

Concho Community Plan

**Approved by Apache County Board of Supervisors
August 5, 2019**

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Planning Committees

After the Apache County Community Development Department announced that the Apache County Land Use Comprehensive Plan was to be updated and that that department desired involvement and input from communities, there were three widely publicized meetings in the Concho area open to all residents of the Concho voting district. These meetings were advertised, promoted and sponsored by the Apache County Community Development Department. The initial meeting on May 2, 2017 was attended by 100 - 150 residents. Some of those residents who expressed an interest in working on a community plan met again on June 1, 2017 and June 5, 2017. The organization of a committee to develop a community plan was discussed and a chairman and co-chairman were nominated and selected.

On June 6, 2017, a second County sponsored meeting was held and attended by approximately 80 residents where (1) the needs and wants developed by the County at the May 2, 2017 meeting were presented to the residents and given general priority ranking, (2) a formal commission of a Committee of the Whole, comprised of and open to all residents of Concho voting district, was instituted along with confirmation of its organization and election of the chairman and co-chairman. On June 28, 2017 a well-advertised official meeting of the Committee of the Whole was held resulting in a Steering Committee being elected. The composition of the Steering Committee and their responsibility and function within the Committee of the Whole was reported to the County for adoption as the Concho Community Area Plan Committee.

On July 11, 2017 the final County sponsored meeting of the Committee of the Whole, its Chairman and Co-Chairman, including the newly established Steering Committee presented a plan to develop a greater Concho Community Area Plan focused on the top needs and wants previously established by the County as a result of our community input. These findings and plans were presented to the residents of the greater Concho area for edit, comment, modification, deletion or addition. The items included herein and plans for their implementation are the result of all the meetings listed below.

Concho Community Area Plan Public Meetings

July 12, 2017	Steering Committee meeting
July 24, 2017	Meeting to establish Subcommittees for each element of the plan
August 24, 2017	Steering Committee Meeting

September 11, 2017	Committee of the Whole meeting
September 23, 2017	Steering Committee meeting for review of Subcommittee's progress
October 14, 2017	Steering Committee meeting for review and re-focus of roads element of plan
November 4, 2017	Committee of the Whole meeting for update, review, and report of progress; community update by Supervisor Shamley
November 9, 2017	Steering Committee meeting
January 23, 2018	Steering Committee Meeting
March 3, 2018	Steering Committee Meeting to review final draft Annex and Appendices **Minutes are available upon request.
March 15 to 30, 2018	Public review of final draft provided at Concho Library and other points of community contact.
April 7, 2018	Public meeting of the Committee of the Whole for discussion and vote on a final Annex with Appendices to be submitted to the Apache County Board of Supervisors.
April 20, 2018	Steering Committee meeting to reviewed public input from April 7, 2018 and made changes to the Plan as appropriate. Determined that outside, uninvolved review was advised.
April 20 to June 30, 2018	Outside Review
July 13, 2018	Steering Committee meeting to review comments from outside review and make appropriate final changes and determine timeline for submission to the Planning and Zoning Commission.
August 2, 2018	Feedback and recommendations from Apache County Planning and Zoning (P&Z) Commission

Through discussion, nomination, and open vote in above listed meetings there was elected a Concho Community Area Plan Committee, (herein after CCAP), a Chairman and Steering Committee members. Its purpose was to represent the Concho voting district area utilizing open and frequent communications with all Concho community members to provide area specific plans as part of the County's general plan.

At subsequent CCAP meetings, the newly commissioned members of CCAP set about to develop a document that would be attached to the Apache County Comprehensive Plan, required by Arizona Statute, as an Annex with Appendices which the Concho

community desires the County to view as an implementation document. All meetings were open to all residents and participation varied from time to time. All meetings of the CCAP Committees were announced through an email network distribution system.

Concho Community Survey

The protocol used in determining the needs and wants of the greater Concho community was a survey conducted by the Apache County Community Development Department. In the course of conducting that survey the entire community was called to attend a public meeting sponsored by the Apache County Community Development staff. It had approximately 150 residents in attendance.

The Community Development staff and the District Three Supervisor were present and moderated the initial discussion. A survey was distributed, and an open discussion was conducted. Subsequently, interest groups on various priority topics from the list developed by the County were assembled, and further group discussions were conducted. Each interest group was represented by a member of the group and delivered a summary of the group's discussion. The results of the open discussion and the group discussions were written on a whiteboard and prioritized according to the number of times each item was recommended or mentioned in the discussions. The survey was taken by the County Community Development staff and was tabulated and distributed at the second public meeting sponsored by them. Result of the survey are available online at www.co.apache.az.us/community-development/ under the heading of Top Concerns.

CCAP Steering Committee

Gerald (Jerry) Hunsicker, Chairman (Resigned Aug. 3, 2018)

Bob Bothner, Co-Chairman

Gail Golden

Barry Weller (Acting Spokesman as of August 7, 2018)

Tracy Howard, Secretary, *iam non est*

Tim Tower

Jim Staffnik

Frank Wright

The CCAP Steering Committee established eight sub committees to address each of the eight highest priority elements as determined by the citizens at the public meetings and collated by the Apache County Community Development Department.

Subcommittees

Law Enforcement

Animal Welfare and Control

Non-Tax Paying Properties

Community Appearance

Road Maintenance

Jobs

Medical Services

Subdivision Deed Restrictions

Chair(s)

Tim Tower & Gerald Hunsicker

Gail Golden

Tracy Howard, *iam non est*

Barry Weller

Gina Prichard *in vicem* Gail Golden

Vivien McCool

Bob Bothner

Frank Wright

Each of the Subcommittee Chairs acquired members for their committees and worked on the elements of the Annex as Appendices attached hereto.

The CCAP Steering Committee also developed the Land Use section of this Plan after receiving a request to document the communities' position on such matters at the Aug. 2, 2018 P&Z Commission meeting. The Land Use portion of this Area Plan clearly reflects the overwhelming majority of the community and their desire to limit government restrictions, intrusion of personal property rights and regulation in the area.

