

CONCHO COMMUNITY PLAN



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CONCHO COMMUNITY PLANNING COMMITTEE

COMMITTEE CHAIR	COMMITTEE
Roxanne Rogers	Economic Development
Bob Bothner Donna Wirick	Environmental
Cindy Furrh Jay Wicks	Infrastructure
Holly Van Hooser	Recreation/ Health Department
Mike Loomis Chuck Copeland	Municipal Planning & Development

Liaison volunteer: **Irene Cohee**

CONCHO VISION STATEMENT

The residents of the Concho community have expressed a desire to maintain and enhance their friendly atmosphere, relaxed pace and rural lifestyle, and to promote the health, safety, and convenience and general welfare of the citizens of Concho.

Surrounded by low rolling hills and high plains, the residents of Concho envision a well planned community that will promote and provide local employment opportunities and create recreational access for the entire community and its visitors.

The residents encourage and desire orderly planned growth, new commercial and light industry, increased educational and medical services, and expansion of recreational facilities. The objective is to provide for the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources. Whenever possible we want to promote voluntary and private enterprise to make these improvements, thus limiting the major burden of taxation on the current residents. We believe the establishment of development fees will provide funds for all new infrastructure necessary for future growth and for expanded public services including schools, libraries, parks, fire and EMT, transportation, a sheriff substation and other public requirements.

While achieving these results, we believe it necessary to protect personal property rights and encourage new businesses. This is why we have developed our Concho Community Plan as this sets the standard by which we wish to see our community grow and prosper.

We believe that within five to 15 years there will be sufficient growth and interest in our community to allow Concho to become an incorporated town.

Therefore, we request that the Apache County Board of Supervisors guide the Concho Community by:

- 1) Providing an Overlay Ordinance that bridges the gap between the Apache County ‘Growing Smarter’ Comprehensive Plan and Concho area plan; thereby allowing time for the development and refinement of a Concho site specific zoning plan and the necessary approval of the property owners. The Concho Community Plan to be prepared by the residents of Concho, are programmatic in nature in order to define guidelines, standards, and specific measures by which future development can occur consistent with the community standards, public policy and financial resources. This will assist policy makers in reaching decisions on land use as well as financing for capital improvements. This Ordinance will permit Concho to grow in a well-planned, logical land organized manner, and prepare itself to become a “Town” in the future.
- 2) Providing an Ordinance for the implementation of development fees for all new and/or existing property that is developed within the Concho Community Master Plan area. These development fees are to provide the financing method for providing new infrastructure and expanded public services necessary for its new businesses and residents. These fees should be calculated to include funds for increased fire protection, EMT, sheriff, water and sewage systems, schools, libraries and other public facilities, and infrastructure, (roadways, storm drainage, extension of sewer, water, electrical and telephone systems, etc.). This will provide the way for the new residents to pay for these necessary services while not placing a tax or financial burden on current residents or Apache County.
- 3) Providing for the creation of a Concho Improvement District so improvements and expansion of the public infrastructure can begin to take place.
- 4) Exploring the expansion of public utilities and infrastructure to include all of Concho planning area.

HISTORY

Concho is a community that was settled in the mid 1800's by a New Mexican sheepherder. Several years later a small group of Mormon settlers joined them. The founders were drawn to the area because of the water provided by the Concho Creek, fed by the Concho Springs, and the grasslands that were prevalent at the time.

Its name is possibly derived from the Spanish word *concha* (meaning shell), perhaps due to the shells found along the Concho Creek. "The town was once the major population and financial center of the northeast quarter of what is now Arizona. It continued as a thriving small town for many years."¹ Nevertheless, circumstances such as WWII caused residents to leave the area and, in time, Concho dwindled down to a small community.

The village of Concho sometimes referred to, as "Old Concho" is rich in tradition and folklore. Each year the villagers enjoy coming together for the San Rafael Fiestas, when residents and relatives from afar gather for joyful celebration and reminiscing.

The newer portion of Concho is the highland country referred to as "Concho Valley" established in 1971. Growth in this development primarily took place as a result of the construction of the Coronado Generating Station located west of St. Johns. A main attraction is the local country club and golf course, along with Concho Lake, which primarily serves as an irrigation reservoir for "Old Concho," but is enjoyed for fishing, boating and recreation the rest of the year.

Both the old and new portions of Concho enjoy the peacefulness of a quiet country atmosphere, with clear skies and a sense of community.

REFERENCES

- "Concho: The People of the Santo Nino" in *Journal of the Southwest*, V.38, no. 4, pp. 37-62, 1997.
DeGlane, E.M. *Concho: The Enchanted Pearl*. Concho, AZ: Concho Historical Society, 1981.
"History of the Concho Ward." Unpublished manuscript. Date unknown.

¹"Concho: The People of the Santo Nino" in *Journal of the Southwest*, V.38, no. 4, pp. 37-62, 1997

INTRODUCTION

Concho has grown and prospered since its establishment in the mid 1800's. In 1971, Lake Investment Company developed a Master Plan of the community specifically for the development known as 'Concho Valley,' which was approved by Apache County. Until now, that original Master Plan has not been updated, revised or expanded. Due to the "Growing Smarter" legislation, and the strong interest and participation of the community, we now have the opportunity to update the Master Plan based upon actual input of community residents to address our needs and desires for positive community growth that will enhance our rural lifestyle.

The Concho Community Plan is an expression of how the residents of our community wish to see our community grow, develop and prosper. The entire region is experiencing rapid growth. Rather than allow this growth to be haphazard or of low quality, the Concho Community Plan sets forth guidelines to assist in planning for orderly growth that meets its needs and standards.

The Concho Community Plan addresses the current and future elements that the community indicated were the most pressing. It also utilizes the various established deed restrictions and proposes to base the zoning districts on them, thereby eliminating many conflicts and enhancing enforcement. Upon approval by the Board of Supervisors, we wish to work with the Apache County Planning and Zoning Department and our residents to update this Master Plan which will govern our future growth.

