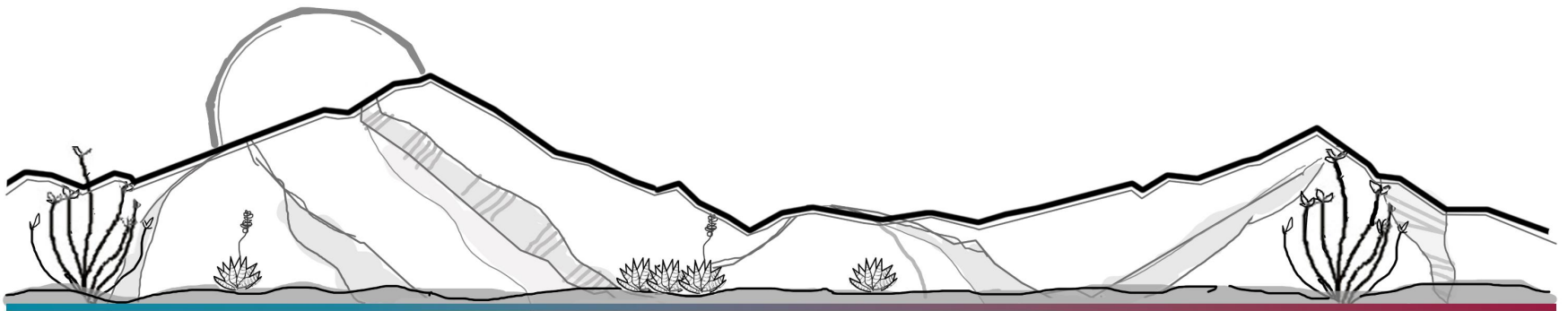


Work Session: CP 2045

April 9, 2025
Planning & Zoning Commission &
Board of Supervisors



Agenda

Intro & Overview

Land Use & Growth

Circulation

Water

Energy

Open Space

Housing

Economic Development

Area Plans & MDPs

Amendments & Implementation

Appendices

Direction & Discussion

Intro & Overview



1: INTRODUCTION & OVERVIEW

OUR PAST

The documented history of Cochise County dates back at least 13,000 years to the time of the Clovis people. Clovis people, who were so named from a unique type of projectile point called a "Clovis point" first found near Clovis, New Mexico, were hunters of extinct megafauna including, most notably, the mammoth. Evidence of their nomadic existence has been discovered throughout North America; however, the San Pedro Valley area of Cochise County has the highest concentration of "kill sites" associated with the Clovis people of anywhere in North America. It's believed that they continued to inhabit Cochise County until the end of the last ice age, around 10,000 BC.

During the late 19th Century, Cochise County was the setting for many conflicts between native Apache inhabitants, settlers, and the United States Army, which was sent to the region to protect the settlers.



These battles, between the Apache and the United States Army, are known as the Apache Wars. Cochise County's name is derived from the Chief of the Chokonen band of the Chiricahua Apaches. Chief Cochise led the Apache until his death in 1874. He was succeeded by Chief Geronimo, who ultimately surrendered to the United States government in 1886. In all, the wars lasted from 1861 to 1886 and consisted of hundreds of ambushes, raids, massacres, and military battles. Between 1856 and 1876, no fewer than eleven army posts, including Fort Huachuca, were established to guard settlers in the region from the Chiricahua Apache. Fort Huachuca, was established on March 3, 1877, by Captain Samuel M. Whits.

In 1880, the Southern Pacific transcontinental railroad was laid across the Cochise County and railroad stations were



1: INTRODUCTION & OVERVIEW

HISTORICAL LAND USE DEVELOPMENT

Prehistoric and Indigenous: Cochise county was originally home to various Indigenous groups, including the Apache. Early land use patterns were characterized by sustainable practices like hunting, gathering, and limited agriculture. Development was concentrated near water sources.

Late 1800s-early 1900s (Mining): The late 19th century saw a mining boom, with significant mineral discoveries (e.g., copper, silver, and gold) driving settlement. Towns like Bisbee, Tombstone, and Douglas emerged as hubs for mining and processing. Mining activities created dense, urbanized pockets of development. These towns were often located near ore deposits, leading to concentrated industrial land use with associated worker housing.

1900-1950 (Agricultural Expansion): With advancements in irrigation and water infrastructure, the county witnessed the growth of agricultural land use, particularly in the Sulphur Springs Valley. Farming and ranching became dominant activities, shaping rural land use patterns. Small agricultural communities and farmsteads dotted the landscape, relying on groundwater resources and fertile soils in valley regions.

1950-1980 (Military Influence and post-war suburban growth): The establishment and expansion of Fort Huachuca near Sierra Vista significantly influenced land use. The fort spurred residential and commercial development in the surrounding areas, contributing to the urbanization of Sierra Vista. After World War II, Cochise County experienced suburban expansion, particularly in areas like Sierra Vista and Douglas. Improved transportation infrastructure facilitated additional commuter settlements.

1980s- present (Contemporary development trends):

- **Urban-Rural Divide:** Growth has become increasingly concentrated in urban centers like Sierra Vista, Benson, and Bisbee, while rural areas remain sparsely populated.
- **Retirement and Tourism:** Cochise County has increasingly become a destination for retirees and tourists, particularly in historical towns like Bisbee and Tombstone. This has spurred commercial and residential development catering to these populations.

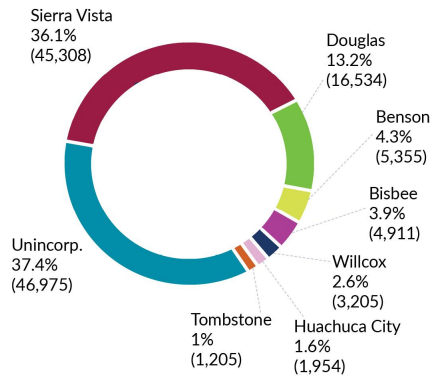
Intro & Overview



1: INTRODUCTION & OVERVIEW

COUNTY DEMOGRAPHICS

Table X: Population by Municipality [▼]



In terms of population, nearly three-quarters (73.2%) of Cochise County residents either live in unincorporated Cochise County or Sierra Vista. The remaining 26.5% of the population lives in one of the six other municipalities.

Table X: Gender of Residents [▼]



The proportion of males to females in Cochise County is comparable to statewide percentages. However, the number of males is a little higher in the County when compared to the nationwide average of 49%.