Introduction and Mission Statement

The goal of the Concho Community Area Plan is to direct and focus Apache County's participation in and support of the greater Concho community's desires and needs for its social, economic, cultural, religious and political structures. The Concho community (defined as the Concho Voting Precinct) expects this participation by Apache County to be accomplished in a cooperative and mutually respectful manner understanding the often different, but not contrary or mutually exclusive needs and desires of the County and the Concho community. The focus of all government is to provide for the safety and security of its citizens or residents and to allow them the greatest freedom and liberty to pursue and direct their own individual best interests.

This supportive relationship between Apache County and the greater Concho community's needs and desires, within the parameters described above, shall be demonstrated by distributions of County resources, both financial and physical to meet those needs and desires described in this Plan balanced equitably with all unincorporated county communities.

Vision Statement

The residents of greater Concho see their independence, liberty, and rights of property as citizens under the United States Constitution, as God-given, and those rights are not subject to any governmental incursion into them. We hold to one of the original mottos proposed by our Founders on the first coin of America: "Mind Your Business". The residents of greater Concho see Apache County's minding its business to be providing for the safety of our citizens and the County Assets as well as the equitable financial support of projects that allow the residents to mind their own business; being free to enjoy their God-given liberty.

Regional Setting

The unincorporated community of greater Concho is located in Apache County, Arizona, in the northeastern portion of the State of Arizona . The Concho community voting district is approximately 200 miles north and east of the Phoenix area and centered at the Western border of Apache County District Three. The population of this community is generally encompassed by the Western County line, Arizona State Highways 180, 180A and 61. It is approximately 40 miles south of Interstate 40. The elevation ranges from 5,700 to 6,300 feet.

The Planning Area

The planning area, as defined by the CCAP Steering Committee, coincides with the voting precinct of Concho as described in the Apache County political subdivisions and is referred in this report as greater Concho. It consists of more than 700 square miles and more than 190,000 acres, at least 61,760 acres of this is privately owned land. The planning area falls in parts of T12 & T13, R2 and R26 E Gila and Salt River Base and Meridian, Apache County, Arizona. (See Appendix I)

Population

The latest population figures available for greater Concho is between 3,000 and 3,500.

Plan Elements

Introduction

The CCAP Committee, based on community input throughout the process, determined that there were eight elements that were priorities for the Committee of the Whole and Subcommittees were established for each of those elements. Those Subcommittees researched, developed, and wrote the following presentations to be included as shall proposals as part of an Annex to the Apache County Comprehensive Plan. Each element has specific, measurable, personnel and financial elements to accomplish them in coordination, cooperation and support with Apache County, its Supervisors, the Sheriff's department, and each of those entities' staffs and subordinates.

Appendix A - Law Enforcement addresses the issue of law enforcement response and presence within the community in addition to a substation. This Appendix describes a cost-effective beginning towards a larger law enforcement presence.

Appendix B - Animal Welfare and Control addresses the 501(c)3 (created by residents of greater Concho to begin the process of animal control within greater Concho using various sources of funding and support. County support and funding is necessary in order to fund an Apache County Animal Control Officer for unincorporated areas such as greater Concho and to assign resources in the District Three Supervisor's office for grant writing and project assistance.

Appendix C Non-Taxpaying Properties addresses a process for the County to utilize existing State Statues to address and reclaim non-tax paying properties which will result in a net financial increase to the County and re-establishing a broader tax paying base.

Appendix D - Community Appearance addresses 501(c)3 organizations to be created by residents of greater Concho initially and/or other areas of the unincorporated parts of the county in the future to begin the process of clearing up blighted areas improving the community's appearance through various sources of funding and support. The Concho Area will serve as a pilot program to be expanded county wide. Additionally, the plan addresses county and state road easement appearance and safety.

Appendix E - Jobs addresses development of a County supported center for accessing jobs through local, State and national apprentice sources for workers who are outside the traditional process of preparing for and finding jobs. The function of this center will be to connect job seekers in greater Concho with apprentice programs already in place nationally and connect apprentice job seekers with local sources.

Appendix F - Road Maintenance addresses the formation of a greater Concho Roads Maintenance Project Team composed of residents of greater Concho and County personnel who are parties in interest in road maintenance, to develop and implement stages of road identification, postings, maintenance priorities and schedules of completion. The Roads Maintenance Project Team will further undertake road improvement recommendations to the Board of Supervisors for prioritization and implementation.

Appendix G - Medical Services - addresses the formation of a greater Concho medical services clinic to serve the urgent and pressing medical needs of the residents of greater Concho. It describes the process, parties in interest, and benchmarks for establishing a medical clinic in Concho.

Appendix H - Subdivision Deed Restrictions addresses the need for insuring that anyone who purchases a residence or land in greater Concho knows the Subdivision Deed Restrictions that are in force in almost every subdivision in the greater Concho area. The proposals include use of the library, signage, and realtor education and accountability to address the residents' concerns in this area.

Appendix I - Land Use addresses the expectations for the county government to make land use decisions with local area input as directed in the Apache county general plan. This CCAP does not attempt to change or direct the county with respect to land use planning or with respect to zoning and use. The citizens of the Concho voting precinct expect appropriate notice and involvement in land use issues as already outlined in State Statute.

Appendix J - Planning Area Map and Discussion explains the reasoning behind the decision to use the Concho voting precinct boundary map as the CCAP map and shows the location with respect to significant county landmarks.

Closing Statement

The volunteer work to produce this Plan was comprised of hundreds of hours of dedicated effort and included many public community meetings. This commitment and lengthy public process demonstrate the best achievable participation of the residents of greater Concho, Apache County. The various interests and peoples of the greater Concho area did not always agree but nonetheless did come together to adopt, support, and advance the proposals, prescriptions and descriptions in this Annex by an overwhelming majority. These facts should serve the Planning and Zoning Commission and our Elected Board of Supervisors well in understanding that this document is the most cohesive and inclusive voice for the local Community.

The CCAP expects the Board of Supervisors to accept, support and help implement the Appendices in this Annex so that the greater Concho community's desires and needs are met. The committee has outlined benefits to ourselves as well as many benefits that accrue to the County with these projects.

Several of these projects have already begun and are providing benefits to Concho and the County but need to be strengthened with resource investment from the County.