Many of our citizens have researched the initial planning stages of Concho's growth, infrastructure and public facilities. While researching the various avenues of funding, it was discovered that many of the available federal and state grants require an existing and approved community plan. We believe the Arizona Department of Commerce is willing to come to a community (Economic Development Corporation) meeting (Economic Development Corporation) and present ideas on how they can assist and show us the steps that would be required. Being an unincorporated community requires a core group to see the project through, with the approval of the County. The Department of Commerce recommended that the members of the community submit names of individuals in the community that represent different service organizations, religious groups, and livelihoods that could be approached about sitting on a Committee. Concho residents and business people will be contacted and a public invitation issued in the local newspaper encouraging any interested individuals to participate in the first organizational meeting. The committee will be formed and the first meeting is tentatively scheduled for January 2002, after the Concho Community Plan is approved by Apache County.

REGIONAL SETTING

The unincorporated community of Concho is located in Apache County, Arizona, in the northeastern portion of the State of Arizona. The Concho community is approximately 200 miles north and east of the Phoenix area, and centered at the intersection of Arizona State Highways 61 and 180A. The elevation ranges from 5,700 feet to 6,300 feet.

THE PLANNING AREA

The planning area, as defined by the Planning Committee, consists of approximately 144 square miles or 92,160 acres. The area breaks down into approximately 0 acres of National Forest and 61,760 acres of privately owned land. The planning area falls in parts of T12 & 13, R25 & 26E Gila and Salt River Base and Meridian, Apache County, Arizona.

COMMUNITY INVENTORY

SCHOOL ENROLLMENT

<u>YEAR</u>	<u>TOTAL</u>
97-98	177
98-99	184
99-00	181
00-01	151

CONCHO SCHOOL DISTRICT TAX HISTORY

<u>YEAR</u>	<u>TAX RATE PER \$100 ASSESSED VALUATION</u>
91-92	4.1488
92-93	3.8739
93-94	3.8615
94-95	4.2355
95-96	4.5789
96-97	4.5788
97-98	4.2912
98-99	4.0237
99-00	4.0237
00-01	4.0000

CONCHO FIRE DISTRICT TAX HISTORY

<u>YEAR</u>	<u>ASSESSED VALUATION</u>	<u>TAX RATE PER \$100 ASSESSED VALUATION</u>
91-92	2,816,074	0.6695
92-93	3,783,242	0.8119
93-94	4,525,055	0.5485
94-95	4,860,427	1.1990
95-96	5,108,668	1.2219
96-97	5,185,048	1.1879
97-98	5,178,793	1.2703
98-99	5,222,217	1.2597
99-00	5,381,440	1.3358
00-01	5,945,661	1.2362

ETHNIC COMPOSITION

2000 CENSUS

Population	1925
Hispanic	236
Non-Hispanic	1689
White	1534
Black	30
American Indian	74
Hawaiian	1
Other	31
Other multi	4
Over 18	1465

CLIMATE DATA

CONCHO APACHE COUNTY

YEARS IN AVERAGE: 20

Month	Average Minimum Temperature	Average Temperature	Average Maximum Temperature	Average Precipitation
January	13	36	61	0.52
February	18	41	65	0.58
March	23	39	69	0.69
April	30	47	77	0.45
May	38	62	84	0.45
June	48	72	92	0.40
July	58	75	94	1.80
August	56	72	90	2.30
September	47	68	86	1.37
October	32	57	79	1.02
November	21	45	69	0.58
December	11	36	60	0.55

2

2 Information provided by SRP.

CONCHO COMMUNITY SURVEY

The community survey was distributed in October 2000 to box holders at the Concho post office and rural route addresses. Approximately 875 were delivered. These numbers were determined from the Postmasters' estimates of the numbers of active box holders at that time of year.

The purpose of the questionnaire was to gather information on what residents considered to be the major issues that should be addressed in planning for the community's future. The survey is Appendix A.

PUBLIC MEETINGS

In the course of preparing the Community Plan for the Concho area, the Planning Committee conducted 17 public meetings. The purpose of the public meetings was to solicit public comment on the various issues being addressed.

The initial public meeting was held on October 17, 2000.

The second public meeting was held on December 13, 2000

The third public meeting was held on February 8, 2001.

The fourth public meeting was held on February 17, 2001.

The fifth public meeting was held on March 3, 2001.

The sixth public meeting was held on March 17, 2001.

The seventh public meeting was held on March 31, 2001.

The eighth public meeting was held on April 4, 2001.

The ninth public meeting was held on April 18, 2001.

The tenth public meeting was held on May 2, 2001

The eleventh public meeting was held on May 16, 2001.

The twelfth public meeting was held on May 30, 2001.

The thirteenth public meeting was held on June 13, 2001.

The fourteenth public meeting was held on June 27, 2001.

The fifteenth public meeting was held on July 06, 2001.

The sixteenth public meeting was held on July 13, 2001.

The seventeenth public meeting was held on August 7, 2001.

PLAN

ELEMENTS

ECONOMIC DEVELOPMENT

Introduction

Economic planning deals with a broad spectrum of the population and is a key factor in the development of the long-term economic development strategy. The community challenge is to develop a plan that will provide the necessary amenities to attract and retain a recreation and leisure industry, while providing the necessary economic climate and conditions to maintain an employment base that is not dependent on tourism.

Economic Planning is critical for identifying the community's values. Entrepreneurship and light industry will be encouraged provided that new businesses contribute to the community and do not negatively affect the following standards:

- Peaceful/quiet atmosphere
- Open spaces
- Low-density population areas
- Current traffic conditions
- Rural/country lifestyle
- Pollution
- Government resources
- Tax base

EXISTING CONDITIONS

Retail Business

Convenience store & gas station
Ceramics shop
Second hand store

Dining

Three restaurants/bar

Other Businesses - Services

Hairdresser
Electric motor repair shop
Realtor
Water & sewer utility

Community & Public Facilities

Concho Fire District
Public park operated by Lions Club
Community assistance center
Elementary school (grades 1-8)

Tourism

Country club & golf course
Concho Lake/Reservoir

Retail Shopping

Goal:

Improve the economic base by increasing the commercial trade of the community. As growth continues, expand the quantity and quality of retail shopping establishments.