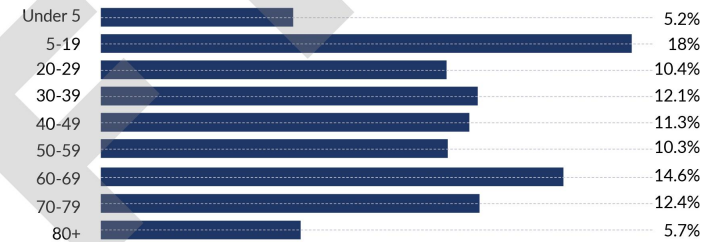
Source: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>



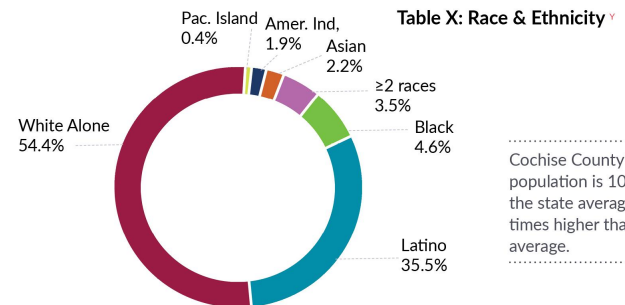
1: INTRODUCTION & OVERVIEW

COUNTY DEMOGRAPHICS

Table X: Age of Residents [▼]



The median age of Cochise County residents is 44. This is 10% higher than the statewide average of 39.3. Minors (individuals under the age of 18) make up 20% of the county population.



Cochise County's latino population is 10% higher than the state average and 1.5 times higher than the national average.

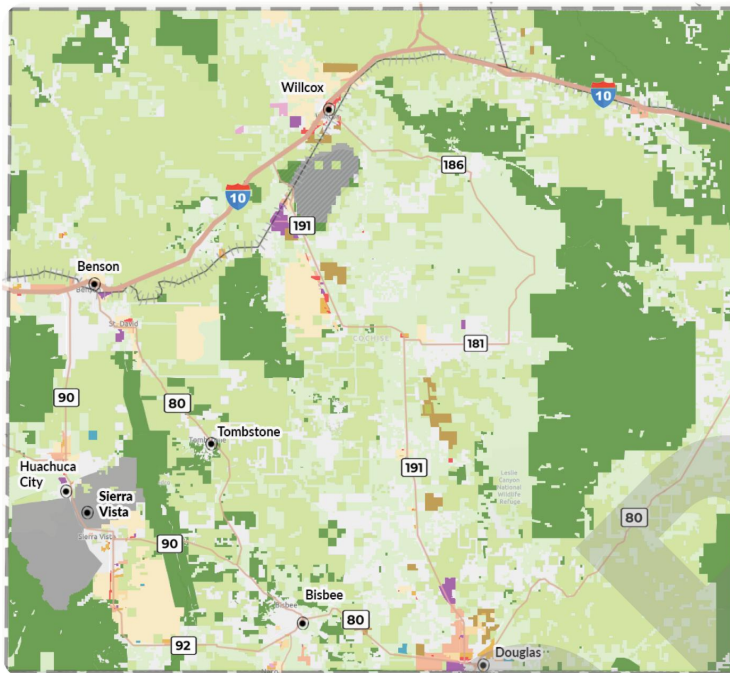
Source: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>

Land Use & Growth



2: LAND USE & GROWTH ELEMENT

MAP X: FUTURE LAND USE MAP



- Farm or Ranch
- Rural
- Antiquated Subdivision
- Low Density Residential
- Med. Density Residential
- High Density Residential
- Commercial
- Commercial
- Industrial
- Industrial
- Institutional
- Institutional
- Enterprise

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.



2: LAND USE & GROWTH ELEMENT

TABLE X: LAND USE DESIGNATIONS

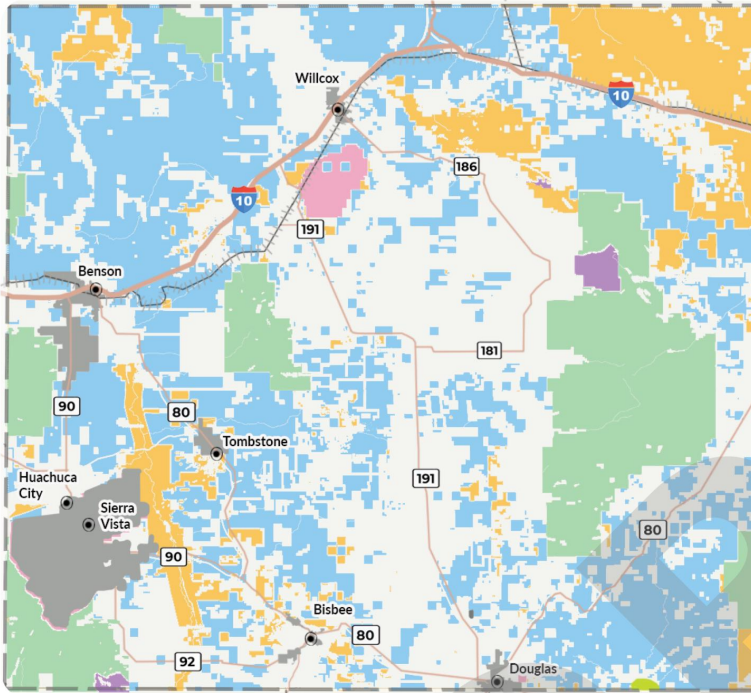
LAND USE DESIGNATION	DESCRIPTION	ALLOWABLE ZONING	DENSITY	MIN LOT SIZE
FARM OR RANCH	Land that is primarily used for farming, ranching, or related agricultural activities as the principal use. It also permits low density residential and other uses defined in the Zoning Code for the respective Zoning Districts.	RU-4, RU-10, RU-18, RU-36	0.02-1 DU/acre (1 DU/36 Acres- 1 DU/4 Acres)	4 acres
RURAL	Land that includes farming as a principal or accessory use, natural resource conservation, and small scale livestock operations along with low density residential and other uses defined in the Zoning Code for the respective Zoning Districts.	RU-2, RU-4, RU-18, RU-36, SM-36 acres, SM-18 acres, SM-10 acres, SM-174, SM-87, SR-36 Acres, SR-18 acres, SR-10 acres, SR-174, SR-87	0.02 DU/acre - 1 DU/36 Acres- 1 DU/Acre)	1 acre
ANTIQUATED SUBDIVISION	Land that includes subdivisions that were developed under older regulations, or even prior to the enactment of zoning in Cochise County, and may no longer conform to current zoning or land use standards. These areas range in terms of amount of current development.	RU-4, RU-10, RU-18, RU-36, SM-36 acres, SM-18 acres, SM-10 acres, SM-174, SM-87, SR-36 Acres, SR-18 acres, SR-10 acres, SR-174, SR-87, SR-43, R-36, SM-18, SR-22, SR-12, R-18, R-9, SR-8, MR-1, MR-2, MH-72, MH-54, MH-36, MH-18	0.02 DU/acre- 24.2 DU/acre	1,800 SF
LOW DENSITY RESIDENTIAL	Land for semi-rural large lot developments with generous distances between residential dwelling units as well as other uses defined in the Zoning Code for the respective Zoning Districts.	RU-2, RU-4, RU-10, RU-18, RU-36, SM-36 acres, SM-18 acres, SM-10 acres, SM-174, SM-87, SM-36, SR-36 Acres, SR-18 acres, SR-10 acres, SR-174, SR-87, SR-43, R-36	0.02 DU/acre- 1.2 DU/acre (1 DU/36 Acres - 1 DU/36,000 square feet)	36,000 SF
MEDIUM DENSITY RESIDENTIAL	Land that provides for an suburban lifestyle with planned, single-family residential neighborhoods as well as other uses defined in the Zoning Code for the respective Zoning Districts.	SM-18, SR-22, SR-12, R-18, R-9, SR-8	1.9 DU/acre - 5.4 DU/acre	8,000 SF

Land Use & Growth



2: LAND USE & GROWTH ELEMENT

MAP X: LANDS OUTSIDE OF COUNTY JURISDICTION



- Arizona State Trust Lands
- Bureau of Land Management
- US Forest Service
- National Park Service
- US Fish & Wildlife
- Military
- Incorporated

Approximately 43.7% of all land is Cochise County is directly under county jurisdiction.