As a community, we are ready to work with the Board to bring these changes to our community.

Appendix A - Law Enforcement

Benefits

The issue of a broader and more visible law enforcement presence in the Concho community was of great concern during all the meetings of the residents of Concho and strong feelings exist regarding this issue. While the Sheriff's Deputies are visible, routinely present, and conduct law enforcement procedures effectively in Concho, their personnel resources, according to their own reports to the community are severely limited and less than sufficient.

There are no longer resources to accommodate vacant house patrols, school liaison officers, drug surveillance operations, or many other procedures, operations or presences previously provided.

This subcommittee recognizes that the County may not be able to rapidly change the resources provided to the Sheriff's Department, but we do recommend that greater attention is directed to the safety of the Concho area residents. Drugs lead to crime and it is common knowledge in the area that we have residents using drugs and identified drug houses. The committee's recommendations begin a process to maximize the resources we have and focus them towards this major problem.

As of June 5, 2018, the **Apache County Special Crimes Enforcement Team (S.C.E.T.)** was re-funded by the Board of Supervisors; as stated on their website, their primary objective of the task force is to provide a coordinated drug, gang and violent crime investigation and prosecution effort in Apache County to reduce drug abuse and drug trafficking. This describes exactly the condition that we are living with in the greater Concho area, and we need a coordinated effort to root it out of our community.

While the monthly meetings between the residents of Concho and the Sheriff's deputies are a valuable and important interface between the Sheriff's department and the residents of Concho and while it addresses many concerns of the residents and deputies about effective law enforcement, it too, by the deputies' own reports falls short of what could and should be done to accommodate appropriate law enforcement coverage in the greater Concho community.

The committee recommends that we begin slowly and build upon our success as follows:

1. Monthly Concho community S.C.E.T. meetings focused on preparing a coordinated community and law enforcement plan to eliminate the drug-related

- problems from Concho;
2. The establishment of a Concho Law Enforcement Substation;
 3. The establishment of a Law Enforcement supported Community Watch Program.

Measurable Benchmark Guidelines:

1. Within 3 months after the approval of the Concho Area Community Plan inside the County Comprehensive Plan, the Sheriff assigns a Community Liaison Officer (from S.C.E.T. or otherwise) whose responsibilities to greater Concho are to arrange monthly meetings at the Concho Elementary Community Meeting Room which will:
 - a. Exchange information with and educate the community on drug related issues;
 - b. Provide a give and take discussion about community solutions that will help target and eventually alleviate the drug problems we are experiencing;
 - c. Produce a plan to reduce and eradicate illicit drugs and drug related crimes in greater Concho;
 - d. To keep the community informed of the progress towards these mutual goals.
2. Within 6 months after the approval of the Concho Area Community Plan inside the County Comprehensive Plan, a Concho area Sheriff's Department substation shall be in operation. Once Board of Supervisors and the Sheriff agree that a substation location in Concho is needed and viable, this can be done very inexpensively; utilizing one of these 3 options: 1) Concho Elementary School Community Meeting Room, 2) the presently planned, new Mellon Community Center, or 3) the Lions Community Park plans which are being developed. This substation would be a facility where the officers could do their paperwork while "in the Community", thereby showing their presence in the community on a regular basis. We realize, especially considering recent shooting events around the country, that particular emphasis should be on the school so that school children may get familiar with the presence of Law Enforcement Officers and better understand that these officers can be trusted. The substation presence additionally provides a significant deterrent to those that may be considering criminal behavior.
3. Within 3 months after the approval of the Concho Area Community Plan inside the County Comprehensive Plan, the County will assign a community development liaison to work with a Concho Community Watch Program Coordinator to plan the details of a Community Watch Program and present any costs for approval by the Board of Supervisors.

Final Goal

1. The greater Concho area population knows that there is an "official drug eradication program" and that there are monthly meetings to hear about progress from our Community Liaison Officer who community members can talk with by personal cell phone, text or email whenever they see something concerning in the area;
2. The Concho Community will see officers every single day at or around our area's law enforcement substation;
3. The Concho Community sees signs at the Community Park, at the School, at Businesses and on our streets letting all know that there is a Community Watch Program. The Program Coordinators will be at all our Community Events and be in an ongoing process to educate our community on safety and securing their home sites.

Financial Costs

1. Operational Costs for Law Enforcement Substation.
2. Costs for signage for the Community Watch Program.

County: There shouldn't be major costs for the S.C.E.T. or Community Liaison Officer, just a rearrangement of priorities for people already being paid in the County budget. There may be minimal costs for the substation (electric, water, but no large expenses are perceived). There will be cost to the county for the Community Watch Program signage to be determined by that project team.

State: The committee hopes to utilize the District III grant writer and Sheriff's Department to acquire State grants to fund projects and possibly expand them.

Federal: The committee hopes to utilize the District III grant writer and Sheriff's Department to acquire Federal grants to fund projects and possibly expand them,

Private: The community and the Community Watch Program participants will seek contributions for specific items needed in the program.

Appendix B - Animal Welfare and Control

Benefits

Our residents have indicated that the control of unmanaged domestic animals is a problem that they would like a solution to. Our committee believes that the following solutions apply:

1. We need a person or organization that provides education, emergency services, pet food, shots, training, spay/neuter services and rehoming services in order to properly maintain wanted pets and reduce unwanted stray pets in the greater Concho area. With this in mind, that organization has been formed as a result of this plan: Concho Animal Advocates. Since its inception on October 30, 2017, 21 spays and neuters have been accomplished on feral strays and for people who would otherwise not been able to afford it and 36 feral puppies and kittens have been taken out of the Greater Concho area and re-homed in Phoenix. Adoptions of strays within the Greater Concho area have taken 7 animals off the streets. Another 5 strays were managed back to their own homes. This group found its own funding to become a 501(c) 3 designated organization so that contributions are tax-deductible and it can qualify for available grants.
2. We need an Animal Control Officer on a limited but very necessary basis to deal with Vicious Domestic Pets and all rabid and/or diseased wild animals and who will support our families in the farm animal arena. We understand that the Greater Concho Area alone may not be able to justify an Animal Control Officer, but the needs of all the Apache County Unincorporated areas should be considered. The other areas have not only stray animal problems but more wild animal problems and we all have had disease problems in the animal populations that an Animal Control Officer could address more appropriately.