Objectives:

Develop land area featuring the “Main Street Project.”

Implementation Strategies:

- Develop a “Main Street” area, making use of community time and skills to construct retail stores
- Apply for government and/or grants to assist in a community beautification plan to enhance the visual attraction of this area. (Haul away trash and broken down vehicles.)
- Designate the area for the Main Street retail area - Next to and across the street from the post office; a mile in each direction.
- Start marketing Concho to attract businesses

Employment

Goal:

Provide jobs for local population and a skilled labor pool to attract potential employers. Encourage environmentally friendly light industry (e.g. solar energy, retail shops, high-tech industry and call centers.)

Objectives:

Facilitate an action team and partner with ACES (Apache County Economic Security Corporation) to attract industry or business that might consider Concho as a place to locate their business.

Implementation Strategies:

- Contact representatives of companies that would fit the above profile to discuss their needs and or vision.
- ACES will provide a list of companies who have contacted Apache County for relocation or new business start-up.
- Meet or contact these businesses to find out what their infrastructure needs would be.
- Utilize government agencies to research how we can meet those infrastructure needs.
- Work with the local college to provide basic skills and training programs (e.g. computer skills).

Industry

Goal:

Encourage light industry, setting limits on industrial development, (i.e. the types of industry and their location) to preserve the environment of the community.

Objectives:

Identify what factors industry or business looks at when pursuing a place to do business. Identify how Concho can position itself to meet those factors.

Industry Cont..

Implementation Strategies:

Work closely with ACES and the county to attract new business to the Concho area and take advantage of our unique character:

- Natural environment
- Windy (opportunities for alternative power sources)
- Beauty of the mountains, geographic area
- Natural resources
- Open spaces
- History (Indian ruins, archaeological and paleontological sites, volcanoes, Old West heritage)
- Tourism trends
- Surface water rights
- Low county taxes
- Low pollution
- Quality of life

Tourism

Goal:

Market Concho as a tourist destination which will increase revenue from both part-time residents and visitors to the White Mountain area.

Objectives:

Put Concho on the map! Work closely with the St. Johns Regional Chamber of Commerce to assist in promoting and coordinating regional efforts of local.

Implementation Strategies:

- Create a web site for the Concho area featuring and contrasting the historical and modern.
- Work with real estate agencies and developers to attract second homebuyers.
- Create a main street presence that includes a coffee shop, souvenir shop etc.
- Work with the community/businesses to open tourist attractions such as a dude ranch, off road tours and historical tours.

Business Opportunity

Goals:

Establish a package that would pique the interest of businesses to further investigate the area and ultimately invest in Concho. Create attractive incentives for businesses to expand and/or relocate here.

Objectives:

Work with ACES and the county to help make Concho a leading contender for investment by businesses.

Community Center

Goal:

Create a Community center that will give a detailed history of the settlement of this area as well as an up-to-date glance of where the community is today in its growth.

Objectives:

Develop and implement a strategy to promote our cultural heritage.

Implementation Strategies:

- Develop activities in conjunction with seasonal heritage tourism and publicize them on an area web site featuring the Southern Apache County area.
- Work with the other surrounding towns to create an area focal point.

ENVIRONMENTAL

CRIME & VANDALISM

Goal:

Minimize crime and vandalism in the Concho area.

Objective:

- Eliminate all unlawful activities in our communities
- Establish a Neighborhood Watch program.
- Assure adequate sheriff's department patrols.
- Establish a Sheriff's Department sub station in the Concho area

Implementation Strategies:

- Work with local and state law enforcement agencies.
- Hold community town hall meetings and discuss issues and concerns with the citizens.
- The information that is gathered at the town hall meetings will be shared with the local and state law enforcement agencies and the various community committees.
- Organize concerned citizens and establish a leadership committee to spearhead a Neighborhood Watch program.
- Neighborhood Watch committee will work closely with local law enforcement, in particular the Sheriff's Department.
- Hold community town hall meetings that will consist of educational workshops explaining how communities can work with the various law enforcement agencies to provide a safe and healthy environment.

POLLUTION, TRASH AND GARBAGE

Goal:

Provide a healthy environment for the Concho community.

Objectives:

- Eliminate wildcat dumping.
- Establish an annual community cleanup day.
- Solicit input from the citizens.

Implementation Strategies:

- Advertise in the local newspaper and post notices concerning wildcat dumping and who witnesses can contact.
- Solicit support from local businesses and citizens for an annual cleanup.
- Research and apply for community beautification and Main Street grants.
- Research the feasibility of a community-recycling program.
- Solicit the Apache County Health Department to hold educational seminars and to participate in town hall meetings.

FIRE SERVICE

Goal:

Provide adequate fire protection services for the Concho community.

Objectives:

- Increase community awareness of the needs of the Fire District
- Reduce fire fuel in and around homes and businesses.
- Increase community fire education.
- Increase the number of homes and businesses with fire alarms by implementing an awareness program.
- Prevent wildfires.
- Decrease unauthorized burning in trash barrels, brush piles and trash piles.

Implementation Strategies:

- Establish fund raising events and research grants to purchase smoke detectors for low to moderate-income families.
- Hold various educational training classes at the firehouse.
- Solicit volunteers to support the fire department.
- Solicit volunteers to cleanup trash and brush in the community.
- Hold more public functions at the fire department.

- Expand fire district.

INFRASTRUCTURE

UTILITIES:

POWER, COMMUNICATIONS AND SANITATION

Existing Conditions:

The existing power, communications, and sanitation services appear to be adequate at their current level of service. Planning is needed for future growth.

