHVs, such as development and livestock operations, should be provided reasonable accommodation in federal and state land management plans unless restricted by law.

Page 19

G. Intergovernmental Coordination Element

Saway comment: Keep the original language.

RE: Mary McCool comments

Page 12. Under D1, Policies, add a new subparagraph h: “Support diverse, outdoor recreational opportunities in the “Land of Legends” to enhance tourism and quality of life, e.g., the Arizona National Scenic Trail, birding destinations, historic and cultural attractions, etc.

Page 14. Under F1, Policies, revise para b to read: “Encourage public access to public lands for diverse, multiple uses while emphasizing responsible practices, e.g., Leave No Trace, Tread Lightly, etc., to preserve and protect resource values.”

Page 15. Under “Other Federal Lands”, add in the fourth line of the paragraph the word “recreational” after the word “historical”.

Page 18. Under para f, Recreation and Tourism, add a new subparagraph v: “Due to the large expanse of federal public lands within the County, opportunities for recreation and tourism must be supported by an adequate system of roads that provide vehicular access to and through the federal public lands.”

Page 19. Under para i., Off-Highway Vehicles (OHVs), add a new subparagraph iv: “Federal Travel Management Plans should consider the growing popularity of OHV recreation and provide reasonable and responsible opportunities for OHV uses.”

WE ARE ALSO ADDING THE FOLLOWING WHICH MIGHT ALSO NEED TO BE VETTED BY PLAC:

Page 6, Para 3l. Add a new subparagraph vi: “Roads or easements that provide public, vehicular access to public lands.”

Page 4, Goal 2. Add at end of the sentence “recreational resources; trail corridors; and access linkages to public lands.”

Saway comment: Concur with all comments as submitted by Mary McCool.

RE: Robert Weissler comments

F . Federal Government Coordination Element
page 16, iii. under Policies a. Wilderness Designations

Saway comment: Keep the original language. The 1984 and 1990 Wilderness Acts already designated large tracts of wilderness throughout Arizona including Cochise County. Among the 50 states, Arizona ranks number 4 in the amount of wilderness acreage (4.5 million acres), surpassed by only Idaho, California, and Alaska (source: www.wilderness.net). In this context,

additional wilderness proposals could further restrict public access, use, and enjoyment of lands that are best managed for multiple uses as well as harm the economic health of rural communities. Wilderness restrictions could also impact the ability of federal land management agencies to conduct vegetation treatments that require motorized or mechanized equipment, thus impacting forest and rangeland health.

page 16, i. and ii. under b. Other Designations

Saway comment: Keep the original language.

the bottom of page 16 and the top of page 17, i. and ii. under c. Introduced, Threatened, Endangered and Sensitive Species, Recovery Plans, Experimental Populations and Related Guidelines and Protocols

Saway comment: Keep the original language.

page 17, iii. and iv. under d. Public Access, RS 2477 Roads

Saway comment: Keep the original language or perhaps replace the word “will” with “may” in the first sentence of para d(iii).

page 17 under e. Land Exchanges, Acquisitions, and Sales, i., ii., and iii.

Saway comment: Keep the original language.

page 18 under g. Wildlife, iii.

Saway comment: Use the language provided by Mary Darling as follows:

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

page 19 under i. Off Highway Vehicles (OHVs), iii.

Saway comment: Recommend keeping the original language or perhaps a modification as follows: The non-recreational use of OHVs, such as development and livestock operations, should be provided reasonable accommodation in federal and state land management plans unless restricted by law.

page 19 under G. Intergovernmental Coordination Element

Saway comment: Keep the original language. The existing language includes “the resources” in that sentence, so believe the environment is covered there.

Millican's comments on Anna Lands' comments

Article 101:

- 1) Agrees with addition of "natural resources" to second paragraph.
- 2) Rejects language to restrict other agencies as impractical.

Article 102, Element C, Land Use

- 3) Agrees first paragraph should be County Specific.
- 4) Agrees that "by right" should be removed, but for opposite reason. Feels it is already implied by law.
- 5) Policy B - Rejects change, as water element exists