Measurable Benchmark Guidelines:

1. Within 3 months after the approval of the Concho Area Community Plan by the Apache County Planning and Zoning Commission, this plan is approved as part of the County Comprehensive Plan by the Apache County Board of Supervisors.
2. The receipt of a 501(c) 3 Determination Letter for Concho AnimalAdvocates from the Internal Revenue Service within 6 months after the approval. (This was accomplished on January 11, 2018)
3. Within 6 months after the approval of the Concho Area Community Plan inside the County Comprehensive Plan, the assignment of an Apache County Animal Control Officer who is responsible for not only the Concho Unincorporated Area but also for all Apache County unincorporated areas.

Final Goal

1. The Concho Community uses the Concho Animal Advocates Organization as a one-stop call for all domestic animal issues. They no longer have to wonder about who can help them.
2. Concho Animal Advocates performs the following services for the Concho Community:
 - Coordinates resources and helps financially (as funds are available) to make sure that all wanted pets remain healthy and safe in their homes and can be contained in such a way that they are not a nuisance to any other resident of the area.
 - Provides neuter/spay opportunities so that unwanted domestic animal numbers are reduced in the area.
 - Provides education and training opportunities so that all pet owners understand their responsibilities.
3. The Concho Community may call the Sheriff or the Animal Control Officer whenever there is an animal or a pack of animals threatening their person or their property. The Community can count on these officials because it is now their job to resolve these problems such as vicious feral dogs, plague-ridden vermin, outbreaks of predatory vermin like Coyotes, etc. according to the existing situations and statutes.

Financial Costs

1. Cost to fund the Concho Animal Advocates. This has already been raised by the Concho Animal Advocates from the Community and the 501c3 has been obtained.
2. Ongoing costs will be funded by donations, grants from like organizations and corporate foundations and Fundraising Events.

County Costs

1. Costs to fund the Concho Community portion of the Salary and ERE OR the contracted amount for the Animal Control Officer.
2. Costs to prepare job description or contract for the Animal Control Officer.
3. Concho Animal Advocates will be asking for Grants Assistance from the District III Grant Writer.

State Costs

1. Concho Animal Advocates will be issuing request for a portion of the Special License Plate Fund to support spay/neuter operations.
2. Concho Animal Advocates will be applying for Concho's share of all state grants involving domestic animals.

Federal Costs

Concho Animal Advocates will be applying for Concho's share of all Federal Grants involving domestic animals.

People Involved

We are fortunate to have a dedicated group of Subcommittee Members who became the founders of and the Board of Directors for Concho Animal Advocates. This Organization is built around a key person who was doing much of this work but without any funding coming her way. We have been introduced to the Community through local events, our work and the local news magazine and it has been well received.

Appendix C - Non-Taxpaying Properties

Benefits

A large number of properties in the Concho Voting Precinct were marketed and sold to out-of-state buyers during the 1970s when a developer built the Concho Valley Country Club and Golf Course. The Non-Taxpaying Properties Subcommittee has selected the Concho Valley area as the pilot project for this subcommittee, simply because it has many if not the most abandoned and tax deficient properties.

In turn, many of the out-of-state buyers of property in Concho Valley have abandoned their properties and have stopped paying their taxes. Each of these properties now may have a tax lien or liens against them which far exceed the value of the parcel. The loss of this tax base has caused a deficit in the County's tax income for years as well as creating a scourge on this community.

If the Board of Supervisors of Apache County ("Board") will resolve to set up and follow the procedures outlined in Arizona Revised Statutes ("ARS") Title 42 to deal with abandoned and non-taxpaying properties, this problem will be turned around in a reasonable amount of time. The County Assessor and the County Treasurer must be tasked with this job as a priority by the Board and be required to provide a reasonable, but specific timeline that is made transparent to the Public so that they can follow the progress to completion.

Measurable Benchmark Guidelines:

1. Within 3 months after the approval of the Concho Area Community Plan by the Apache County Planning and Zoning Commission, this plan is approved as part of the County Comprehensive Plan by the Apache County Board of Supervisors.
2. Within 3 months of the approval of this plan, the Board will assign a Task Force to determine costs and personnel needs in order to accomplish the goal of following the ARS schedule for turning delinquent properties over to the state and then returning them to the County. The laws in ARS Title 42 provide for the reclamation of delinquent properties by the Counties. The Board will follow the procedures on a strict timing schedule.
3. This task force will complete its work in 90 days.
4. Within 3 months of the approval of this plan, the Apache County Board of Supervisors will have discussed and taken action on a Board item regarding the value of all individual tax deficient non-paying properties. This information will then be processed to begin the foreclosure procedure to the State, and the

return to the County for resale of the properties back to the public.

5. Within 8 months of the approval of this plan, create a committee consisting of Concho Area Volunteers, County Assessor's Office, County Treasurer's Office, County Attorney's Office and the District III County Supervisor to resolve the out of balance condition between property values and unpaid tax obligations and revise the current resale policy.
6. By 2020, most abandoned properties will be back in the hands of Apache County for resale at a marketable price that will return the properties to tax paying status and increase the revenues of the county.

Final Goal

1. The optimum goal of this subcommittee is that the properties that have delinquent taxes in Apache County are well within the Arizona Revised Statutes guidelines and if the County takes steps to revitalize this area, every citizen living or moving into the Concho Voter Precinct area will see that the area is recovering from the scourge created by previous developers.
2. Apache County will follow statutes that provide for accountability to its citizens.

Financial Costs

Most of the costs for the improvement of the tax base in Apache County will be borne by the tax-paying citizens of Apache County. However, once the project is completed, there will be new property tax revenue, which will, in its turn, reimburse the tax base.

People Involved

The County, through its Treasurer's Office budgeting procedures will take the necessary steps to accommodate the expenses needed to fulfill the fiscal duty outlined in the Arizona Revised Statutes Title 42 regarding tax delinquencies and proceed to accomplish the foreclosures needed to correct the problems outlined above.