Goals and Objectives:

Maintain the current level of services for power, communications, and sanitation and plan for future growth. Locate all new electrical utilities underground and adopt a plan to eventually place existing overhead facilities underground. Plan and specify the site for a new electrical substation to accommodate future growth.

WATER AND SEWER:

Existing Conditions:

The existing water and sewer system is in need of upgrades and repairs. The Livco Water and Sewer Utility is currently owned and operated by Integrated Defense Technologies (IDT) located in Huntsville, Alabama.

The water company is currently completing some projects in uninhabited sections of the water and sewer service area. There have been no water quality problems in several years. IDT is committed to making sure all current Environmental Protection Agency and Department of Environmental Quality requirements are satisfied.

Goals and Objectives:

Complete the necessary repairs; allow public input into future development of these services; as well as make information available about local and state agencies that can be contacted for assistance in monitoring the continuous and satisfactory operation of these services.

Develop a plan to move the existing septic systems to the public system, as they become dysfunctional or resident's request to be connected.

ROADS:

Existing conditions:

The existing roads throughout the Concho area are largely graded gravel roads. Last year Apache County began chip sealing a portion of these roads. The current conditions create dust and safety issues. Many residents expressed interest in what plans the county has for roads in our area.

Goals and Objectives:

To make the Apache County's five to ten year plan for road improvements more accessible to the public. Allow for public input regarding the priority of which roads will be chip sealed and improved.

ROAD SIGNS:

Existing Conditions:

The existing "named" road signs throughout the Concho area are in poor condition.

Goals and Objectives:

Request information on possible funding to replace/repair the existing road signs. Currently, Apache County only maintains the numbered road signs. Maintenance of the named road signs should be included with the numbered signs. Restoring community-oriented names would enhance the individualism of the neighborhoods. We believe this is also a matter of safety.

Since the county maintains the numbered signs, Concho desires assistance in finding grants/funding from other sources to help support community named signs as a community improvement project. Many area residents have expressed an interest in this matter and the community would be willing to contribute the labor to install the signs.

STREET LIGHTING:

Existing Conditions:

Existing street lighting is limited. Concho desires strategically placed street lighting to enhance the safety of our community which also preserves the tranquility and privacy of our community.

Goals and Objectives:

Pursue funding and engineering assistance to install public lighting at community agreed-upon locations. Focus on low-level lighting to maintain the rural atmosphere. The first site for a public lighting project shall be Concho Park.

MUNICIPAL PLANNING & DEVELOPMENT

Existing Land Uses

Residential:

Single and multi-family site built and manufactured housing exists in most of the area. There is also a resort development with a country club and an 18-hole golf course.

Recreational Vehicle Park:

There have been RV parks located in the Concho area over the years. There are no parks currently operating. If a new park were developed, Concho Lake would be the preferred location.

Commercial:

Areas along Hwy 61 and 180-A have been utilized for commercial. Several areas have been conditionally permitted that are set back off and away from the highway. Unless otherwise restricted, the main highway roads, including CR5020, are considered commercially acceptable.

Industrial:

Light-industry is targeted in Section 31, South of the C.R. 5020, West of the 180-A intersection. T13N, Range 26 E. Further expansion would remain within the identified section. Currently there is a sewer treatment facility there. There is no heavy industry desired at this time for the Concho area.

Public and Quasi-Public Land:

State School Trust Lands and lands owned by the Salt River Project are identified within the overlay district. These lands are targeted for special uses such as, green belts, medical facilities, equestrian trails/center, jogging paths, bike trails, incubation parks for small businesses, solar energy demonstration parks, observatory and other public benefit uses.

Open Spaces:

BLM and State Trust Lands are to be reserved for these purposes. These would typically be undeveloped. Additional open spaces will be planned and developed with new purpose and standards.

National Forest:

There are no national forests within the targeted area. The Petrified National Forest is within 30 miles, however. Hence, there is a need for an RV park to service this attraction.

GENERAL STATEMENT

There is a desire from the community to form an orderly system of local government. The formation of a town in the future is being discussed. Fear of taxation is the greatest hindrance for this process to move forward.

RESIDENTIAL

Goal:

Observe orderly growth and establish a friendly identity that will welcome visitors and be soothing to the senses. Develop a foundation for Concho to become a town sometime within ten years.

Objectives:

Maintain a rural setting within each given area to be supported by its own commercial and light-industry.

Implementation Strategies:

A Concho Zoning Ordinance and Overlay will be submitted in July 2002. This will address most zoning issues. The future ordinances will address undesirable attributes that communities experience and will set the standards and guidelines to provide direction for future growth.

COMMERCIAL

Goal:

To attract businesses that will benefit the community and service its needs.

Objective:

Assemble businesses together in an area that will be conducive to heavier traffic use. A well thought out traffic pattern should be addressed prior to any large entries to the community. County planners will be called upon to assist in this endeavor. The confluence of the major highways 61 and 180-A with County Rd. 5020 is the logical location.

Implementation Strategies:

Canvass the identified areas that might be acceptable by the affected landowners. Designate welcomed properties. Identify potential landowners that surround the area who would also welcome commercial as the sphere increases in size or area may need to be re-identified.

PUBLIC AND QUASI-PUBLIC

Goal:

Maintain and preserve as much open space as possible for scenic and recreational uses while still addressing the public building needs in order to meet the liberal arts and government services needs.

Objective:

Setting aside areas that will be used for the benefit of the public.

Implementation Strategies:

Apply to the state land department for the reservation of school trust lands. If needed, apply for grants to purchase these lands for the desired use. Establish a dialogue with the Salt River Project to develop their lands to beautify the landscape and demonstrate solar energy projects. Renewable technologies supported by the universities would be the driving force for establishing possible endowments. Obtain lands by donation or purchase with funds acquired from grants, endowments, or other philanthropic avenues.