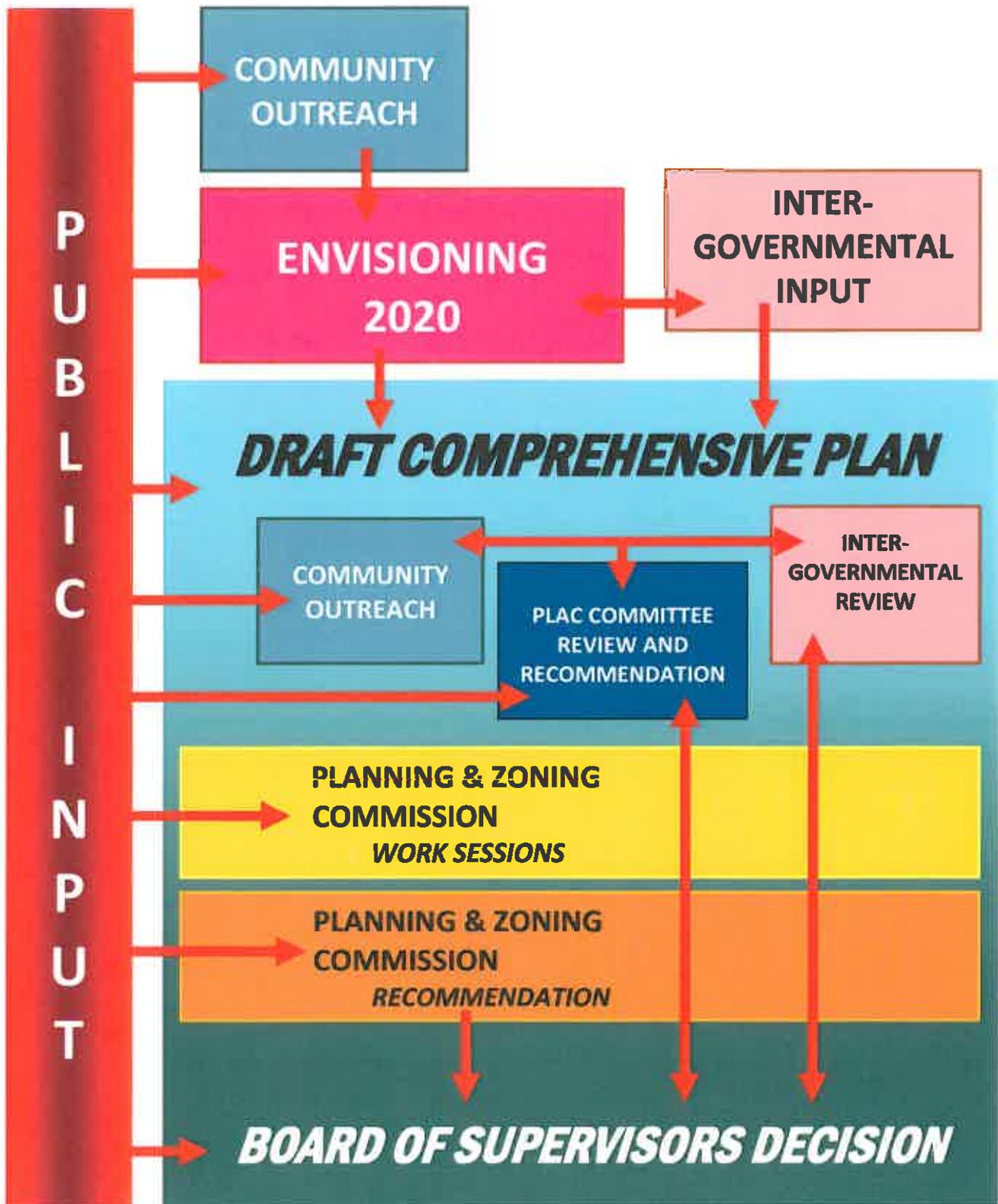
Article 102, Element F, Federal Government Coordination

- 6) Goal 1 – Rejects change, as existing language is stronger.
- 7) Rejects changes to policies regarding grazing, OHVs, and public access, etc.

Article 102, Element I, Rural Character

- 8) Minor wording changes to policies. Rejected the addition of "for recreation" and suggested changing "must be used" to "may be permitted".

THE COMPREHENSIVE PLAN PROCESS



Wilson, Beverly

From: JOHN MILLICAN [j2dbmill@msn.com]
Sent: Tuesday, November 18, 2014 9:28 AM
To: Wilson, Beverly
Subject: Weissler comments

Beverly,

At our last PLAC meeting a review document of the Weisler comments by M. Darling was passed around. After review, I agree with Mary's comments relating to Mr. Weissler's review.

I believe this and the earlier comments I sent in are the only ones needed by the committee. If I have missed something please let me know and I can review as needed.

Thanks.

John

Wilson, Beverly

From: JOHN MILLICAN [j2dbmill@msn.com]
Sent: Tuesday, November 18, 2014 10:37 AM
To: Wilson, Beverly
Subject: RE: Weissler comments

Reviewed Mrs. McCool's comments in relation to original document. Do not believe her changes need to be entered into plan.

John

From: BJWilson@cochise.az.gov
To: j2dbmill@msn.com; GMotter@cochise.az.gov
Subject: RE: Weissler comments
Date: Tue, 18 Nov 2014 16:53:47 +0000

Thank you John – I think there were also some comments sent from Mary McCool. I've copied Gussie on this to make sure. And again, thank you so much for your input.
v/r

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

From: JOHN MILLICAN [<mailto:j2dbmill@msn.com>]
Sent: Tuesday, November 18, 2014 9:28 AM
To: Wilson, Beverly
Subject: Weissler comments

Beverly,

At our last PLAC meeting a review document of the Weisler comments by M. Darling was passed around. After review, I agree with Mary's comments relating to Mr. Weissler's review.

I believe this and the earlier comments I sent in are the only ones needed by the committee. If I have missed something please let me know and I can review as needed.

Thanks.
John

Wilson, Beverly

To: KENMCCOOL@aol.com
Subject: RE: Additional Comments regarding Draft Comprehensive Plan

Staff's comments are in red below...

