

COCHISE COUNTY
**Comprehensive
Plan** CP 2045

Board of Supervisors Public Hearing (Adoption)

- Capitalizing on What Makes Cochise County Unique
- Supporting Strong Economic Growth
- Managing Water and Infrastructure Responsibly

Adopted XX/XX/XXXX



March 10, 2026

Purpose of This Hearing

Confirm statutory compliance (ARS 11-804)

Summarize major elements and policy guardrails

Receive final public comments

Present CP2045 for consideration of adoption





What is a Comprehensive Plan?

A state-required long-range policy framework that:

- **Guides coordinated county growth and infrastructure investment**
- Provides the foundation for future zoning decisions
- Aligns land use with water, transportation, and public services

It is NOT:

- Zoning or rezoning, and does not change any property's use or development requirements
- It does not approve specific development projects
- Does not change existing regulations or code requirements (for example: lighting, noise, building, or fire codes) without separate action
- Does not control land use or zoning decisions inside incorporated cities and towns



What State Law (ARS 11-804) Requires of all counties

- P&Z Commission drafts; Board adopts/readopts
- Guides coordinated growth; conserves resources; supports health/safety & efficient spending
- Based on studies of current conditions + future growth
- Public record; defines “amendment” vs. “major amendment”

Required Elements (Counties > 125,000 population)

- Land Use: locations/extent of uses; densities; compact growth; consideration of air quality/solar; land-use mix; aggregate resources
- Circulation: Existing/proposed freeways, arterials/collectors, bike routes, other modes; tied to land use
- Water: available supplies; future demand; how demand will be met
- Energy: Encourage efficient energy use, Policies/practices supporting renewable energy

Why CP2045 Matters



Community-Driven Vision

Sets a clear, community-driven vision for Cochise County through 2045, guiding future development.



Preserves Rural Character

Protects rural character while strategically identifying areas for growth and investment.



Improves Capital Allocation Decision-Making

Helps justify infrastructure and transportation funding priorities



Safeguards Natural Resources

Helps safeguard critical water resources, open space, scenic areas, and environmental assets.



Supports Economic Development

Supports economic development by increasing predictability for property owners and businesses.



Strengthens Coordination

Strengthens coordination with cities, agencies, utilities, and regional partners for integrated planning.



Improves Grant Competitiveness

Improves competitiveness for vital state and federal grants and infrastructure funding.