PARKS/GREEN BELTS

Goal:

Designate public recreational facility areas and design green belts that employ water retention/conservation techniques.

Objective:

Provide open space that is native in landscape and aesthetic appearances. Create controlled waterways to channel and utilize storm run off and protect downstream property owners.

Implementation Strategies:

- Work with the Federal Emergency Management Administration to identify flood plain areas that can be engineered to harness storm runoff.
- Solicit assistance from water conservation agencies. Utilize future effluent from the wastewater treatment plant for green belt purposes.
- Solicit private land donations.
- Address property owners about federal programs available to set-aside private lands for periods of time.

PUBLIC FACILITIES AND SERVICES

EXISTING PUBLIC FACILITIES AND SERVICES

Community Facilities (local)

Concho Cemetery
Apache County Library-Concho
Lions' Park
Blue Hills Environmental Association - Concho
United States Postal Service

Utilities (local)

Concho Propane Company
Livco Water and Sewer Company
Old Concho Water Company

Utilities (access)

Eagle West Cable
Citizens Communications (telephone)
Navopache Electric Co-op
Internet Service Providers:
 Cybertrails
 Next-Quest 2000
 White Mountain Online

Educational Facilities (local)

Concho Elementary School (K-8)

Educational Facilities (access)

St. Johns High School
Northland Pioneer College

Trash Service:

- Blue Hills Environmental - A trash and refuse transfer station located on Hwy 61 across from the elementary school. Phone number is 333-1628.
- Waste Management - Provides weekly pickup of residential trash and refuse and commercial service. Phone number is 368-5472.
- R&M Refuse Inc. - Provides weekly pickup of residential trash and refuse and commercial service. Phone number is 537-9432.

Fire Services:

The following is the list of equipment at the Concho Fire Department:

- 2001 Ford F550 Scat/Brush truck. Used for first response. It has a 300 gal CAFS system (compressed air foam system).
- 1984 2000-gallon tender (tanker).
- 1974 750-gallon pumper. This piece of equipment does not leave the Concho Fire District.
- Van used for medical purposes.

Meeting Schedule:

- Business meetings are held on the first Thursday of each month at the fire- house.
- Training meetings are held on the second and fourth Thursday of each month.
- The telephone number at the firehouse is 337-2681. This number will transfer automatically to the Fire Chief.

RECREATION AND OPEN SPACE ELEMENT

Introduction

Concho provides recreational opportunities common to most rural communities. Further goals are aimed at promoting growth and development consistent with outdoor recreation, while preserving the natural environment.

EXISTING RECREATIONAL AREAS AND FACILITIES

LIONS PARK

- Playground
- Softball field
- Restrooms

CONCHO VALLEY COUNTRY CLUB

- Golf course
- Driving range

CONCHO ELEMENTARY SCHOOL

- Baseball field
- Multi-use sports field
- Gym/auditorium

CONCHO LAKE/CONCHO SPRINGS RESERVOIR

- Camping
- Fishing
- Boating

FACILITIES

Goal:

Provide additional recreational opportunities for residents and visitors

Objectives:

- Develop local summer recreation programs for youths
- Develop facilities that youth groups and adults can utilize
- Develop archery and gun ranges
- Construct a public swimming pool
- Develop multiple-use competition dirt tracks
- Construct a rodeo arena

Implementation Strategies:

- Encourage updates to the Apache County Parks Master Plan, which would provide for recreational facilities and programs in the Concho area
- Encourage local groups to participate in the development of recreational facilities and opportunities
- Pursue grants for development of recreational facilities

TRAILS

Goal:

Provide opportunities for residents and visitors to enjoy the area's natural environment.

Objectives:

To develop:

- Bicycle trails
- Nature walks
- Horse trails

Implementation Strategies:

- Encourage formation of clubs with members of common recreational/hobby interests and goals who would contribute expertise and generate resources

CLOSING STATEMENT

Concho is one of the fastest growing areas within the unincorporated boundaries of Apache County. We don't need the census to tell us this, as we see the growth daily with the many residences being built and 'new neighbors' moving in. We can see the 'writing on the wall,' as we anticipate that Concho will become a town in five to 15 years. With this in mind, we want to prepare for it now, so that when the time arrives, we are ready for it.

Our prime concern is not the growth itself, but the desire to accomplish it logically and orderly within a 'Master Planned Community' in conformance with established community standards. Again, we desire that it be orderly 'planned' growth and not 'hap-hazard.'

We sincerely believe the residents of the Concho community have expressed their desire to maintain and enhance the friendly atmosphere, relaxed pace and rural lifestyle, and to otherwise promote the health, safety, convenience and general welfare of the Concho Community area citizens.

In order to insure this continued lifestyle and its enhancement, we have developed our community goals, standards, and methodology for providing our own financing of community infrastructure and needs. This was accomplished through the Concho Community Plan and by the 'draft' development of the Concho Community Master Plan and Zoning District. It is our hope that the Apache County Board of Supervisors agrees with our findings and authorizes the creation of the "Concho Development District" to further implement our standards and goals. We need the blessing and guidance of Apache County to ensure we reach a successful conclusion to our planned growth.

Our citizens are more than willing to work with the County in this endeavor to insure its success. We have many volunteers that are willing to continue the efforts to date, and we know there will be more volunteers and citizens joining us once the Board of Supervisors has officially sanctioned the 'Concho Development District.'

No road is without a 'pot-hole' and no journey is 'perfect.' We know there will be problems to overcome, but by working together, they can and will be solved. As always, local citizen participation is the most vital part of any Community Plan, and we sincerely believe that the same community spirit experienced to date, will be experienced in the future as we go forward with our community goals.

APPENDIX -A-

COMMUNITY SURVEY

CONCHO COMMUNITY SURVEY

I. Community Satisfaction

1. What do you like most about the Concho area?
2. What do you like least about the Concho area?
3. What do you consider to be the single most important issue currently facing the Concho area:
4. Do you feel the Concho area needs a community area zoning plan?
Yes _____ No _____
5. Using a scale from 1 (not at all important) to 7 (extremely important), how important is the surrounding natural environment to the quality of life in the Concho area?