Appendix D - Community Appearance

Benefits

Benefits shall be community specific since the desire, goals and needs of various areas in Apache County are different and are measured by each community independently. The Concho area alone has varied demographics.

In some areas of Apache County residents want little to no change in their environment or to their property conditions. In these areas this committee is bound by a principle to not force change on anyone or anything if there is no imminent safety or health risk as determined by State and/or County Health department personnel and regulations. This committee wishes not to act on these properties for value or aesthetic judgments without documented direction from these authorities.

In some area's reduction of debris, removal of abandoned structures and disposal of general trash will help the area appearance as determined by that area population. In areas that encourage these reductions the individuals in that area will experience improved aesthetics. Additionally, property values will improve, the property sales will improve and ultimately populations will gradually increase to help the tax base.

In some areas the activities by this committee (when needed or appropriate in cooperation with various government jurisdictions) will improve road easements and government property maintenance. In these areas aesthetics will improve as well as safety and health risks shall be reduced.

This committee realizes that there are significant health and safety risks in some areas where support from Government resources may be essential. This for example may be the case where safety and health issues presented in areas with infestations of unmanaged vermin potentially spreading disease or unmanaged fuel loads are creating significant fire safety concerns. Additionally, as this committee or the promoted herein 501c3 organizations expand their capability and resource cooperation with government, ranchers, landowners and or developers, they may expand to address swaths of overabundant biomass.

In areas that have imminent safety and health risks associated with property conditions as determined by State and/or County Health department personnel the benefits will be targeted to be safety and health related.

Measurable Benchmark Guidelines:

Within 3 months after the approval of the Concho Area Community Plan by the Apache County Planning and Zoning Commission, this plan is approved as part of the County Comprehensive Plan by the Apache County Board of Supervisors.

Community Liaison appointed and publicized by the County Board of Supervisors within 3 months after approval of the Concho Community Area Plan. This person to be the ongoing communications single point for future projects, concerns and activities.

1. Formation of one or more non-profit organizations strictly dedicated to the benefits detailed above. At least one non-profit organization dedicated to the benefits listed herein shall be functional within 6 months of the approval of this plan by the Board of Supervisors of Apache County.
2. News articles of recognition, for the progress of one or more of these non-profit organizations, shall be published within 1 year of the formation of non-profit organization discussing one or more completed and successful pilot projects.
3. Consistent and defined periodic (minimum bi-annual) maintenance for the improved appearance and reduction of fire danger on road easements and right of ways in the Concho area to include but not be limited to State Route 61 and other major State and County highways in and through the unincorporated area. This agreement and plan shall be in place within 18 months of the Concho Community Area plan approval by the County Board of Supervisors.

Final Goal

Help Apache County area by area, community by community, district by district become the desired destination and show place of Arizona and to ultimately reduce and /or eliminate a need for outside government or other financial assistance.

Financial Costs

This is a community improvement project, and it is expected that the majority of costs associated with achieving this success will be borne by local individuals, organizations and personal investment from the property owners that benefit from the activities. Since the Community, the County and the State also ultimately benefit through improved economic activities it is expected that Local businesses, other concerned citizens, State and Federal government departments and/or organizations will also contribute funding

for the projects within the constraints of law (Considering Art. 9 Sect. 7 of Arizona Constitution called the "Gift Clause").

Individuals and volunteers

Individual property owners that may benefit by these activities will participate financially and seed, match or completely fund projects when possible.

County

1. Within the constraints of the Arizona Constitution's Gift Clause law, \$50,000 annually to be budgeted and available for County wide uses as benefits are demonstrated or presented by any non-profit organization targeting these goals.
2. Enter into agreements with approved non-profit organizations and / or other entities to reduce associated costs such as dump fees, transportation, periodic prisoner labor, training for health and safety risks, disposal of hazardous materials, shared equipment use etc.
3. Donations or discounted cost for county resources such as equipment or materials as benefits are demonstrated and presented.
4. The Board of Supervisors shall formally direct the engineering department to create a schedule of road easement mowing and maintenance in the Concho and Concho Valley areas along State Route 61 of at a minimum of every 6 months. The schedule should be available to the public for understanding and monitoring. Additionally, the County Engineering department shall be directed to be active in support and lobby effort, as requested by the community, to help the State set similar schedules and improvements along the State Route 61 in the same areas.
5. The County Board of Supervisors shall appoint a county employee to be a dedicated Community Liaison as described in Bench Marks section above and also publicize the position and its contact information.

State

Within the constraints of the Arizona Constitution's Gift Clause law, to be a resource for grants and funding distributions as may be developed by the State and or presently available. This program and related projects are expected to expand and demonstrate benefit to our county tax base, tourism and general economic development.

Federal

To be a resource for grants and funding distributions as may be developed by the federal government and or presently available. This program and related projects are expected to expand and demonstrate benefit to our County tax base, tourism and

general economic development.

People

The success of this community appearance project is dependent on community members and volunteers, by their dedicated time and efforts. Presently we have several committed Concho area people with many other interested parties wishing to become involved. This initial group will develop and operate the first non-profit organization targeting the benefits listed above for Apache County. Our focus will be the Concho voting precinct until resources and personal capabilities allow expansion or duplicated efforts elsewhere. We look at this as a pilot project that should ultimately be duplicated by other communities or expanded from this community to benefit the entire County.

Appendix E - Jobs

Benefits

Job creation brings direct and indirect tangible social and economic benefit to the Concho community and Apache County as a whole. Apache County has the lowest average income earning in Arizona. Within Apache County, Concho has the lowest income average in the County. One hundred (100) percent of the Concho Elementary School qualified for and utilizes the state and federal nutrition programs that are available to such low-income families. The Concho community is in immediate need of an available Job and Employment Center, which should be located in the village of Concho, as it will partially alleviate the problem. This appendix will outline a plan to establish such a greater Concho job center. Having a job will provide the inhabitants of Concho more than money-it will provide them a path to happiness, self-esteem and prosperity.

Measurable Benchmark Guidelines:

The benchmarks for establishing a greater Concho Job Center focused on an Apprenticeship Program and one that will allow for accessing of such programs by the community that are already available, but difficult to find and so "go untapped."