From: KENMCCOOL@aol.com [mailto:KENMCCOOL@aol.com]
Sent: Wednesday, November 12, 2014 8:09 AM
To: Wilson, Beverly
Cc: Searle, Richard; kubiak2u@hotmail.com
Subject: Additional Comments regarding Draft Comprehensive Plan

Beverly,

FRUSTRATION: ON NEW WEBSITE - NO EASY ACCESS TO DRAFT COMPREHENSIVE PLAN!

1. **Access to Suggested Text Revision List, PLAC comments, etc.** We appreciate Survey Monkey results being published. However, since September we have been trying to have the "Suggested Text Revision List" placed on the web or some other means to access. In an October 27th email reminding P & Z of our interest in the above, we were told P & Z Staff were trying to have that information available the next day. To date that has not happened. **Staff misunderstood your request, however, all comments were posted in the November packet for the Planning Commission.**

Please let me know as soon as possible how we might review this list. "Added to suggested text revision list" is a response to over 6 of our specific comments submitted. We want to see other specific comments that were submitted beyond what was recorded by Survey Monkey.

Why was a P & Z Commissioner told this list does not exist? **All Commissioners were provided with the November packet.**

2. **Existing Policy that Must be Included in Draft.** We reviewed staff comments to our submittal in September. Under our comments related to Land Use, we submitted three current policies in the existing plan that we felt needed to be incorporated into the draft, keeping the more precise wording. After staff comment, we could see where two were incorporated into the Draft. We do not agree with the comment for the third:

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. Staff responded that "this was a policy for drafting growth categories. We deleted the policies that are already completed." Growth areas are subject to change so the underlining policy describing what they must reflect should remain. **Noted.**

3. **GIS Technology Essential for Public Information.** The importance of providing support for this valuable tool is essential. GIS maps illustrate existing and projected conditions and communicate planning concepts to residents and decision-makers. They are especially helpful for evaluating land management and policy scenarios and for identifying Environmentally Sensitive Areas. Circulation, landfills, communication towers, high-voltage transmission lines, wind farms, etc. should all be available via updated layers. How can the Policy on page 7 be implemented without increasing the capability of the GIS Department and scope of work: *Significant resource areas such as wildlife corridors, hydrologic recharge areas; floodplains; geologic features, historic, archaeological, or cultural resources should be identified and maintained as map layers in the County's mapping software and available to LANDOWNERS and county staff for consideration when developing new regulations, community plans, or updates to this Plan. Overlay zoning districts should also be maintained as part of the County's official map set and be made available to stakeholders?*

The Planning Division cannot control internal policy.

4. **Discrepancy between Draft Comprehensive Map - Planning Designations for J-6/Mescal and previous maps.** We provided PZ staff a "Planning Designation" map for our area to encourage inclusion of such information in the Comp Plan MAP several months ago. We appreciate the changes in the new draft **BUT** the Planning Designations from our initial documents do not match what is inserted for our area in the new draft revision. On our previous documentation, there is no C-Enterprise. Commercial development in our area was to support needs of the neighboring communities. When did this new Planning Designation get approved/added?

Our map does not have a C-Enterprise either.

5. **Land use/Economic Development Elements:** Need additional guidelines to ensure:

- a. All commercial development is well-designed and compatible with the rural character of the area in which the project is proposed (e.g. The rural character of low-density residential areas is best preserved by encouraging mostly neighborhood businesses rather than regional commercial businesses such as shopping/outlet malls, etc).
- b. Industrial development is well designed and environmentally responsible: protecting air and water quality by encouraging only clean industries; maintaining aesthetic quality of community gateways and scenic corridors by discouraging industrial uses in these areas.
- c. Minimize the impacts of locally undesirable land uses on the environment and community character by working closely with applicants for landfills, communication towers, high-voltage transmission lines that constitute a real or perceived nuisance. **Noted.**

6. **Taking Time to See What is Missing:** When over 50% of those taking the survey indicate that the current draft only somewhat/or does not adequately address the issues, perhaps it is time to slow the process and take a look at what is missing. The CDO study group had difficulty with the new format and wording of policies/goals — upon further research, it was not so much with the format as it was with just not enough information. We researched until we found an Arizona County Comp Plan that used the same style of writing policies, but gave a greater sense of including sufficient information. We are attaching the Table of Contents for the Cochise County Plan and the Table of Contents for the Coconino Plan. We are now in the process of comparing - we would greatly appreciate the decision-makers in P & Z and BOS to do likewise.....the Comp Plan is just too important to rush the process. **Noted.**

7. **IF THE TIME LINE IS NOT TO BE EXPANDED:** We think it is essential to allow for more input from the public on projects by changing the amendment process. This is also important because it is not clear how the following current draft language will allow the county to implement undesirable changes in rural areas: 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.

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.

We propose changing the definition or criteria for a major amendment. Current draft language:(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.**)

Change area to 200 acres or more. **Noted.**

Sincerely,

Mary McCool, Chair
J-6/Mescal CDO
3111 W. Clark Road
Benson, Arizona 85602

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PHILIP CROSBY

"If anything is certain, it is that change is certain. The world we are planning for today will not exist in this form tomorrow."