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.



2: LAND USE & GROWTH ELEMENT

LANDS OUTSIDE OF COUNTY JURISDICTION

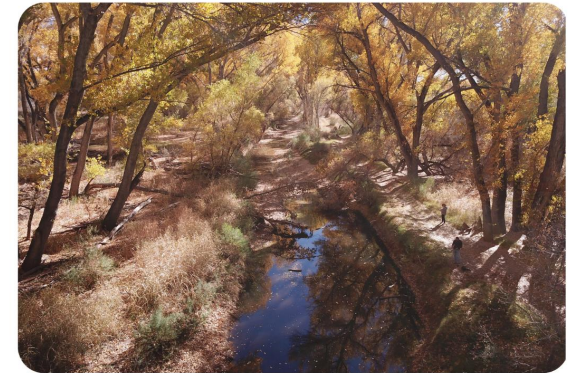
ARIZONA STATE TRUST LANDS

Arizona state trust lands are parcels of land owned by the state of Arizona, granted by the federal government at statehood, and managed specifically to generate revenue for designated public institutions like K-12 schools, universities, and other state agencies. These lands are managed by the Arizona State Land Department, with the primary goal of maximizing revenue through leasing or selling portions of the land.

As stated on the Arizona State Land Department website, "Since ASLD's inception, its mission has been to manage the State's Land Trust and to generate maximum revenues, through prudent planning decisions for the Beneficiaries. All land uses must compensate the Beneficiaries, and be minimally invasive, a fact that distinguishes it from the way public land, such as parks or national forests, may be used. While public use of Trust land is not prohibited, it is regulated to ensure protection of the land and reimbursement to the beneficiaries for its use, as prescribed in the State's Constitution and supporting case law."

- Authority: Lands are managed by the Arizona State Land Department.
- Use: Revenue generation for public institutions.
- Jurisdiction: The county has limited jurisdiction over land use and zoning on state trust lands. However, development proposals for state trust lands typically require coordination with the county for infrastructure, zoning compliance, and adherence to local planning ordinances.

BUREAU OF LAND MANAGEMENT LANDS (Example: San Pedro National Conservation Area)



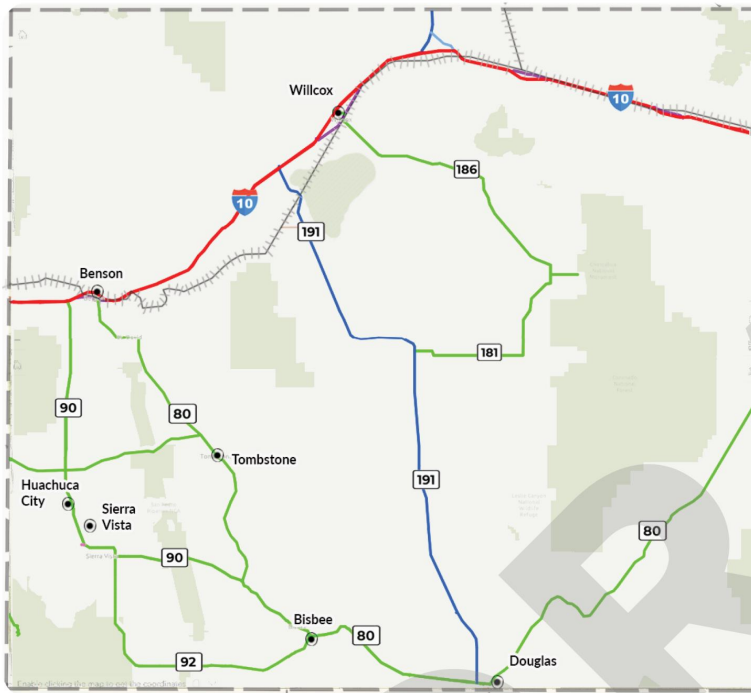
Source: Arizona State Land Department. (n.d.). History of trust land. Retrieved January 23, 2025, from <https://land.az.gov/our-agency-mission/history-trust-land>

Circulation



3: CIRCULATION ELEMENT

MAP X: STATE (ADOT) AND FEDERAL (FHWA)



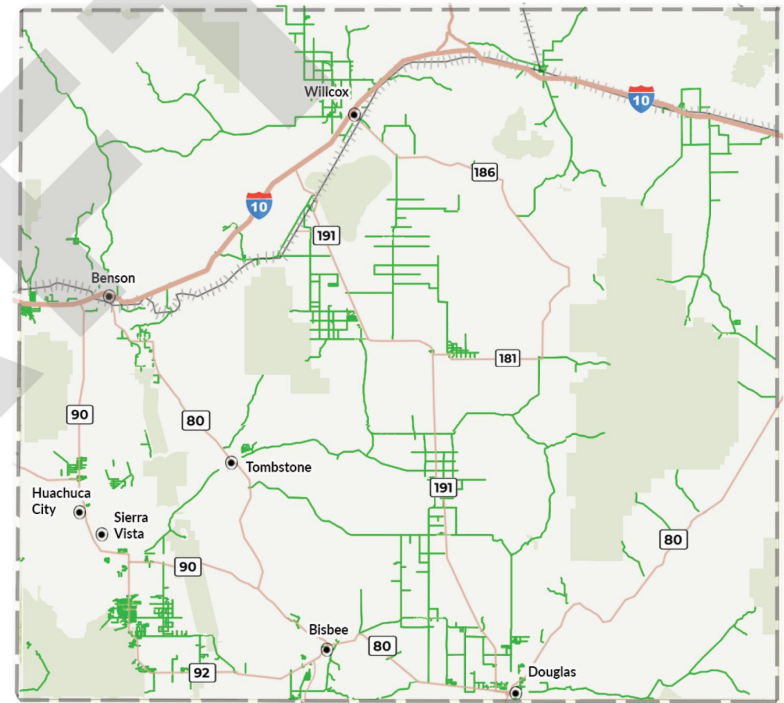
- Interstate (Federal Highway Administration)
- US Route (ADOT)
- US Alternate Route (ADOT)
- State Route (ADOT)
- Business Route (ADOT)

Please see <https://azdot.gov/mapstion/> for the most detailed and up-to-date information.