1. Within 3 months after the approval of the Concho Area Community Plan by the Apache County Planning and Zoning Commission, this plan is approved as part of the County Comprehensive Plan by the Apache County Board of Supervisors.
2. Within 8 months after the approval of the Concho Area Community Plan, establish a location with both paid and volunteer staff for the job center. Recommended sites:
 - a) Building beside the Post Office which is available for purchase, lease or rental by the County;
 - b) Concho Elementary School Annex or dedicated meeting room/office. This site has been discussed with the current District Administrator and is a viable option;
 - c) Participate with OCCAC, Concho Can, Lions Club Community Park Foundation or other organizations in matching funds by the County to build a Community Center within which such a job center can be located;
 - d) Expansion of this program to other community neighbors in the White Mountains;

3. Within 6 months after the approval of the Concho Area Community Plan, start providing publicized access to a county sponsored program for vetted individuals. The following initial apprenticeship sources have been identified:

- a) Electrical-under the supervision of an electrician the candidate will learn basic electrical skills necessary to work within the electric field;
- b) Log Cabin Construction-learn how to prepare raw tree wood into logs for the basic construction of log cabins;
- c) Wood-Working-learn to measure, prepare and estimate the necessary materials needed.
- d) Horsemanship-instruction in the proper method of caring for equine. Saddling, grooming, feeding and watering and some basic horse training.
- e) Ranch Apprentice-proper branding and gathering cattle.
- f) Physical Therapy- how to be of assistance with non-medical needs of clients to a trained therapist.
- g) Roofing-proper method of measuring and cutting roofing material and the installation of same.
- h) Mike Rowe's "Micro" -assistance on how to apply for his newest program, which will provide a stipend while training in various fields. When training is complete apprentice will then be sent to various companies seeking trained candidates i.e. ALCOA (application necessary).
- i) Arizona Department of Transportation- program partnered with Junior Colleges will provide the necessary programs to work with Arizona Department of Transportation (ADOT). ADOT pulls from this "pool" when job openings are available.
- j) Heavy Equipment Operator-instruction in the proper use of various heavy equipment used in construction, roads and surveying;
- k) Fencing-proper preparation and installing of fencing.
- l) Job Corp-instruction in completing the required application for Job Corp. If accepted they provide the means for earning a GED (if needed) a monthly stipend, education and/or job training.
- m) Ranching-local Snowflake Ranch will train in all aspects of cattle ranching. This is a summer program which is partnered with the Concho Elementary School;
- n) Aquaponics-land already secured for that purpose can utilize several apprentices.

Additional Apprenticeship programs should be identified for Biomass Production, and Plumbing and Framing skills.

Final Goal

The final goal of the Job and Employment Center and its focus on the Concho Apprenticeship Program (CAP) is to provide employment experience, to those youth and young adults who have left the traditional and normative employment process through the conventional education system here in greater Concho. The youth and young adults in our community will be able to obtain future employment in the apprenticed fields or other areas after learning and practicing good work ethics and experiencing the benefits of accountability.

The current effort on the part of the County to establish a County wide high-speed Internet Service that can be used by the Job and Employment Center here in Concho, would be a valuable adjunctive reason to select the Elementary as an interim or permanent location. Such an Internet service would allow the Center to more effectively assist job seekers with properly completed paperwork applications, applications for scholarship and grants and networking with apprenticeship providers and employers. Such locally driven apprenticeship opportunities have had an overwhelming interest by the community at large. Many administrative and legal issues have been addressed by this subcommittee and there isn't a minimum wage cost that would apply to the Apprentice Program. In fact, those receiving government subsidies may continue to do so while enrolled in the program, as they are apprenticed and not actually employed. However, minimal monetary incentives should be provided.

It is a well-established fact that communities where employment rates are high have a lower rate of drug usage and crime, which directly reduces law enforcement expenses. Families living where employment rates and employment is available at the lowest entry level are solidified and seek higher education when they are employed. Having a high rate of employment within the community raises the living standard for the individual and the community as well. Individuals who are employed spend more within the community and therefore it stimulates economic growth. The burden and individual places on the county and the community is removed and instead of being a drain on the County's financial resources, they become a contributor.

Financial Costs

County: Depending on the options for location and staffing that the County selects, the costs are expected to be less than 1/10 of 1% of the county budget.

State: State funds in the form of grants and matching grants are available.

Federal: Federal funds in the form of government programs, incentive programs and grants are available.

Appendix F - Road Maintenance

Benefits

Our residents have repeatedly stated that they desire visibility and improvement in how, when, and where Apache County utilizes Highway User Revenue Fund (HURF) dollars for the Concho Community. The benefits of following this plan are:

1. Improved public relations and reduced conflict through a publicly published Schedule of Maintenance and Budgeted Yearly Project report so that all citizens can educate and monitor for themselves when the road that they travel regularly may be improved and/or monitor for themselves that HURF dollars are equitably spent on each community.
2. Enhanced County and community pride with well-maintained and upgraded street signs to promote development as opposed to detracting from it.
3. Reduced public and private sector confusion and inadequate delivery or response services like 911 calls, and postal/home deliveries, if signage and road names are coordinated by an Apache County Project Team. Improved signage shall make it easier for our citizens and lead to better economic development and community self-reliance.
4. Improved safety and communications with Apache County citizens by development of processes, policies and procedures improving safety and/or emergency road work on "non-maintained" roads. These advancements should be published and maintained on the Apache County Website.

Measurable Benchmark Guidelines:

1. Within 3 months of the approval of the Concho Area Community Plan, Apache County will publish a list of all roads, and/or sections thereof with associated mileage, that have been "adopted" along with a list of all officially recognized "non-maintained" roads included in the Concho Voter Precinct on the Apache County Website.
2. Within 3 months, convene a Concho area personnel and County employee addressing and signage project team. This team shall discuss recommendations and finalize an addressing and signage system that combines the street name/911 address. This shall help the Post Office as well as all major materials deliverers find rural homes and businesses in the Concho area. This team shall prepare a Cost Estimate to replace Concho and Concho Valley Street signs so that they are a unified color and print type. These signs shall include both the County 911 Street Number and the Name of the Street. This project plan should include costs and schedule for completion and be

presented to the Board of Supervisors for approval in 90 days, which shall become the template for the entire Concho Voting Precinct area.