1 2 3 4 5 6 7

II. Quality of Life

1. Using a scale of 1 (not at all important) to 7 (extremely important), circle the number that shows how important you think each of the following issues are for maintaining and improving the future quality of life in the Concho area.
 1. Zoning for agricultural and open space.
1 2 3 4 5 6 7
 2. Zoning to restrict residence or business development to particular areas within the community.
1 2 3 4 5 6 7
 3. Increased economic opportunities for local residents.
1 2 3 4 5 6 7
 4. Increased and improved services and facilities in the local community.
1 2 3 4 5 6 7
 5. Preserving existing ways of life and values.
1 2 3 4 5 6 7
 6. Planning for growth in the Concho area.

- | | | | | | | | |
|--|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|---|---|---|---|---|---|---|
7. Developing a market for locally produced products.
- | | | | | | | | |
|--|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|---|---|---|---|---|---|---|
8. Leaving the current zoning unchanged.
- | | | | | | | | |
|--|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|---|---|---|---|---|---|---|
9. Developing a comprehensive fire hazard reduction strategy.
- | | | | | | | | |
|--|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|---|---|---|---|---|---|---|
10. Developing a comprehensive watershed restoration strategy.
- | | | | | | | | |
|--|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|---|---|---|---|---|---|---|
2. At the present time, how important do you feel tourism is to the economic well being of the Concho area?
3. What type of tourism do you prefer?
4. In the Concho area, would you consider light industry desirable?
If desirable, what kind of light industry?
5. What services would you like to use that are not available in the Concho area?
2. What facilities do you feel are necessary for the Concho area?
6. What specific services or facilities would you support if they were proposed for the Concho area?

III. Demographics (Optional)

3. What year were you born?
1. Are you male or female?
2. How many years have you owned property in the Concho area?
3. What is your current employment status?
4. Do you live in the Concho area?
All year _____ Seasonal _____

CONCHO COMMUNITY SURVEY RESULTS

I. Community Satisfaction

1. What do you like most about the Concho area?

Peaceful & quiet	-	33	the summers	-	2
Rural/country lifestyle	-	27	good school	-	2
Open spaces	-	21	my house	-	2
Nice, friendly people	-	17	remote but accessible	-	2
Low population	-	14	location	-	1
Fresh, clean air	-	10	there are no cops	-	1
Good weather	-	9	no negative social element	-	1
Not congested	-	9	not many restrictions	-	1
The lake	-	9	four seasons	-	1
Golf course/country club	-	8	minimal government	-	1
Beautiful scenery	-	7	not living in Concho	-	1
Small size	-	7	not much here	-	1
Natural environment	-	6	single family homes	-	1
No traffic	-	5	no apartments or condos	-	1
Privacy	-	4	access to hunting & fishing	-	1
Large lots	-	3	history of the area	-	1
Clean water	-	3			

2. What do you like least about the Concho area?

Old abandoned mobile homes	-	36	nothing for kids to do	-	2
Old cars, junk & trash in yards	-	35	noisy ATV's stirring up dust	-	2
Roads not maintained	-	18	no governmental financial support-		1
No services/facilities available	-		9 no place to air tires	-	
					1
Lack of businesses	-	7	no pizza place	-	1
Water rights/draining lake	-	6	no senior center	-	1
No enforcement of current restrictions-		6	Judge's turning kids loose	-	1
Outsiders changing lifestyle	-	5	no water rights	-	1
Dogs running loose	-	5	SRP wells draining water table	-	1
Long distance to shopping facilities	-	5	cold weather	-	1
Declining economics	-	4	not enough pay phones	-	1
Wind	-	3	mail service	-	1
No grocery store	-	3	count road 8235	-	1
No automotive repair facilities	-	3	welfare people	-	1
No electricity (outlying areas)	-	3	Jiffy Store prices	-	1
No medical facilities	-	3	instability of residents	-	1
Dopers, deadbeats and crime in area	-	3	no jobs / employment	-	1
High taxes not used in Concho	-	2	building permit costs too high	-	1
Like everything about Concho	-	2	no alternative sewage disposal	-	1

No restaurant	-	2	no community center	-	1
Growth, increase in population	-	2	no daycare facilities	-	1

2. What do you like least about the Concho area? (Continued)

No large trees in area	-	2	businesses without permits	-	1
No cheap place to dump garbage	-	2	lack of restrictions re: type of structures	-	1
No law enforcement	-	2	obvious attempt to grow the government	-	1
People telling others what to do with their property	-	1			
People don't do what they say they will do	-	1			

3. What do you consider being the single most important issue currently facing the Concho area:

SRP wells using so much water	-	18	traffic	-	2
Getting rid of trash and old cars	-	14	high taxes / tax increase	-	2
Adequate water	-	12	getting rid of power plants	-	1
Growth	-	10	inadequate sewer system	-	1
Enforce current deed restrictions	-	9	park improvement	-	1
Water rights / draining Concho lake	-	9	respect for privacy	-	1
Road maintenance	-	8	problems at school	-	1
Incentive for community cleanup	-	7	need better fire department	-	1
No jobs / unemployment	-	7	getting delinquent taxes paid	-	1
Concho looks like a slum	-	7	school funding	-	1
Remove unlivable mobile homes	-	7	keep P&Z out of the area	-	1
Fence and/or restrain loose dogs	-	5	no important issues	-	1
Planning for future development/growth	-	5	need RV park for tourism	-	1
Status of golf course/water company	-	5	no economic growth	-	1
Need control over development	-	4	poverty	-	1
Low community pride	-	4	too many housing developments	-	1
Declining economics	-	4	no new development	-	1
Lack of help from county	-	3	people that don't want change	-	1
Lack of organization	-	3	need a regular supermarket	-	1
Lack of medical services	-	3	need a Home Depot	-	1
Lack of businesses	-	3	need a veterinarian	-	1
Putting in electricity (outlying areas)	-	3	getting people to live on		
Retaining rural atmosphere	-	3	lots already owned	-	1
Welfare reform, make people work	-	3	capable representation in		
Lack of law enforcement	-	2	the prosecutor's office	-	1
Too much government interference	-	2	no community representation		
Keeping community safe	-	2	dealing with government	-	1
EMT / ambulance service	-	2	keeping growth in Concho		
No money to improve way of life	-	2	compact for best access and		
Not enough people to support services	-	2	to maintain open spaces	-	1
Power hungry politicians attempting to make this another Scottsdale	-	1			