3: CIRCULATION ELEMENT

MAP X: COUNTY MAINTAINED ROADS



- County Road

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.

Circulation

RAILROADS



Cochise County, Arizona, has a rich railroad history that significantly influenced its development. In 1853, the United States acquired approximately 29,670 square miles of land from Mexico, which included the area that is now Cochise County. This acquisition

facilitated the construction of a southern transcontinental railroad

In 2006, the Surface Transportation Board authorized the abandonment of approximately 76.2 miles of the SPSR line in Cochise County. This included the main track from Benson to Paul Spur (about 67 miles) and the Bisbee Branch (5.6 miles). It was abandoned due to limited freight business at the time and the lack of prospects for future traffic increases.

Following the abandonment, the tracks and related infrastructure were dismantled, and the right-of-way was cleared. The land previously occupied by the railroad is now primarily under private ownership, with some segments under public ownership or conservation easements.

TRANSIT

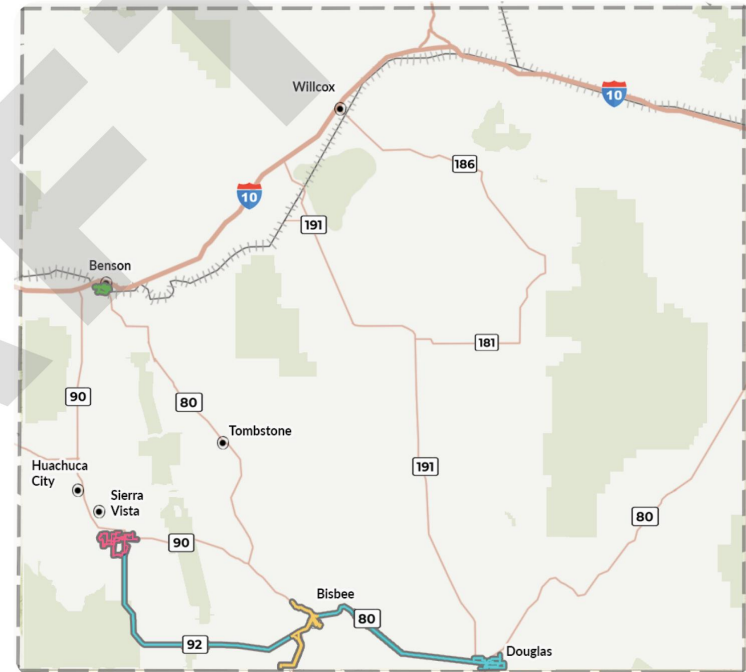
Public transit services are primarily concentrated in urban areas of the county. Several municipalities operate their own systems. While the larger cities of Sierra Vista, Douglas, Benson, and Bisbee offer traditional fixed-route services, Willcox and Huachuca City offer services on a demand-response basis. The following is a brief description of transit countywide:

The Cochise Connection is a public bus service linking the cities of Bisbee, Douglas, and Sierra Vista. The service operates Monday

through Saturday, with routes connecting key locations in the region. All buses are equipped with bike racks and WiFi. Free service is offered to senior and individuals with disabilities.

3: CIRCULATION ELEMENT

MAP X: TRANSIT ROUTES



- Benson Area Transit (BAT)
- City of Bisbee
- City of Douglas (Cochise Connection)
- City of Sierra Vista

Source: Arizona Geographic Information Council. (n.d.). Sun Cloud Data Hub. Retrieved January 30, 2025, from <https://suncloud.azgeo.az.gov/>

Please see <https://suncloud.azgeo.az.gov/> for the most detailed and up-to-date information.

Water Resource



4

WATER RESOURCE ELEMENT



4: WATER RESOURCE ELEMENT

PURPOSE

The water resource element plays a crucial role in managing and ensuring the sustainable use of water resources. Its primary purposes include:

- **Resource Management:** It outlines strategies for managing water supply and demand to ensure a reliable and adequate supply for various uses, including residential drinking water, agriculture, and industrial.
- **Conservation:** It sets guidelines for conserving water resources by promoting efficient usage, reducing waste, and implementing practices that protect and preserve water quality.
- **Quality Protection:** It includes measures to protect water quality from pollutants and contaminants, ensuring that water sources remain safe and clean for all uses.
- **Resilience and Adaptation:** It prepares

for and mitigates the impacts of climate change and other environmental factors that could affect water availability and quality, helping the County adapt to potential challenges.

More specifically, the county is tasked with identifying the following:

- (a) The known legally and physically available surface water, groundwater and effluent supplies.
- (b) The demand for water that will result from future growth projected in the comprehensive plan, added to existing uses.
- (c) An analysis of how the demand for water that will result from future growth projected in the comprehensive plan will be served by the water supplies identified by all legally and physically available water supply or a plan to obtain additional necessary water supplies, if needed.

WATER REGULATION

The Arizona Department of Environmental Quality (ADEQ) is responsible for water quality and tasked with enforcing federal environmental standards. ADWR oversees the use of surface water and groundwater, which are legally distinct though physically interconnected. ADWR regulates groundwater more strictly in Active Management Areas (AMAs) and Irrigation Management Areas (INAs) than areas that do not have these designations.

IRRIGATION NON-EXPANSION AREAS (INA)

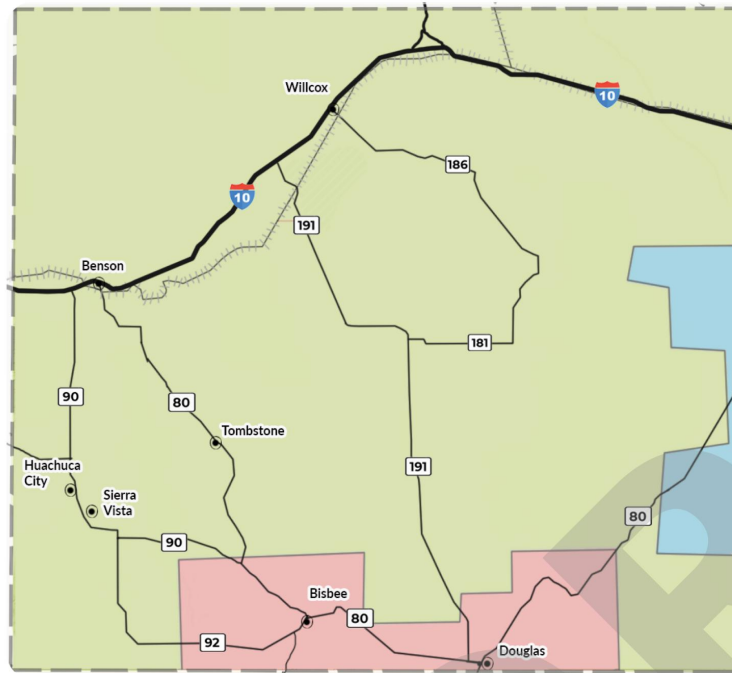
Irrigation Non-Expansion Areas (INAs) are specific regions in Arizona where the expansion of irrigated agriculture is restricted to preserve existing groundwater resources. Established under the 1980 Groundwater Management Act, INAs aim to prevent the initiation of new agricultural irrigation in areas where groundwater supplies are insufficient to support additional demand. Within an INA, only lands that had a history of irrigation prior

Energy



5: ENERGY ELEMENT

MAP X: ENERGY PROVIDERS



- Sulphur Springs Valley Electric Cooperative
- Arizona Public Service
- Columbus Electric Cooperative.