3. Funding allocation and completion of the signage work in Item 3 by the beginning of the year 2020.

4. Within 9 months after approval of the Concho Community Area Plan, Apache County Website publishes a list of all "adopted" roads and when maintenance is scheduled to occur, describing the work to be done and costs associated with the work. We request the Concho and surrounding area to be the first area published and we suggest that the County review and utilize the Navajo County format for prioritization and maintenance schedule presentation.

5. Within 9 months after approval of the Concho Community Area Plan, Apache County presents a preliminary policy, procedures and report on Emergency Road Maintenance Services available to the adopted and non-maintained roads. Publish this report on the Apache County Website and post a public announcement of its availability at the Concho Post Office. This includes the "process" of Emergency Road Maintenance requests, standards and descriptions of services and expected response times.

Final Goal

1. Every citizen living on or near a maintained County Road in the Concho Voter Precinct area will know when their street should, barring reasonable cause for delay, receive maintenance in any given year from observing the Yearly Maintenance Schedule available to them on the Apache County Website. Delays and/or changes with associated cause and reasoning shall also be posted on this web site to communicate up to date activities.

2. Every citizen will have access to a process easily found on the Apache County Website as to what they do to obtain emergency help from the County if they are restricted from entering the main highways from their residence or receiving emergency services.

3. Every citizen living in or moving into the Concho Voter Precinct area will have an address that is recognized by the Post Office and all Delivery services.

Financial Costs

County

1. The majority of the costs involved will be borne by Apache County from HURF; these costs are already being allocated to functions such as road maintenance, clerical records keeping and customer service.
2. The Concho Community, in 2005, produced a very detailed signage plan that shall be utilized as the starting point and guideline for the signage project. Along with the community volunteer involvement this plan provides a significant reduction in the County burden or costs in this area.
3. The County has recently shown that it may use HURF in creative ways to improve community pride as exemplified in Chinle, Ganado, Alpine and Greer. The Concho Community looks forward to this improved visibility and directed use of HURF dollars.
4. The Concho Community also may request the shared use of Grant Writing services from the District III County Supervisor's office as projects mature and expand.

State

Any funds Apache County already receives from the state to support the administration of the county and maintenance of roads should be accounted for and equitably allocated to our community.

Federal

Apache County already receives federal funds to support the administration of the county and maintenance of roads, we are asking for accountability and equitable allocation in our community.

People Involved

Although our Elected Officials, Apache County Employees and HURF will bear the brunt of costs and burden for the Improvements and or Maintenance appendix section of the Concho Area plan, we are offering significant volunteer involvement and work as appropriate and available through team participation and the county Volunteer program. Once this plan is approved by the Board of Supervisors, we will expect that our community members, as selected by our elected officials, will be directly involved with any planning and implementation of projects or improvements in the Concho Voting Precinct area.

Appendix G - Medical Services

Benefits

The residents of greater Concho have indicated that a need for medical services in our area is one of their top priorities. The greater Concho community consists of a diverse group of residents with a wide range of medical needs. Being a remote, rural community, local and accessible basic medical services are essential to the well-being of residents. While providing basic medical care is costly, the population of the elderly, veterans, retired military, and low-income families does provide for a financial support base for providing a medical clinic in Concho proper. The benefit to the County, the State, and the Federal governments is enormous. It has been proven by study after study that preventive medical care is the most cost-effective way to reduce major and catastrophic health care costs. A basic medical clinic is the answer to reducing medical costs and providing desperately needed services to the residents of greater Concho. This Appendix proposes the following:

1. That the County sponsors a project team composed of residents of greater Concho and appropriate County representatives to pursue a collaboration with Summit Health Care, the Arizona Health Care Cost Containment System (AHCCCS), and the Department of Veteran's Affairs (OVA) to establish a phased development of a medical clinic which can service all residents and access all funding benefits associated with the greater Concho resident demographics.
2. Initially establish a collaborative clinic in one of several buildings that are vacant or available for lease or rent (and some that would be free) leading to a new facility constructed over a reasonable period of time, but not to exceed two years.
3. Such an initial and thereafter permanent clinic would be based on the recommendations of The American Medical Association (AMA). Such a clinic as proposed here should provide the following services: primary care for minor, non-life-threatening illnesses and injuries; this clinic however, should not be a substitute for emergency medical care. The clinic will be staffed to conduct general physical exams and provide testing and treatment for chronic conditions (e.g., diabetes and high blood pressure) and minor medical problems (e.g., headaches, sore throats, cough/colds, stomach issues). Furthermore, the clinic may be able to provide prescription assistance programs and/or other pharmacy services. If the clinic, as staffed, is unable to diagnose or treat a patient's problem, it will typically provide a referral to an appropriate medical facility which can conduct such a diagnosis or treatment.

In a series of studies, the AMA found that such clinics as proposed here are typically

composed of a staff which includes a mixture of volunteer physicians, licensed health care professionals, and non-licensed medical personnel such as lay volunteers.

Board-certified physicians who typically devote approximately one to four half-day sessions each month are the most frequent types of volunteers. Nurses, nurse practitioners, physician assistants and, to a smaller extent, social workers and psychologists also volunteer at such medical clinics.

This type of clinic should be co-developed with Summit Health Care, AHCCCS, and OVA, the major employers in the county and the federal and state health care agencies who provide such financial and personnel support, the clinic should be open to all residents in the greater Concho area and in those adjacent areas where such a clinic could be able to more conveniently provide services.

4. Further contact and collaboration should be developed by the County project team with Northern Health Care, existing mobile clinics, Northern Arizona Council of Governments, and the bus transportation service provided for senior residents and veterans.

Measurable Benchmark Guidelines:

1. Within 4 months after approval of the Concho Community Area Plan, establish a County Project Team to discuss potential medical services for greater Concho with all stakeholders of interest.
2. Within 8 months, this project team submits collaborative proposals by Summit Health Care, and AHCCCS, who provide such financial and personnel support, the Northern Arizona Council of Governments, OCCAC, and the major employers in the county and present them to the County Board of Supervisors.
3. Within 1 year, open the initial clinic or other expanded services in greater Concho.