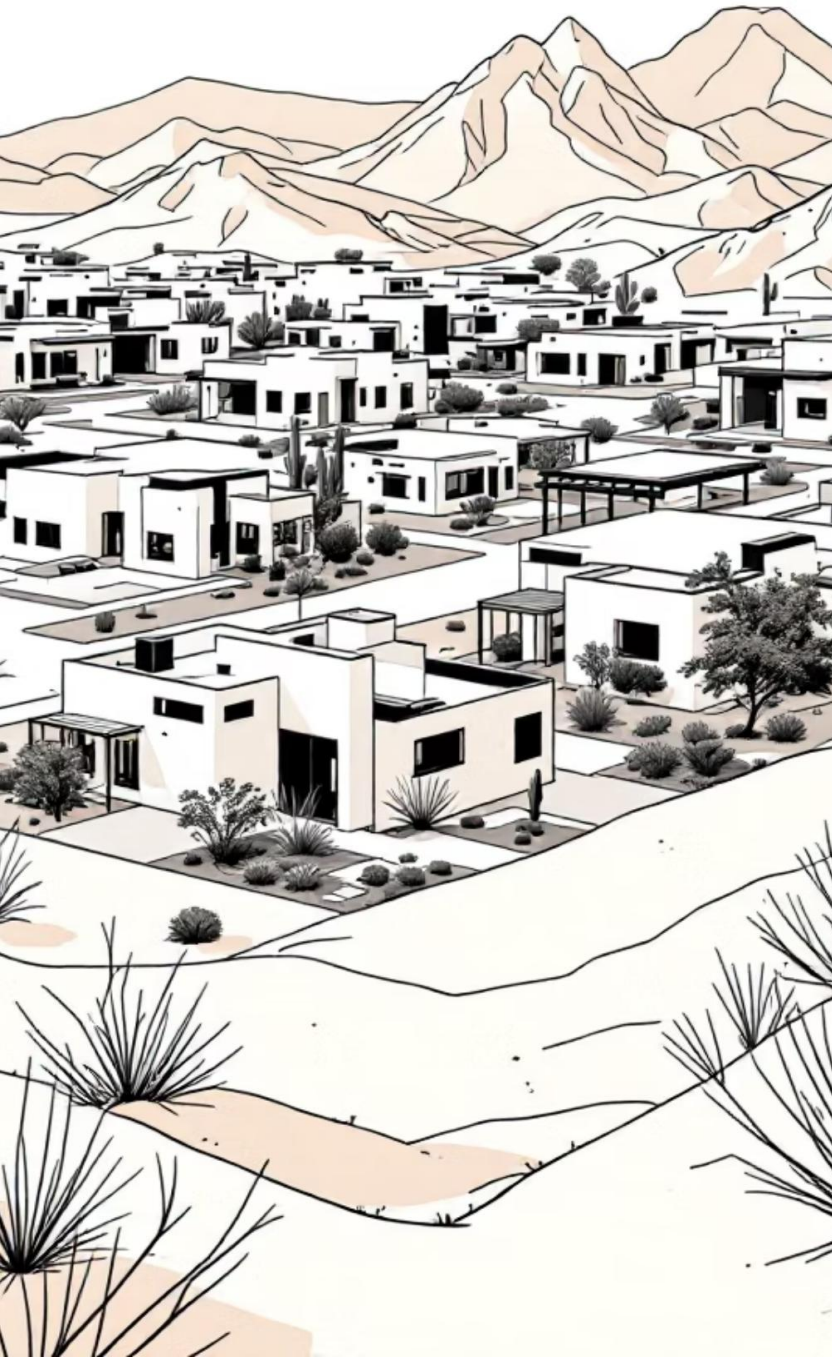


Creates Transparent Framework

Establishes a transparent framework for consistent land use and development decisions.

Land Use & Growth

Strategic Growth - guided



Smart Growth, Right Places Investing in People, Powering Industry

Concentrate higher-intensity growth areas with water/infrastructure capacity, reinvest in existing and brownfield sites, and target infrastructure upgrades—especially in tourism areas—while protecting rural character and domestic wells.

Grow a skilled workforce and strengthened economy through education partnerships, regional and cross-border collaboration, and targeted support for key industries that fit available infrastructure and water resources.

Working Landscapes, Coordinated Land Use

Protect working agricultural lands, steer development away from natural hazards, and coordinate land use decisions with neighboring jurisdictions and public land managers.

Land Use & Growth Element

Preserving Our Natural Heritage & Tourism

Cochise County's ranching heritage, border communities like Douglas, mining history, military presence, and wide-open landscapes shape how we approach land use decisions.

Healthy Land, Healthy Life

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

Power from the Sun

Support voluntary rooftop and solar-ready construction options, consider solar on public facilities when fiscally responsible, and encourage renewable energy projects that create local economic benefit and remain subject to full County review and Commission discretion.

Showcase Cochise

Promote Cochise County's heritage and outdoor assets through adaptive reuse, visitor infrastructure, local events, and dark-sky tourism 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

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

No mining entitlements are granted by this Plan.





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 targeted 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 basin-wide water management, invest in efficiency and reuse, align growth with verified water capacity, and evaluate long-term supply options.



Pure & Protected

Safeguard groundwater and surface water from contamination



Use it Wisely

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



Recharge & Restore

Encourage projects that restore aquifer levels and recycle reclaimed water.



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

Supports small-scale and distributed energy that directly benefits local residents.



Power Smart, Power Efficient

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



Solar Together

Requires comprehensive review of utility-scale facilities and protects prime agricultural land, scenic corridors, and rural character.



Shovel-Ready for a Reliable, Low-Carbon Energy Future

Plan and pursue future low-carbon energy projects (including SMRs, renewables, and storage) by coordinating with partners, attracting pilots, and siting projects based on water, grid access, environmental limits, and land use compatibility.



Protecting What Matters

Encourage energy projects that avoid sensitive lands, protect water, wildlife, and cultural resources, and maximize benefits through dual-use siting where feasible.

Public Services & Facilities Element



Safe, Secure, Ready Law Enforcement

Plan for jail updates that provide improved 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.

Smart, Connected Community Facilities

Coordinate public safety and health service planning using GIS and risk/performance data, maintain and modernize County airports, and pursue grants to improve safety, compliance, and efficiency.

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

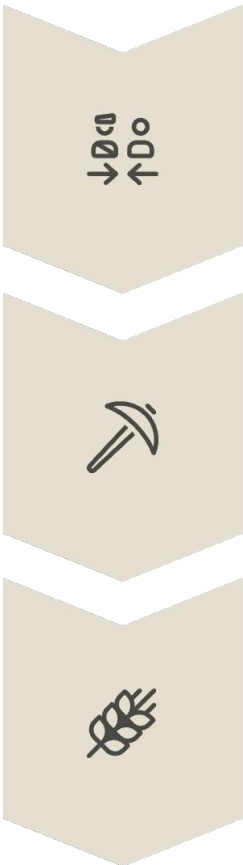
Strategic investment in infrastructure, code compliance, and enhanced waste services will transform distressed areas. Community engagement remains central to successful revitalization efforts.

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 – Leverage Defense Assets within a Diversified Economy

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.