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.



5: ENERGY ELEMENT

MAP X: ENERGY & TRANSMISSION LINES



- 1 - Red Horse 2, Solar PV & Wind Turbine; 81 MW
- 2 - Red Horse 3, Solar PV, 30 MW
- 3 - MN8 Energy LLC, Solar PV, 20 MW
- 4 - AZ Electric Pwr Coop (AEP), Solar PV & BESS, 30 MW
- 5 - Tucson Electric Power (TEP), Solar PV, 18 MW
- 6 - SR McNeal, Solar PV & BESS, 40 MW
- Natural Gas Interstate Pipeline (El Paso Natural Gas)
- SunZia Transmission Line
- Southline Transmission
- Active US Railroad
- AEP, Conventional Steam Coal; Natural Gas Fired Combustion Turbine; Natural Gas Steam Turbine, 548 MW
- Arizona Public Service (APS), Petroleum, 15 MW

Source: U.S. Energy Information Administration. "All Energy Infrastructure and Resources." U.S. Energy Atlas. Accessed February 6, 2025

Open Space



6: OPEN SPACE ELEMENT

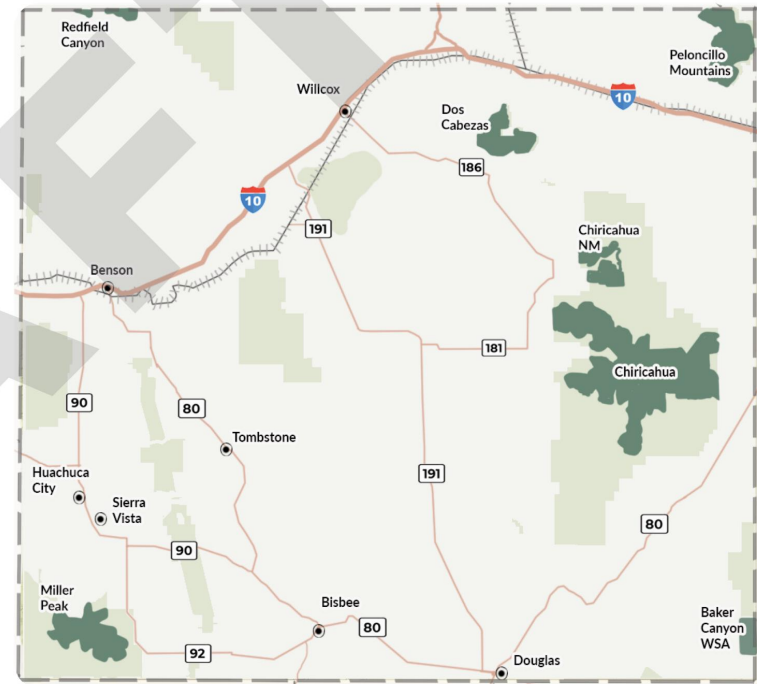
WILDERNESS AREAS

WILDERNESS AREA	DESCRIPTION	ACRES
BAKER CANYON-WILDERNESS STUDY AREA	The Baker Canyon Wilderness Study Area (WSA) is located approximately 30 miles east of Douglas. While it is not an official wilderness area designated by the Wilderness Act, it is managed with similar protections to preserve its natural conditions. This area is recognized for its rich biodiversity and serves as a wildlife corridor connecting ecosystems across Arizona, New Mexico, and Mexico	4,812
CHIRICAHUA WILDERNESS	The Chiricahua Wilderness covers the upper slopes and inner canyons of the largest mountain range in the "Sky Island" region and includes the 9,797 foot Chiricahua Peak.	87,700
CHIRICAHUA NATIONAL MONUMENT WILDERNESS	The Chiricahua National Monument Wilderness includes 17 miles of day-use trails. This area is renowned for its unique geological formations, including extensive hoodoos and balancing rocks.	10,290
DOS CABEZAS WILDERNESS	The Dos Cabezas Wilderness Area is managed by the BLM. It offers opportunities for various recreational activities, including hiking, camping, and wildlife viewing.	11,700
PALONCILLO MOUNTAINS WILDERNESS	The rugged Peloncillo Mountains Wilderness sit on the border between Arizona and New Mexico. The historic Butter-field Stage Route forms the southern boundary of the wilderness.	19,440
REDFIELD CANYON WILDERNESS	The wilderness area is situated about 32 miles north of Benson, Arizona, primarily within Graham County. Redfield Canyon lies bound by tall cliffs pocked with eroded caves and while there are no established trails here, but the canyons are suitable for hiking. A substantial portion of the western half of the area is privately owned; permission must be obtained before crossing it.	6,600 total/ approx. 1,400 in Cochise County
MILLER PEAK WILDERNESS	The Miller Peak Wilderness lies between the city of Sierra Vista and the Mexican border in the southern half of the Huachuca Mountains. The Arizona Trail traverses this wilderness before reaching its southern terminus at the U.S./Mexican border.	20,251



6: OPEN SPACE ELEMENT

MAP X: WILDERNESS AREAS



Wilderness Area

Source: University of Montana. (n.d.). Wilderness Areas of the United States. Retrieved January 31, 2025, from <https://umontana.maps.arcgis.com/apps/webappviewer/index>.

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.

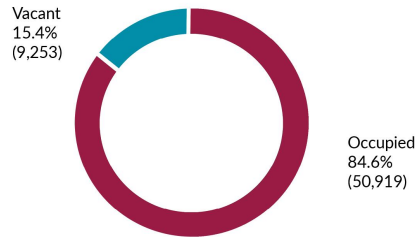
Housing



7: HOUSING ELEMENT

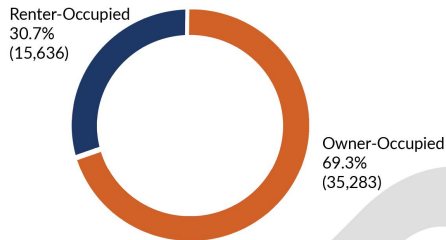
EXISTING HOUSE SUPPLY

Table X: Occupied Vs. Vacant Housing*



Approximately 15.4% of housing units are vacant, which is 5% higher than the statewide average of 10.3%. A housing shortage is typically indicated by a vacancy rate below 5%.

Table X: Renter Vs. Owner-Occupied Housing*



The proportion of owner-occupied housing is 1.6% higher than that of Arizona and 4.1% than the national average. This suggests there is stability in the Cochise County housing market.