Final Goal

1. Provide an accessible medical clinic for residents of greater Concho in collaboration and cooperation with all parties of interest.
2. Establish the appropriate fiduciary agent of such a medical clinic for greater Concho.

Financial Costs

County

1. Existing Apache County Health Department Budget to provide stipends to volunteer clinic personnel.
2. Seek medical professionals local to greater Concho who would volunteer, with County stipends, to staff the clinic.

State and Federal

Utilization of State and Federal community medical grants through an appropriate fiduciary agent for the clinic.

Private

Seek investment and support for facilities, equipment, and personnel from local hospitals.

Appendix H - Subdivision Deed Restrictions

Benefits

The Concho residents have experienced significant problems due to people purchasing land without knowing that Subdivision Deed Restrictions are in place. The subcommittee believes that education, availability of Subdivision Deed Restrictions and visual reminders (signs) will correct this problem.

1. Subdivision Deed Restrictions must become a priority at the Apache County Recorder's Office. We understand that all Subdivision Deed Restrictions in effect are not satisfactorily recorded and searchable.
2. Once the area's Subdivision Deed Restrictions are verified, the County should send copies of all Subdivision Deed Restrictions to the Public Library System and keep them current.
3. Educational seminars should be offered to the public and real estate professionals. Subdivision Deed Restrictions should be a mandatory part of any sale in Concho.
4. The subcommittee thinks it is important to visibly alert potential real estate buyers in Concho that Subdivision Deed Restrictions are in effect in some Subdivisions by maintaining signage at entrances to these areas.

Measurable Benchmark Guidelines:

1. Within 3 months after the approval of the Concho Area Community Plan by the Apache County Planning and Zoning Commission, this plan is approved as part of the County Comprehensive Plan by the Apache County Board of Supervisors.
2. Within 6 months after the approval of the Concho Area Community Plan, the Apache County Recorder 's Office completes a full search of their records and produces all Subdivision Deed Restrictions and any Amendments to the Subdivision Deed Restrictions in the Concho area and arranges for the Concho Public Library to house them so that any member of the library can check out a copy when needed.
3. Within 3 months after the approval of the Concho Area Community Plan,

Subdivision Deed Restriction Seminars, supported by the County providing insurances for any venue that requires it, will be conducted by volunteers.

4. Apache County provides signage on any and all routes of ingress for all subdivisions in the greater Concho area that request Subdivision Deed Restriction Signage by the end of 2019.

Development in Concho Valley Unit# _____ is guided by Subdivision Deed Restrictions as filed with the Apache County Recorder and available through the County Library Online Services.

If you are interested in purchasing in the area, you should first get a copy of the SUBDIVISION DEED RESTRICTIONS and become familiar with them.

Final Goal

The final goal will be that anyone buying property in the greater Concho area will have been obviously notified and understand that we have Subdivision Deed Restrictions in place. This will result in a better-informed citizenry and promote community cohesiveness.

Financial Costs

Costs to fund all educational seminars will be up to those presenting the materials.

County:

1. Any costs to improve Subdivision Deed Restrictions at the Apache County Recorder's Office would be borne by normal operating costs at the County since it is their job to maintain proper records.
2. The Apache County Library District will budget for the Public Library costs as may be needed.
3. Costs for insurances needed in venues selected for educational seminars.
4. Costs for signage.

State

Any state funding that qualifies to be used for any part of this project should be so used.

Federal

Any federal funding that qualifies to be used for any part of this project should be so used.

People Involved:

We are fortunate to have dedicated real estate professionals in the greater Concho area willing to complete this project.

Appendix I - Land Use

Discussion:

The CCAP steering committee with significant input and feedback from the Committee of the Whole has decided to leave land use decisions to the county government organizations (P&Z Commission and County Board of Supervisors) with only the following comments:

1. Respect our Vision Statement on Page 7
2. Obtain as much local citizen input from citizens affected by your decisions as possible and balance that input with personal property rights in a manner that respects both.

Appendix J (a) - Planning Area Discussion and reasoning to use "The Concho Voting Precinct"

At the August 2, 2018 P&Z Commission meeting, some commissioners expressed a concern for the size of the area defined herein as the Concho Area Planning area. We offer the following in explanation:

1. This plan is not a plan of restrictions, but a plan designed to improve services and accessibility to services in the planning area. As stated on the Apache County web site and within State Statutes the "purpose and effect shall be primarily as an aid to the county planning and zoning commission and board of supervisors in the performance of their duties." ARS 11-804.A. We interpret that statement to direct the "Comprehensive Plan" to encompass any services and/or activities that the county government may be involved with affecting and not to be limited to "Land Use" discussions.
2. Please note that the "Land Use" section of this plan leaves the guidance for land use restrictions in the County Government's hands and does not impinge on or direct our local communities' decisions. With this in mind we offer the County unincorporated area government guidance and suggestions to help improve services to a large population under their area of responsibility with the communities' involvement.
3. The CCAP has had specific input, feedback and representation from citizens that reside in all populated areas of the Concho voting precinct. All areas of the Concho voting precinct will be affected by the improved services described in this plan. The CCAP committee understands that services emanate from the more densely populated areas and disperse there from. We consider Old Concho area and Concho Valley area as our voting precinct's mostly populated areas and the location of focus, but it is essential that the entire voting precinct be considered as these services are developed.
4. A large part of the Concho Precinct Voting District as defined on the Apache County map is unpopulated and therefore not immediately affected. Therefore, out of convenience and simplicity the use of an existing area definition makes the understanding of the area affected easily referred to without adding complex coordinate information.
5. Our plan encourages local involvement. Sections of the Concho Voting Precinct are encouraged to organize as their populations may desire and build on or modify their needs and plans if different than described herein. This plan does not exclude or prevent segmentation in the future and does not force any individual or area to do anything.
6. This plan is designed to help the Unincorporated County Government understand the Concho area needs universally and help provide guidance. This plan is also designed

to help recognize local support for the improvement of certain services at minimal cost and with maximum community involvement.

Appendix J (b) - Map of Planning Area, The Concho Voting Precinct

