

COCHISE COUNTY
**Comprehensive
Plan** CP 2045

Planning & Zoning Commission Public Hearing

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

February 11, 2026

Adopted XX/XX/XXXX



Purpose of This Hearing

Present CP2045 for consideration and adoption

Confirm required public review and legal compliance

Summarize plan goals and key policies

Receive final public comments





What is a Comprehensive Plan?

This guide provides the foundational framework for county planning, directing:

- Informed county decision-making for future development
- It is the basis for future zoning and ordinance updates
- Helps coordinate county infrastructure, services, transportation, and housing

It is NOT:

- Zoning or rezoning, and does not change any property's use or development requirements
- It does not approve specific development projects or entitlements
- 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 Requires (all counties)

- P&Z Commission drafts; Board adopts/readopts a long-range comprehensive plan
- 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; 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.



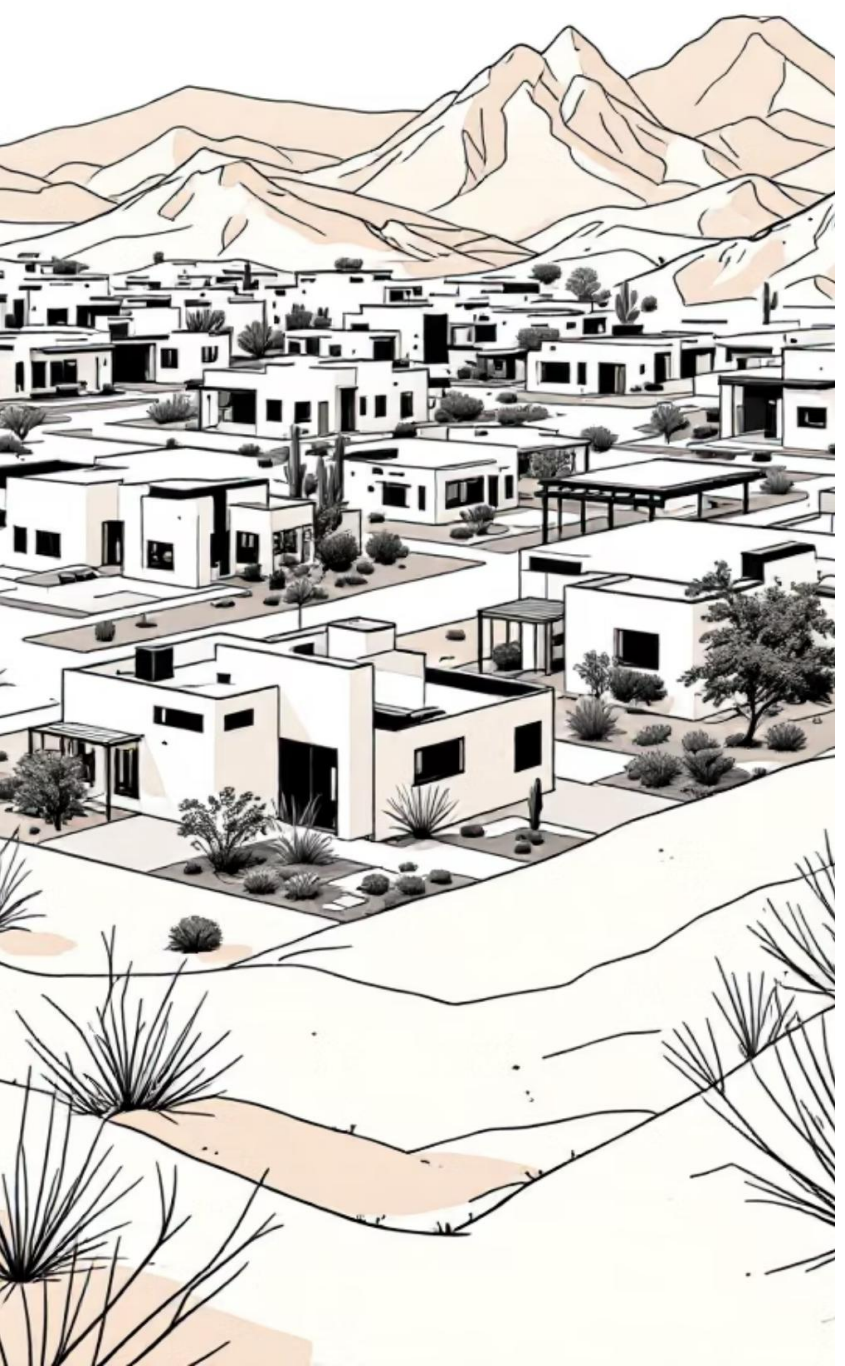
Improves Grant Competitiveness

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

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.

Working Landscapes, Coordinated Land Use

Grow a skilled workforce and resilient 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

Healthy Land, Healthy Life

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

Power from the Sun

Promote solar-friendly development and solar-ready construction, lead by example on public facilities, and encourage renewable energy projects that are affordable, resilient, and support the local economy.

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



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

Support aquifer recharge, protect natural recharge areas, coordinate watershed planning, and reduce long-term groundwater overdraft.



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

Site renewables on low-impact or previously disturbed areas near existing infrastructure, protect sensitive resources through coordinated review, ensure early public engagement, maximize local economic benefits, and integrate emergency planning.