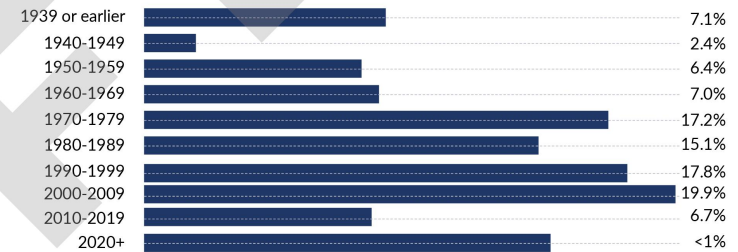
Source: Census Reporter. Cochise County, AZ. Accessed February 26, 2025. <http://censusreporter.org/profiles/05000US04003-cochise-county-az/>



7: HOUSING ELEMENT

EXISTING HOUSE SUPPLY

Table X: Year of Home Construction^Y



The median year of construction of existing homes in Cochise County is 1986. This is similar to the average age of homes in the United States but approximately nine years older than median age of housing stock in Arizona. Older homes, especially those built before 1970, may have unique architectural features and historical value, potentially enhancing their appeal and value, but they often lack energy-efficient features and may have higher maintenance costs.

Overall, while Cochise County has a diverse housing stock, single-family homes constitute a significant majority of the housing stock (66.9%), followed by manufactured homes (19.5%). This distribution suggests a preference for traditional, detached housing units, which is likely influenced by the rural nature of the county.

Moreover, between 1990 and 2000 manufactured home installation increased by 56.9%*. The substantial rise in manufactured homes suggests a trend toward more affordable and flexible housing options during that period.

* Source: Point2Homes. Cochise County, AZ Household Income, Population & Demographics. Accessed February 26, 2025. <https://www.point2homes.com/US/Neighborhood/AZ/Cochise-County-Demographics>

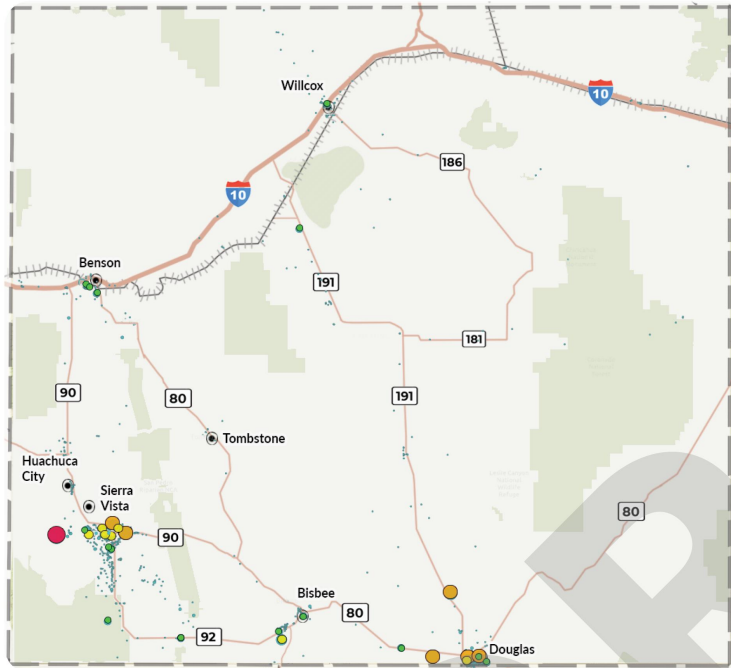
* Source: Arizona Department of Housing. (n.d.). Cochise County housing profile. Retrieved February 26, 2025, from <https://housing.az.gov/sites/default/files/documents/files/hpCOCHISE%2520COUNTY.pdf>

Economic Development



8: ECONOMIC DEVELOPMENT ELEMENT

MAP X: MAJOR EMPLOYERS



- 1,500+
- 500-1,499
- 250-499
- 100-199
- 5-99

Cochise County's employment landscape reflects its rural character, with significant reliance on government and healthcare sectors. In addition, the prominence of Fort Huachuca means that a substantial portion of Cochise County's workforce is concentrated in public administration and defense-related roles.

Please see <https://geo.azmag.gov/maps/azemployer> for the most detailed and up-to-date information.



8: ECONOMIC DEVELOPMENT ELEMENT

MAJOR INDUSTRIES & EMPLOYERS

FORT HUACHUCA

Fort Huachuca, established in 1877, is an Army installation located within Sierra Vista city limits and the largest employer in Cochise County. It currently houses the U.S. Army Intelligence Center and the Network Enterprise Technology Command, serving as a hub for military intelligence and communications. It is also the primary location for developmental testing of all the Army's communication electronics systems and the operational testing of all intelligence electronic warfare systems.

Fort Huachuca also encompasses 946 square miles of restricted airspace and 2,500 square miles of protected electronic ranges.

MINING

The mining industry significantly contributes to Cochise County's economy. A 2014 Economic Impact of the Excelsior Mining Corporation on Cochise County and the State of Arizona, found that \$319.9 million in State revenue was generated directly from the project, and \$756.8 million in economic activity was generated in Cochise County alone X. Statewide, the mining industry remains a major economic driver. In 2020, mining activities in Arizona generated close to 48,000 direct and indirect jobs, with mining

QUICK FACTS*

- Fort Huachuca supports a combined workforce and retiree community of 19,644 individuals.
- In the fiscal year 2022, Fort Huachuca's payroll amounted to approximately \$1.66 billion.
- The fort's operations contributed an estimated \$4.3 billion to Arizona's economy in 2022.
- Approximately 3,188 military retirees reside within a 50-mile radius of Fort Huachuca.

positions being among the highest-paying in the state.

Future Outlook: Although the agricultural and military sectors are more significant contributors to the local economy, the future of mining in Cochise County appears promising. This is helped by the increasing demand for copper driven by advancements in technology and renewable energy. Copper's essential role in electrical applications positions the county to benefit from this growing demand. Projects like the

Source: The Maguire Company and Elliott D. Pollack & Company. Economic Impact of Arizona's Principal Military Operations. Prepared for the State of Arizona Military Affairs Commission, 2023. Accessed March 14, 2025. https://dema.az.gov/sites/default/files/2023-11/2023_

Source: Excelsior Mining Corp. (2014). Excelsior reaffirms positive economic impact of Gunnison project. Gunnison Copper. Retrieved January 24, 2025, from <https://www.gunnisoncopper.com/news/news-2014/excelsior-reaffirms-positive-economic-impact-of-gunnison-project>

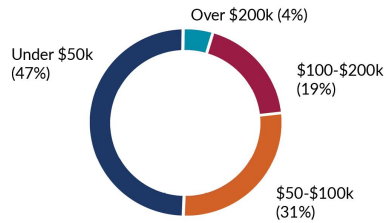
Economic Development



8: ECONOMIC DEVELOPMENT ELEMENT

INCOME & COST OF LIVING

Table X: Median Household Income



The median household income for Cochise County is \$52,025. This is two-thirds of the average for Arizona (\$77,315). The median per capita income is \$29,608, which is three-quarters of the average for Arizona (\$41,290). Moreover, approximately 15.9% of the county population live below the poverty line. This is 25% higher than the statewide level of 12.5%.

