

COCHISE COUNTY
**Comprehensive
Plan** CP 2045

Planning & Zoning Commission Work Session

Securing a vibrant, resilient, and inclusive future by preserving the county's unique rural character, encouraging appropriate economic growth, and ensuring the efficient use of natural resources

October 8, 2025

Adopted XX/XX/XXXX



Our Vision for 2045

Vibrant

Thriving communities with diverse economic opportunities and strong local businesses supporting residents of all ages.

Resilient

Sustainable infrastructure and resource management that adapts to climate challenges while preserving our natural heritage.

Inclusive

Equitable access to housing, transportation, and services for all residents, from rural areas to growing communities.





Community-Driven Planning Process

Our comprehensive plan reflects the voices of residents across Cochise County through surveys, website feedback, and community meetings. The Comprehensive Plan 2045 process featured one of the most robust engagement efforts in Cochise County's history. From mid-2024 to fall 2025, the project website had over **4,100 visits**, with more than **400 contributions** and **360 registered participants**. Residents engaged through **11 online tools**, including surveys on growth, housing, and water resources. . The County also hosted **nine public meetings** between October 2024 and March 2025

Key priorities identified:

- Housing affordability and availability
- Preserving rural character and landscapes
- Water security and conservation
- Infrastructure improvements
- Youth retention and economic opportunity



Growth Projections & Trends

0.27%

Annual Growth Rate

Modest, sustainable growth compared to
Arizona's statewide average of 1.1%
annually

6,200+

Square Miles

Diverse topography spanning desert
valleys, mountain ranges, and riparian
corridors

Our measured approach to growth ensures we can maintain the rural character
residents value while providing opportunities for sustainable development.



Land Use & Growth

Strategic Growth

Smart Growth, Right Places

Direct development toward areas with existing infrastructure while protecting our rural landscapes and natural beauty.

Investing in People, Powering Industry

Build workforce skills, expand regional trade partnerships, and support key industries driving local prosperity.

Land Use & Growth Element

Preserving Our Natural Heritage

Healthy Land, Healthy Life

Encouraging scenic easements and sustainable farming practices that preserve our agricultural heritage while protecting natural landscapes.

Power from the Sun

Maximizing solar access in new developments and retrofitting public buildings with renewable energy systems.

Showcase Cochise

Promote heritage tourism, celebrate local events, and leverage dark sky initiatives.



Land Use & Growth Element

Military Compatibility & Resource Management

High-Flying Safety, Grounded Planning

Ensure land use compatibility near military installations while supporting defense missions critical to our regional economy.

Rocks, Resources, Resilience

Manage aggregate resources responsibly and support compatible industrial uses that benefit local communities.

Every Community Counts: Equitable, Informed Planning

Use Regional Community Profiles to guide data-driven, equitable decisions for sustainable coordinated land use.





Circulation Element

Connected Transportation Network

01

Preserving Rails, Promoting Mobility

Maintain and repurpose rail corridors for freight transport, recreational trails, and heritage tourism opportunities.

02

Aviation for Growth and Access

Enhance county airports and coordinate regionally for safe, integrated aviation supporting economic development.

03

Move by Foot and Wheel

Expand connected bike and pedestrian routes for daily commuting, recreation, and tourism across communities.



Circulation Element

Transit & Infrastructure Partnerships

Connect Through Transit

Maintain and expand transit services with equitable access for seniors, low-income residents, and rural communities, including innovative cross-border connections.

Paving the Way Forward

Prioritize roadway maintenance and strategic upgrades for enhanced safety, traffic flow, and regional connectivity.

Driving Improvements Through Partnerships

Use public-private partnerships and special districts for road improvements.

Water Resources Element

Water availability is Cochise County's most pressing challenge, requiring immediate action and long-term planning.

Current Sources

Groundwater aquifers, surface water (San Pedro River, Parker Canyon Lake), reclaimed effluent

Key Challenge

Declining aquifer levels, climate stress and drought threatening long-term sustainability, intensive use by key industries



Water Resources Element

Five-Point Water Strategy



Keep the Water Flowing

Coordinate with ADWR, municipalities, irrigation districts, and private providers



Pure & Protected

Safeguard water quality through best management practices, source protection, and land use coordination



Use it Wisely

Promote conservation, efficiency measures, effluent reuse, stormwater capture, and recharge projects



Recharge & Restore

Protect aquifers and restore riparian systems for natural water storage, Participate in CCRN initiatives



Plan Ahead

Build resilience to drought and climate change through adaptive management, evaluate emerging supply strategies (desalination, inter-basin transfers, advanced reuse)



Energy Element



Harness Wind, Capture Sun

Encourage renewable energy projects on suitable sites with minimal environmental impacts and maximum local economic benefits.



Power Smart, Power Efficient

Promote high-efficiency buildings, retrofits, and comprehensive energy-saving programs for homes and businesses.



Solar Together

Support community solar initiatives, distributed generation, and targeted outreach to expand renewable access for all residents.

Public Services & Facilities Element



Safe, Secure, Ready Law Enforcement

Plan for jail expansion and facility modernization to ensure community safety and operational efficiency.



Strong Fire & EMS Services

Strengthen collaboration, integrate emergency planning, and support sustainable funding for comprehensive emergency services.