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.



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 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.

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

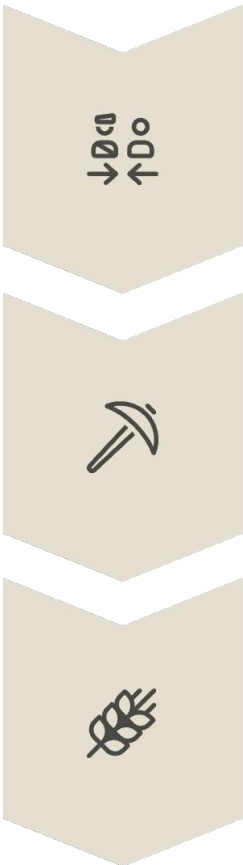
Strategic investment in infrastructure, code compliance, and enhanced waste services will transform distressed areas. Community engagement remains central to successful revitalization efforts.

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

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	✓

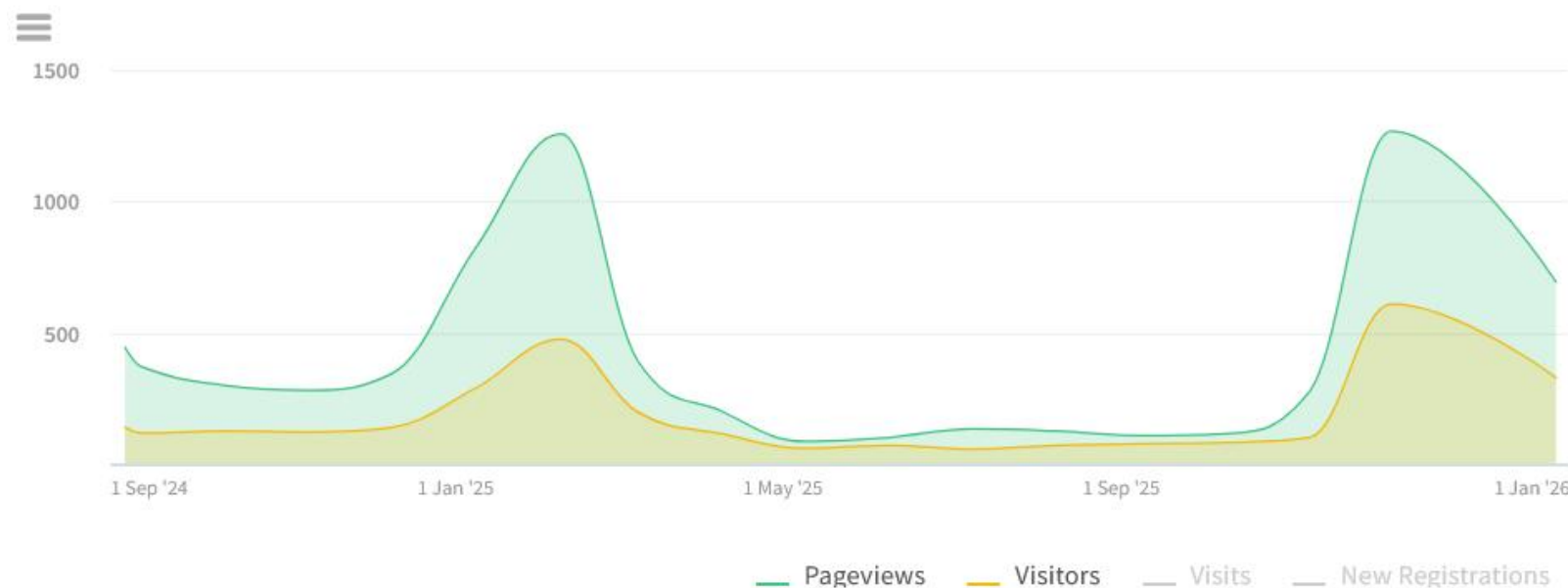
Community Involvement

- Met and exceeded A.R.S. § 11-804 through extensive public participation and agency consultation
- Multiple public meetings, hearings, and work sessions held throughout plan development
- CP2045 website and countywide survey expanded access across a large, rural county
- 3,200+ website visits and 1,100+ participants reviewed plan materials
- 331 participants provided direct input through comments and other engagement tools
- Substantive comment responses/ strong administrative record for adoption

Visitors Summary

Cochise County Comprehensive Plan 2045 from 27 Aug'24 to 31 Jan'26

DAILY MONTHLY



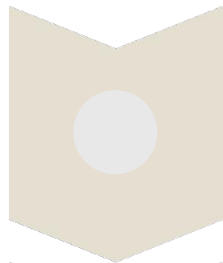
Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
3.6 k	118	368
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
335	1.1 k	2.7 k

* Select a section of the graph to zoom

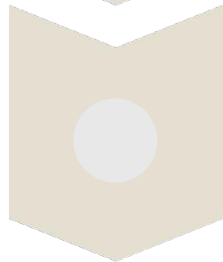
Sample Motion

I move to recommend approval of the Cochise County Comprehensive Plan (CP2045), as amended to incorporate minor clarifications and technical corrections identified through the public hearing process, and forward it to the Board of Supervisors for consideration and adoption.



Board of Supervisors Hearing: March 10, 2026

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.