Although median household earnings are lower in Cochise County when compared to state and national levels, the county offers a notably affordable living environment. Key aspects of affordability include:

Overall Cost of Living:

- Typical expenses of Cochise County residents are 15.2% lower than the U.S. average and 20.3% lower than Arizona's average.

Income Requirements:

- Single Person: Recommended annual income of \$31,200 to cover basic expenses comfortably.
- Family: Suggested annual income of \$42,840 for a similar standard of living.

Source: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>

Source: Cochise County, AZ Cost of Living. https://www.bestplaces.net/cost_of_living/county/arizona/cochise. Accessed March 10, 2025.



8: ECONOMIC DEVELOPMENT ELEMENT

MAJOR PROJECTS & INFRASTRUCTURE

A NEW PORT OF ENTRY

One of the largest infrastructure projects underway is the construction of a new port of entry in unincorporated Cochise County west of Douglas. A port of entry is a facility that provides controlled entry into, or departure from, the United States for people or materials. Ports of entry house the U.S. Customs and Border Protection and other federal inspection agencies responsible for enforcing federal laws.

Arizona has ports of entry into the United States in six locations along its border with Mexico. The Douglas port of entry is the second-largest commercial port in the state. It is also the sole port of entry between the cities of Douglas and Agua Prieta. Unlike the San Luis and Nogales ports of entry, where commercial and non-commercial traffic is separated, both modes of traffic currently compete at the Douglas port.



Raul Hector Castro Port Of Entry: Douglas is currently served by the Raul Hector Castro Port of Entry, which was originally constructed in 1933. Although this port was subsequently expanded in 1993, more is needed to adequately meet traffic demands and U.S. Customs and Border Protection requirements. Funding has been dedicated to increasing inspection capacity and modernizing the facility.

A Two-Port Solution: A second commercial port of entry in the Douglas area will improve

safety, security, and overall operations at the border. It will simultaneously reduce:

- Overcrowding and commercial truck traffic in downtown Douglas;
- Queuing times for everyone, heading north or south; and
- Conflicts between commercial trucks and non-commercial vehicles will increase pedestrian safety.

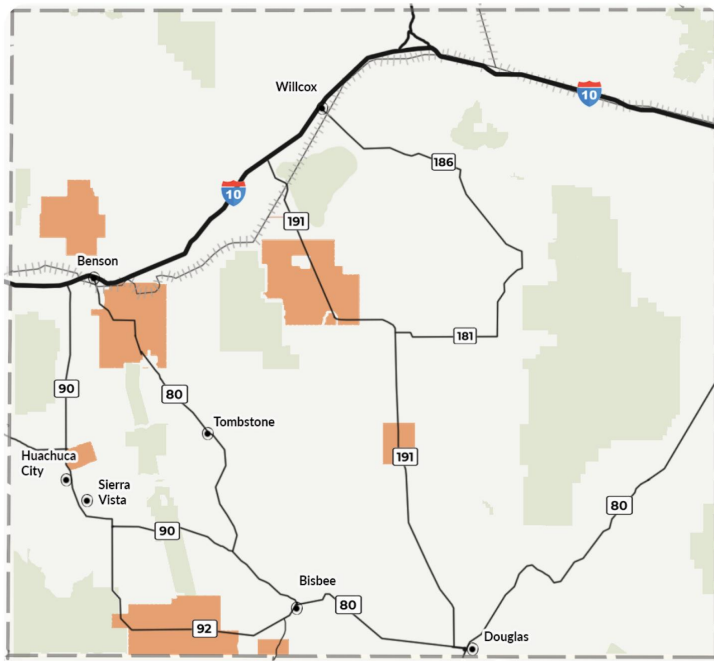
Economic Impact: The development of a new port of entry is significant due to its

Area Plans & MDPs



10: AREA PLANS & MDPs

MAP X: AREA PLANS



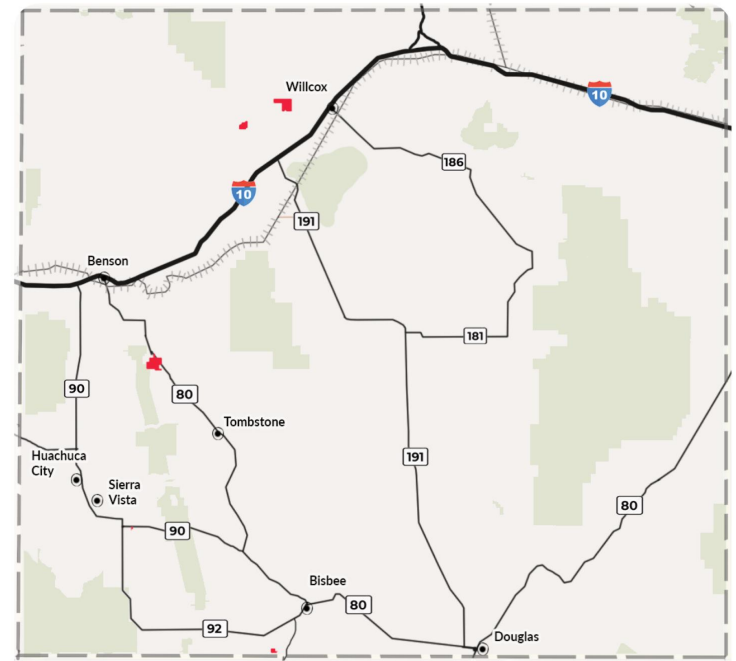
 Area Plan

Please see <https://experience.arcgis.com/> for the most detailed and up-to-date information.



10: AREA PLANS & MDPs

MAP X: MASTER DEVELOPMENT PLANS



 Master Development Plan

Please see <https://experience.arcgis.com/> for the most detailed and up-to-date information.

Amendments & Implementation

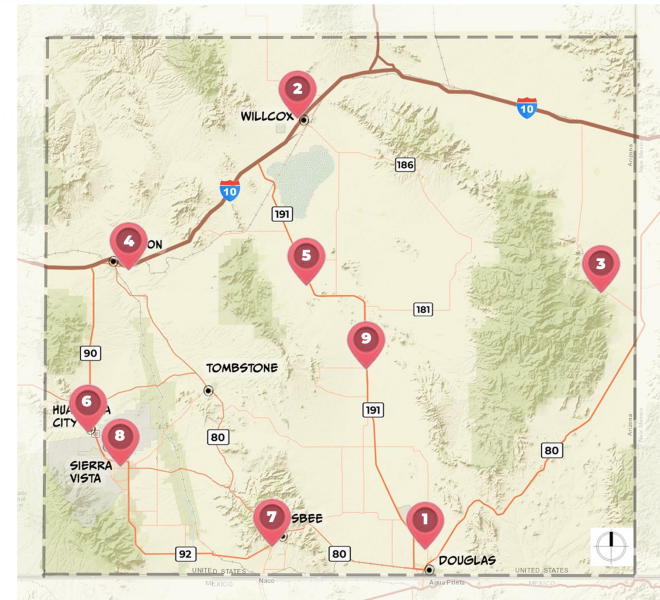
Public participation plan
 Thresholds for major amendments

Cochise County Comprehensive Plan 2045

Attention Benson:
 Community Meeting/Open House
When: 11/12/24, 5 pm
Where: City Council Chambers
 599 S Dragoon Street Benson, AZ

Community Input

The community's input is an essential part of the Comprehensive Plan Update. As residents, business owners, and stakeholders in our community, your perspectives, ideas, and concerns are vital in ensuring that the Comprehensive Plan reflects the needs and aspirations of our diverse population. By participating in the plan survey or community meeting, you have the opportunity to shape the vision for our community's future and help prioritize actions that will enhance our quality of life.