Healthy Communities, Connected Care

Ensure access to hospitals and clinics, coordinate medical transportation, and support strategic healthcare facility expansion.



Public Services & Facilities Element

Modern, Humane Animal Services

Maintain comprehensive animal control, support local shelters, and partner with nonprofits for spay/neuter and adoption programs.

Libraries & Community Centers for All

Promote multi-use facilities, expand educational programs, and enhance outreach services, especially in underserved rural areas.

Housing Element



Safe, Healthy, and Energy-Efficient Homes

Supporting home rehabilitation, energy upgrades, and assistance for low- and moderate-income homeowners



Build Smart, Live Green

Leading with sustainable, energy-efficient building practices and updated building codes



Homes for Every Budget

Identifying suitable land and adjusting zoning to promote affordable housing development



Housing Element

Neighborhood Revitalization

Revitalize Our Neighborhoods

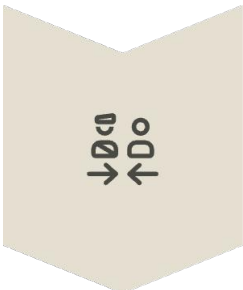
Strategic investment in infrastructure, code compliance, and enhanced waste services will transform distressed areas. Community engagement remains central to successful revitalization efforts.

Affordable Homes for Renters

Expanding rental assistance programs and reducing housing insecurity through policies aligned with state affordable housing initiatives.

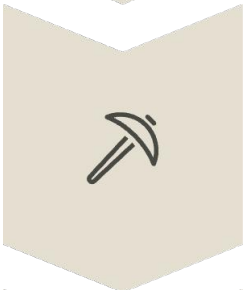


Economic Development Element



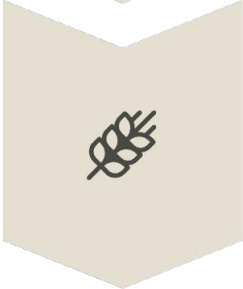
Power Up the Economy – Support Military & Defense Jobs

Partnering with Fort Huachuca and local businesses to retain and attract defense and high-tech employment



Digging for Success – Expand Mining & Resource Opportunities

Promoting responsible mining, streamlining permitting processes, and supporting local supply chains



Grow Our Fields – Strengthen Agriculture & Rural Enterprise

Supporting sustainable farming practices, local food production, and technical assistance for small farms



Economic Development Element

Film & Fame – Grow the Creative Economy

Attracting film and media production, building local support services, and maximizing economic benefits from our unique landscapes.

Build Skills, Build Jobs – Workforce Development & Training

Aligning education and training programs with industry needs while retaining skilled workers in our communities.

Border Opportunities – Maximize Ports of Entry & Trade

Enhancing port facilities and infrastructure to boost cross-border trade and create local employment opportunities

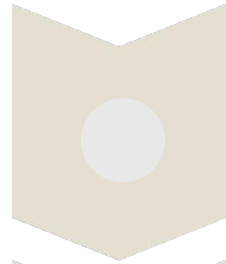
Connect & Compete – Expand Broadband Access Countywide

Improving broadband coverage, digital literacy programs, and integrating connectivity into economic development strategies

Consistency with State Law

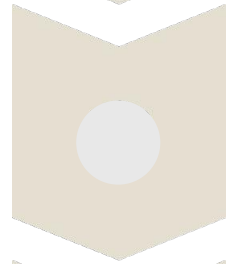
LOCATION	REQUIREMENT	PLAN COVERAGE
LAND USE	Define distribution, density, and intensity of residential, commercial, industrial, agricultural, open space	✓
CIRCULATION	Provide circulation system for cars, freight, transit, bikes, pedestrians	✓
ENERGY	Promote efficiency and renewable energy	✓
WATER RESOURCE	Identify supply sources, project demand, strategies for conservation and new supplies	✓
AIR QUALITY & SOLAR ACCESS	Consider air quality impacts and access to solar in land use planning	✓
AGGREGATES/MINING	Identify and protect access to mineral/aggregate resources	✓
AMENDMENTS	Provisions identifying changes or modifications that constitute amendments / major amendments	✓

Next Steps/Adoption



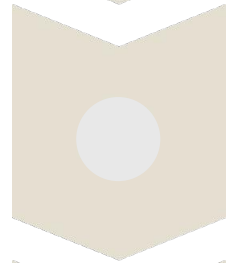
November Work Session Follow Up

Gather Input, Authorize 60-day Review



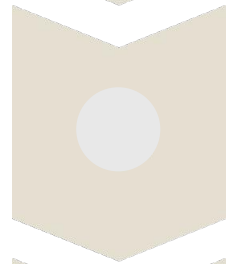
Agency & Local Review

Post on website, share draft with state agencies, SEAGO, military, neighboring counties, city/town in the county, additional public meetings



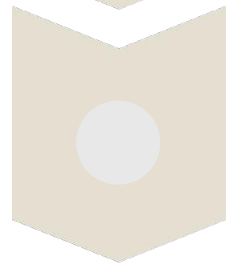
Planning Commission Hearing (February)

Commission recommends plan to Board of Supervisors.



Board of Supervisors Hearing

Board may adopt as-is or send changes back to Commission. Adoption by resolution



Follow up

Valid for **10 years** → must be readopted or updated.