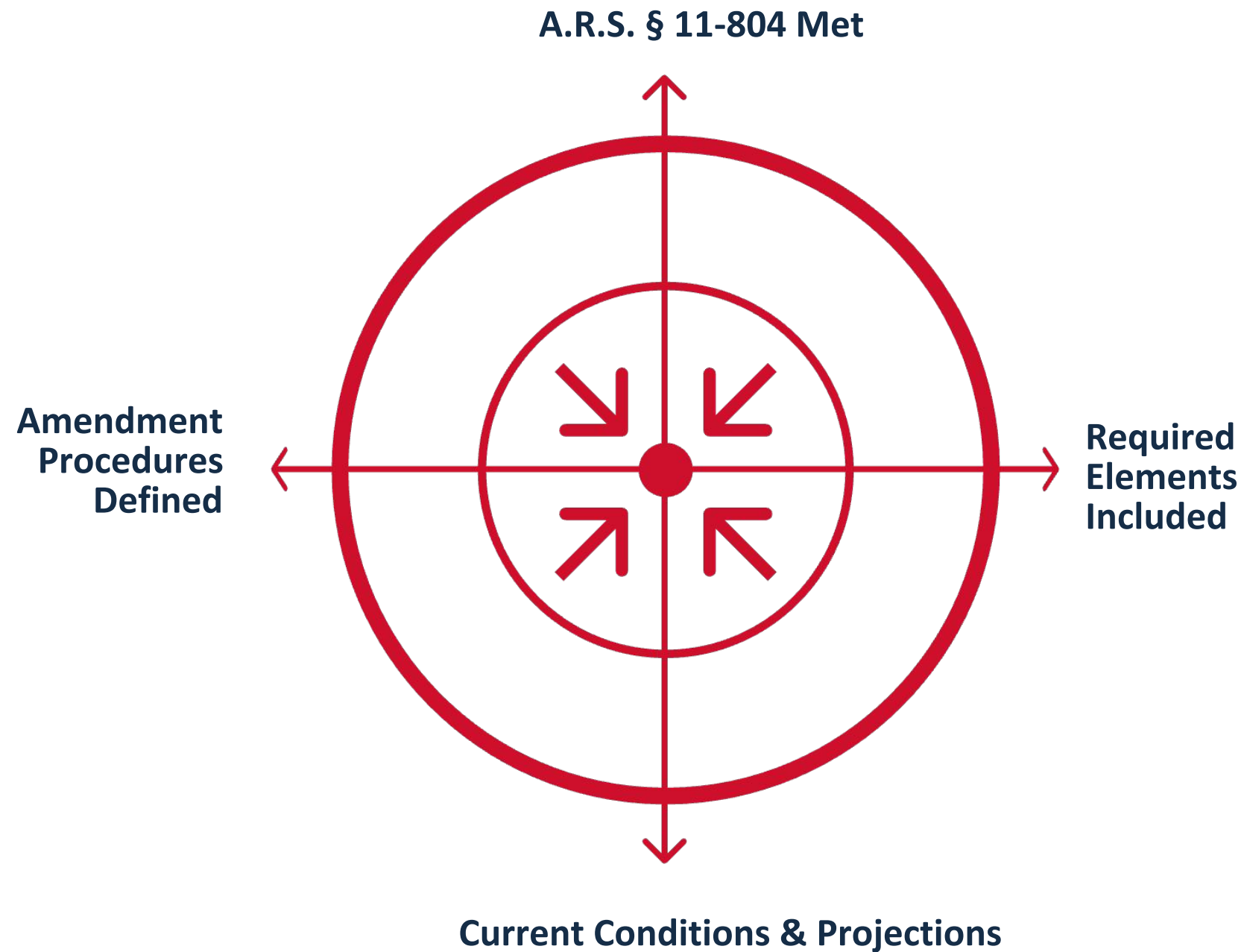
Connect & Compete – Expand Broadband Access Countywide

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

Cultural Heritage as an Economic Asset

Promote adaptive reuse of historic properties by leveraging incentives and partnering with local and state agencies to support heritage tourism, small business, and revitalization.

Consistency with State Law



This plan satisfies every requirement under **A.R.S. § 11-804**, incorporating required statutory elements grounded in current data and forward-looking projections.

❏ **Bottom line:** A legally defensible framework for all future land-use decisions.

Extensive Community Involvement & Commission Recommendation

Multiple engagement tools ensured broad and accessible participation.

59

Agencies & Entities

Distributed for review and comment

10

Community Meetings

Plus 5+ dedicated work sessions

3,400+

Website Visits

With 1,200+ document downloads

342

Direct Public Inputs

200+ pages of public comment received



All substantive comments were reviewed and addressed. A **strong administrative record** has been established.

On February 11, 2026, the Cochise County Planning & Zoning Commission voted unanimously (9-0) to recommend approval of the plan.

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