- | | | |
|--|---|---|
| 1. Info Booth
9/27/24, Cochise County Fairground | 4. Meeting/Open House
11/12/24, 5 pm City Of Benson Council Chambers | 7. Meeting/Open House
11/21/24, 5pm Bisbee Board of Supervisors Hearing Room |
| 2. Meeting/Open House
10/24/24, 5 pm City Of Willcox Council Chambers | 5. Meeting/Open House
11/14/24, 5 pm Sunsites Community Library | 8. Meeting/Open House
12/4/24, 5 pm, Sierra Vista Library Large Meeting Room |
| 3. Meeting/Open House
11/7/24, 5 pm Portal Fire and Rescue Classroom | 6. Meeting/Open House
11/20/24, 5pm Huachuca City Activity Center | 9. Meeting/Open House
12/10/24, 5 pm Elfrida Community Library |

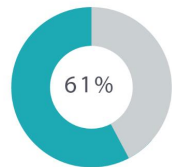
Appendices



A: SURVEY RESULTS

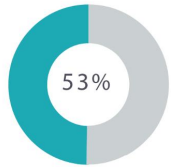
CP2045 SURVEY

A quick look at the most typical responses:



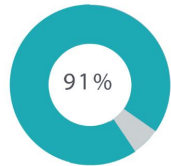
Where in Cochise County do you live?

UNINCORPORATED



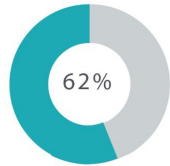
How long have you lived in Cochise

11+ YEARS



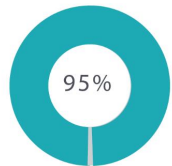
Do you own or rent your current residence in Cochise County?

OWN RESIDENCE



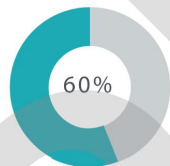
How satisfied are you with the overall quality of life in Cochise County?

SATISFIED



How many months of the year do you live in Cochise County?

YEAR-ROUND



How does the quality of life in Cochise County today compare to ten years ago, or since you moved to the community if less than ten years?

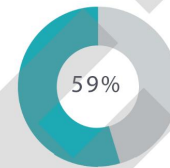
ABOUT THE SAME



A: SURVEY RESULTS

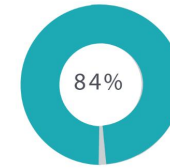
CP2045 SURVEY

A quick look at the most typical responses:



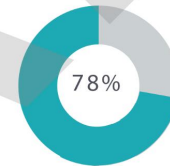
How would you describe the predominant land use near your home?

RURAL



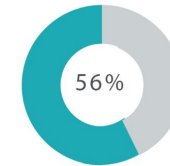
Do you own a ranch/farm or work in agriculture?

NOT AG. EMPLOYED



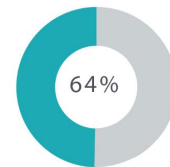
Do you own a business in Cochise County and/or are you self-employed?

EMPLOYED BY OTHERS



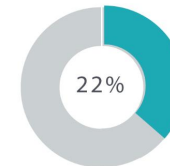
Should the county offer incentives to encourage developers to build at a higher density?

NO INCENTIVES



Have you experienced any negative impacts (e.g., noise, traffic, pollution) from nearby property?

NO NEARBY IMPACTS



Are you interested in starting a business in Cochise County?

BUSINESS START INTEREST

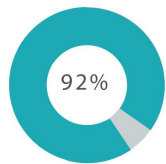
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A: SURVEY RESULTS

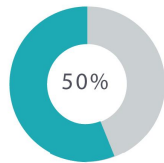
CP2045 SURVEY

A quick look at the most typical responses:



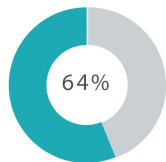
RELIABLE WATER

Do you have access to a safe and reliable water source for your home?



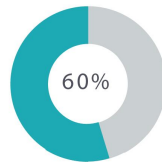
WATER COMPANY

What is the primary water source for your home?



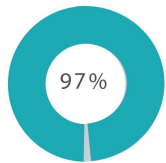
SEPTIC SYSTEM

How do you treat the wastewater generated in your home?



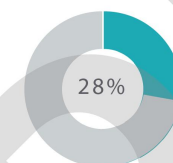
EFFICIENT PLUMBING FEATURES

Do you have any plumbing fixtures in your home that intended to save water?



CAR OR MOTORCYCLE

What is your primary mode of transportation?



SOLAR POWER HOME

Is your home powered by on-site solar panels?

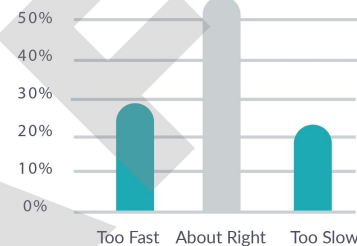


A: SURVEY RESULTS

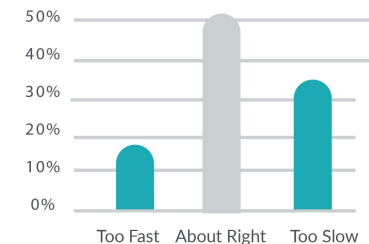
CP2045 SURVEY

A quick look at the most typical responses:

Pace of Residential Construction



Pace of Commercial Construction



Prioritization for Vehicular Improvements on County-Maintained Roads

- Resurface Paved Rds 1
- Re-Grade Dirt Rds 2
- New Rd Segments 3
- Increase # of Rd Lanes 4

Prioritization for Non-Vehicular Transportation Funding

- New Multi-Use Paths 1
- Additional Sidewalks 2
- More Bike Lanes/Facilities 3
- New Hiking Trails 4

Direction Requested

Area Planning: Cochise County has 7 adopted area plans, which are sub-components of the Comp Plan. All area plans were adopted between 1996-2006. Approval by the Board of Supervisors of an Area Plan constitutes an amendment to the Comprehensive Plan. Does the Commission/Board wish to include these plans in the update?

Are there any other elements or issues the Commission/Board would like addressed?

General discussion

Work Session: CP 2045

April 9, 2025
Planning & Zoning Commission &
Board of Supervisors

