



**Cochise County  
Community Development  
Highway and Floodplain Division**

*Public Programs...Personal Service*  
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**MEMORANDUM**

**Date:** 7/19/2017  
**To:** Board of Supervisors  
**Through:** Karen Riggs, Director *KR*  
**From:** Terry Couchenour, GIS Analyst *TC*  
**Subject:** Adding road segments to maintenance in the Parker Lake area

**Recommendation:** The Highway and Floodplain division recommends accepting public right-of-way and adding segments of Coronado Trl and Montezuma Pl adjoining Parker Lakeview Estates to the Maintained Road System.

**Background (Brief):** Parker Lakeview Estates is a 1962 subdivision located east of Parker Lake. The subdivision is within an enclave of private property surrounded by Coronado National Forest.

Previously the County maintained all roads within this enclave with the exception of the Forest's Montezuma Canyon Rd/Coronado Trl and Arizona Department of Transportation's Highway 83/Parker Canyon Rd. In 1992 resolution 92-92 was adopted and removed road segments outside of the subdivision from maintenance as part of an overall review of County maintained roads. These road segments lacked known recorded right-of-way; however residents and the County continued to use the road segments in order to access the subdivision. Within the past few years a neighbor, west of the subdivision, blocked off S Coronado Trl from W Coronado Trl to Parker Canyon Rd. This access route, one of four routes into the subdivision, traversed his parcel and the property owner desired to develop this land. The subdivision property owners filed a lawsuit against the neighbor and a settlement resulted in granting easement rights to the subdivision and to the public. The settlement easement rights included the blocked off access as well as W Coronado Trl, the rest of S Coronado Trl and W Montezuma Pl up to the subdivision boundary.

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The department became interested in public access in general, to connect to the County maintained portion of Montezuma Pl. However the settlement easement alignments were not in the most ideal location for future maintenance. During this time the neighbor also requested a rezoning of his property. As a condition of rezoning the County requested that the property owner more appropriately grant public right-of-way in anticipation of a future Board action to consider if the access should be public and County maintained. The department filed a disclaimer of public interest in the settlement easement and, to satisfy the rezoning condition, the neighbor re-aligned, surveyed and signed a second easement for the public. The action today is if the rezoning condition easement should be accepted by the public and added to County maintenance.

The department is in support of adding certain segments back into the maintenance system, namely those three segments outside the subdivision that allow access from S Coronado Trail to the three subdivision roads currently maintained by the County, namely W Montezuma Pl, W Coronado Trl, and S Coronado Trl. (Most of the County maintained subdivision roads can be accessed from Forest roads; however Montezuma Pl cannot be accessed unless crews traverse road segments on the neighbor's property). The department does not support adding all settlement road segments as any addition further burdens the maintenance system. The department is considering W Coronado Trl, S Coronado Trl from W Coronado Trl, and Montezuma Pl solely due to access to the maintained portion of Montezuma Pl.

If approved, the road segments will be added as Primitive Roads. Maintenance is anticipated to be similar to the existing Parker Lakeview Estates subdivision road segments. Maintenance cost of the current road segments is less than \$1,000 per year.

**Fiscal Impact & Funding Sources:** Maintenance cost is anticipated to be less than \$1,000 per year and will be provided from HURF.

**Next Steps/Action Items/Follow-up:** Upon Board adoption of the resolution and acceptance of the grant of easement, no further Board action is required. Highway and Floodplain division staff will add the road segments to maintenance.

**Impact of Not Approving:** If the resolution is not adopted, the grant of easement will be destroyed, the road segments will not be added to maintenance and crews will be required to traverse private roads in order to access County maintained subdivision road, Montezuma Pl.

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