4. Do you feel the Concho area needs a community area zoning plan?

Yes	-	64
No	-	46
Maybe-		1
Only if it will actually do something	-	2
Enforce restrictions currently on the books	-	3
Only with water and big companies	-	1

5. Using a scale from 1 (not at all important) to 7 (extremely important), how important is the surrounding natural environment to the quality of life in the Concho area?

1	-	2
2	-	0
3	-	5
4	-	10
5	-	12
6	-	14
7	-	62

II. Quality of Life

1. Using a scale of 1 (not at all important) to 7 (extremely important), circle the number that shows how important you think each of the following issues are for maintaining and improving the future quality of life in the Concho area.

1. Zoning for agricultural and open space.

1	-	15
2	-	2
3	-	5
4	-	16
5	-	23
6	-	16
7	-	38

2. Zoning to restrict residence or business development to particular areas within the community.

1	-	23
2	-	4
3	-	7
4	-	5
5	-	10
6	-	18
7	-	48

Other comments: Eliminate them.

3. Increased economic opportunities for local residents.

1	-	13
2	-	3
3	-	2
4	-	7
5	-	14
6	-	14
7	-	61

4. Increased and improved services and facilities in the local community.

1	-	12
2	-	0
3	-	1
4	-	9
5	-	14
6	-	20
7	-	61

Other comments: Lights and phone to all residents.

5. Preserving existing ways of life and values.

1	-	5
2	-	3
3	-	6
4	-	12
5	-	18
6	-	12
7	-	56

Other comments: Let's get better, not existing.

6. Planning for growth in the Concho area.

1	-	18
2	-	3
3	-	5
4	-	10
5	-	18
6	-	10
7	-	51

Other comments: Don't want.

7. Developing a market for locally produced products.

1	-	14
2	-	5
3	-	8
4	-	14
5	-	16
6	-	15
7	-	41

Other comments: What products?

8. Leaving the current zoning unchanged.

1	-	27
2	-	5
3	-	4
4	-	18
5	-	10
6	-	8
7	-	32

Other comments: Don't know what this is. - 9

9. Developing a comprehensive fire hazard reduction strategy.

1	-	13
2	-	3
3	-	1
4	-	5
5	-	12
6	-	17
7	-	63

Other comments: Who will do this? What does it mean?

10. Developing a comprehensive watershed restoration strategy.

1	-	13
2	-	2
3	-	2
4	-	5
5	-	10
6	-	13
7	-	68

Other comments: Who will do this? What does it mean?

2. At the present time, how important do you feel tourism is to the economic well being of the Concho area?

Not very important	-	56	only for golf course	-	3
Very important	-	23	Essential	-	2
Moderately important	-	15	don't want	-	2
What tourists	-	9	Industry is more important	-	2
Not much to see	-	9	Improve Country Club	-	2
Lake is a big asset	-	4	need to increase services	-	1
Unless lake draining is stopped, there will be little tourism - 5					

3. What type of tourism do you prefer?

None	-	27	Equestrian	-	2
Fishing	-	26	Why tourism	-	-
2					
Golfing	-	22	Transient	-	2
Camping	-	16	Promote existing attractions	-	2
Any / all	-	9	Bed and breakfasts	-	1
RV park	-	9	Dude ranches	-	1
Nature lovers	-	8	Regional	-	1
Hunters	-	7	doesn't matter	-	1
Hikers	-	7	Skiing	-	1
Sightseeing	-	6	Kind that spends money	-	1
Biking	-	6	Property owners	-	1
Retirees/summer homes	-	5	Art/agricultural fairs & festivals	-	1
Historic sites	-	4	Earth conscious type	-	1
Don't know	-	3	nothing for tourists to see	-	1
Seasonal	-	2	Sportsmen	-	1
Low impact	-	2	need to be more developed	-	1

4. In the Concho area, would you consider light industry desirable?

Yes	-	72	in restricted areas	-	3
No	-	30	if it brings jobs to the area	-	2
Possibly	-	6	It is essential	-	1
It depends	-	4	Electricity	-	1
Non-polluting	-	3	Limited	-	1

If desirable, what kind of light industry?

Clean/non-polluting	-	13	Sports products manufacturing	-	1
Manufacturing	-	10	Internet on-line businesses	-	1
Any kind	-	8	Commercial nurseries	-	1
None	-	7	Adobe/brick manufacturing	-	1
Assembly	-	6	Small construction	-	1
Cottage industries	-	5	Telecommunications	-	1
Whatever creates jobs	-	4	Nursing home	-	1
Computers/software	-	4	Tire recycling, etc.	-	1
Electronics	-	4	Wholesale bakery	-	1
New agriculture	-	3	Meat processing plant	-	1
Wood products	-	3	Stables	-	1
Fast food restaurants	-	3	discount shopping outlets	-	1
Don't know	-	3	Telephone company	-	1
Hydroponics	-	2	Propane generator repairmen	-	1
Solar/wind power mfg.	-	2	Chip mill	-	1
Arts & crafts	-	2	Hydro Electric	-	1
Food production	-	2	Restaurants	-	1
Retail business	-	2	Warehouses	-	1
Laundromat	-	2	Lumberyard	-	1
Tourism	-	2	Full service gas station	-	1
Any for unskilled labor	-	2	Drug store	-	1
Telemarketing	-	1	Sweat shop	-	1
Pottery	-	1	Souvenirs	-	1
Clothing	-	1	Toys	-	1
Mulch manufacturing	-	1	Fertilizer production	-	1
Automotive shop	-	1			

5. What services would you like to use that are not available in the Concho area?

Grocery store	-	23	EMT/ambulance	-	2
Doctor/medical clinic	-	16	Water / sewer	-	2
Laundromat	-	11	Lake recreation use	-	2
Full service gas station	-	11	Equipment rental	-	1
None	-	9	Home Depot	-	1

Automotive repair - 9
Hardware store - 6

Don't know - 1
City Hall - 1

5. What services would you like to use that are not available in the Concho area? (Continued)

Public transportation	-	6	DES office	-	1
Good restaurant	-	6	MVD office	-	1
Shopping	-	6	Meals on wheels	-	1
Better roads	-	5	Larger library	-	1
Senior center	-	5	24 hour food service	-	1
Car wash	-	4	Pizza place	-	1
Electricity	-	4	WalMart	-	1
Fast food restaurant	-	3	Garbage pickup service	-	1
Youth center	-	3	Ice cream parlor	-	1
Telephone service	-	3	Circle K	-	1
Fire department	-	3	Farmer's market	-	1
Sheriff substation	-	2	Any	-	1
Not applicable	-	2	Barber	-	1
Veterinarian	-	2	Physical fitness facility	-	1
Cable	-	2	Bank	-	1
Café/coffee shop	-	2	RV park	-	1
Dentist	-	2	Swimming pool	-	1
Community center	-	2	Meat processing plant -	1	
Natural gas	-	2	Auto parts store	-	1
Food market on 180A with gas, kerosene, propane, showers for locals	-			-	1

6. What facilities do you feel are necessary for the Concho area?

Doctor/medical clinic	-	16	leave it the way it is	-	2
None	-	13	larger library with internet	-	2
Grocery store	-	9	Car wash	-	2
Stores / shopping	-	7	MVD office	-	1
EMT/ambulance service	-	7	High school	-	1
Improve/chip seal roads	-	7	Depends on what	-	1
Recreation for kids	-	7	don't know	-	1
Fire department	-	7	everything	-	1
Automotive repair	-	6	Home Depot	-	1
Full service gas station	-	6	Veterinarian	-	1
Electricity	-	5	Nursing home	-	1
Laundromat	-	5	more pay phones	-	1
Good restaurant	-	4	Dollar store	-	1
Water	-	3	Electronics store	-	1
Public transportation	-	3	Family entertainment center	-	1
Community center	-	3	Telephone service	-	1
Sewage treatment	-	3	Employment	-	1
RV/travel trailer park	-	3	Garbage pickup service	-	1
Sheriff substation	-	2	DES office	-	1
Country club	-	2	Recycling center	-	1
Hardware store	-	2	Post office	-	1

**6. What facilities do you feel are necessary for the Concho area?
(Continued)**

Bank	-	2	Radio station	-	1
Utilities	-	2	Housing	-	1
Leave water in lake	-	2	Waste transfer station	-	1
Senior center	-	2	Cell phone tower	-	1
Daycare facility	-	2	Chiropractor	-	1
Fast food restaurant	-	2	Streetlights	-	1
Circle K	-	2	Dentist	-	1
Promoting growth	-	2	Jiffy Store	-	1

7. What specific services or facilities would you support if they were proposed for the Concho area?

24-hour medical clinic	-	19	Public bus service	-	2
Grocery store	-	14	Sewer system	-	2
Restaurant	-	11	Circle K	-	2
Full service gas station	-	10	Offices	-	1
None	-	9	Pharmacy	-	1
Auto parts & repair	-	8	Discount mall	-	1
Improve roads	-	7	Feed store	-	1
Stores / shopping	-	7	City Hall	-	1
Most all	-	7	Auto parts store	-	1
Laundromat	-	5	Bigger library	-	1
Fire district	-	5	Tennis courts	-	1
Car wash	-	4	Home Depot	-	1
Public water	-	4	Citizen oversight committee	-	1
Fast food restaurant	-	4	Don't want to get involved	-	1
Community center	-	4	Meals on wheels	-	1
Don't know	-	3	Solar power generating plant	-	1
Lumber/hardware	-	3	Plummer	-	1
Bank	-	3	Do-it-yourself workshops	-	1
Telephone service	-	3	Coffee shop	-	1
Boat rental at lake	-	3	Dentist	-	1
EMT/ambulance	-	3	Picnic areas	-	1
Senior center	-	3	Trails	-	1
Dairy Queen	-	3	Garbage pickup service	-	1
Sheriff substation	-	2	High school	-	1
Veterinarian	-	2	Bar	-	1
Natural gas	-	2	Pool	-	1
Summer tourism	-	2	RV park	-	1
Youth center	-	2	DES office	-	1
Recreation for kids	-	2	MVD office	-	1
Electricity	-	2	Pizza place	-	1
Improve area to encourage more people to live here	-	1			

III. Demographics (Optional)

1. What year were you born? (Many people did not answer this.)

Under 25	-	1
26-39	-	6
40-55	-	36
56-65	-	30
66-75	-	15
76 & Over	-	8

2. Are you male or female?

Male	-	65	Female	-	43
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3. How many years have you owned property in the Concho area?

Less than 1 year	-	0
1-3 years	-	16
4-6 years	-	20
7-10 years	-	24
11-20 years	-	31
21-30 years	-	13
31-40 years	-	0
41 Years & Over	-	0

4. What is your current employment status?

Retired/unemployed	-	57
Working/employed	-	51
Developer	-	1
Disabled	-	4
Self-employed	-	9
Drive school bus	-	2
Bookkeeper	-	1

5. Do you live in the Concho area?

All year	-	104
Seasonal	-	5