

**COCHISE COUNTY LAND USE SURVEY**

(June, 2007)

*Prepared for:*

COCHISE COUNTY PLANNING DEPARTMENT

Bisbee, Arizona

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(June, 2007)

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*Detailed Perceptual Tables*

Explanation of Detailed Perceptual Table Format

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# COCHISE COUNTY LAND USE SURVEY

(June, 2007)

## Introduction and Goals

This Land Use Survey, conducted for the Cochise County Planning Department, was designed to elicit citizen opinions about the future pattern of growth in Cochise County and land use issues in areas outside of City limits. This project is an initial step in the County's *Envision 2020: Land Use Planning in Cochise County* process, developed to measure citizen opinions on how growth is currently managed in the County and how to manage future growth.

**Areas of Investigation** – The survey was implemented and the results analyzed so as to determine the following:

1. **Quality of Life Issues** – Why do residents choose to live in Cochise County? How do they rate their current quality of life? How do they expect their quality of life to change in the next five years? How important are a variety of reasons for living in Cochise County? What is the perceived rate of current residential and commercial development in Cochise County? What is the level of agreement with a variety of statements about Cochise County – concerning education, jobs, housing, traffic, rates of growth, etc.?
2. **Future Development** – What are the biggest challenges facing Cochise County in the next ten years? What is preferred pace of future growth? What is the priority of a variety of different types of community projects over the next ten years? What are citizen concerns with respect to housing and commercial development? What do residents want Cochise County to be known for in the next 20 years?

**Methodology Overview** – To accomplish the goals of this study, a random sampling of 406 male and female heads of household (18 or older) in Cochise County, Arizona was interviewed by telephone during June, 2007. The interviews were distributed on the basis of geographic population density within Cochise County, with specific steps taken to ensure a proportionate number of interviews between incorporated and unincorporated areas. The specific procedures used to select the sample are explained in detail in the Appendix of this report.

**Respondent Characteristics**

**Respondent Characteristics** – Tables I-1 to I-7 reflect a summary of the demographic characteristics of the final in-tab sample of 406 Cochise County citizens.

In-line with the screening criteria, six of ten respondents are residents of incorporated areas of Cochise County (Table I-1). The majority of these live in or identify most with Sierra Vista (38%) or Benson (13%) (Table I-2). To cross-check incorporated and unincorporated area of residence, respondents were also asked if they live within or outside of City limits. As reflected in Table I-3, all incorporated respondents live within the City limits and all unincorporated respondents live outside of City limits. Importantly, residents of unincorporated areas are also most likely to identify with Sierra Vista (19%), followed by Cochise (11%) and Benson (9%) – the three most common communities among incorporated residents.

Six of ten respondents are women (Table I-4), evenly divided between unincorporated and incorporated area residents. Seven of ten are 50 years of age and older (Table I-5), including 32% who are 65 or older. Importantly, the age distribution of respondents is nearly identical in both incorporated and unincorporated areas.

More than eight of ten indicated that they own their home (84%), with the remaining 16% renting (Table I-6). Renters are more apt to live in incorporated Cochise County (21% versus 9% in unincorporated areas).

One-half of survey respondents are retired (48%)(Table I-7), while 28% are employed full-time, and one of ten are employed part-time (9%). These employment status patterns are virtually identical in both areas of the county. Only 5% claim to be unemployed.

Table I-1

Area of Residence

	<b>Total</b>
Incorporated Cochise County	<b>59%</b>
Unincorporated Cochise County	<b>41%</b>
	<b>N=406</b>

Table I-2

“Community” of Residence or Identity

	Total	Area	
		Incorporated Cochise County	Unincorporated Cochise County
Sierra Vista	30%	38%	19%
Benson	11%	13%	9%
Cochise	10%	8%	11%
Wilcox	7%	6%	8%
Bisbee	6%	8%	4%
Douglas	5%	5%	6%
Hereford	5%	2%	8%
St. David	3%	2%	4%
Elfrida	3%	2%	4%
Palominas	3%	1%	5%
	<b>N=406</b>	N=239	N=167

Table I-3

Residence Within City Limits

	Total	Area	
		Incorporated Cochise County	Unincorporated Cochise County
Yes	59%	100%	0%
No	41%	0%	100%
	<b>N=406</b>	N=239	N=167

Table I-4

Sex of Respondents

	Total	Area	
		Incorporated Cochise County	Unincorporated Cochise County
Men	40%	41%	40%
Women	60%	59%	60%
	<b>N=406</b>	N=239	N=167

Table I-5

Age of Respondents

	<b>Total</b>	Area	
		Incorporated Cochise County	Unincorporated Cochise County
18 to 20	<b>2%</b>	2%	2%
21 to 29	<b>5%</b>	6%	3%
30 to 39	<b>10%</b>	12%	7%
40 to 49	<b>14%</b>	16%	12%
50 to 59	<b>25%</b>	20%	31%
60 to 64	<b>13%</b>	12%	14%
65 or over	<b>32%</b>	32%	32%
	<b>N=406</b>	N=239	N=167

Table I-6

Rental/Ownership of Home

	<b>Total</b>	Area	
		Incorporated Cochise County	Unincorporated Cochise County
Rent	<b>16%</b>	21%	9%
Own	<b>84%</b>	79%	91%
	<b>N=406</b>	N=239	N=167

Table I-7

Employment Status

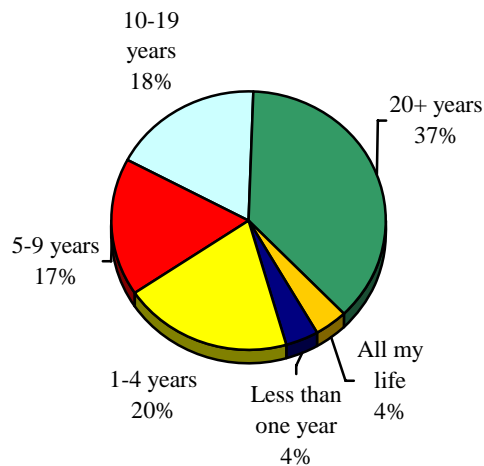
	<b>Total</b>	Area	
		Incorporated Cochise County	Unincorporated Cochise County
Retired	<b>48%</b>	46%	50%
Employed full-time (30 hours or more each week)	<b>28%</b>	28%	28%
A homemaker	<b>10%</b>	11%	9%
Employed part-time (Less than 30 hours each week)	<b>9%</b>	9%	10%
Currently unemployed	<b>5%</b>	6%	5%
A student	<b>2%</b>	3%	2%
Refused/No answer	<b>3%</b>	3%	4%
	<b>N=406</b>	N=239	N=167



## DETAILS OF THE FINDINGS

**Length of Residence in Cochise County** – Four of ten Cochise County respondents surveyed indicate that they have lived in the county 20 or more years (including 4% who report living in the county “all my life”). Nearly equal shares have resided in the county between 10 and 19 years (18%), 5 to 9 years (17%) or 1 to 4 years (20%). Only 4% report living in Cochise County for less than one year. There is little difference in length of residence based on area of residence (either incorporated or unincorporated).

**Table 1**                      **Length of Residence in Cochise County**



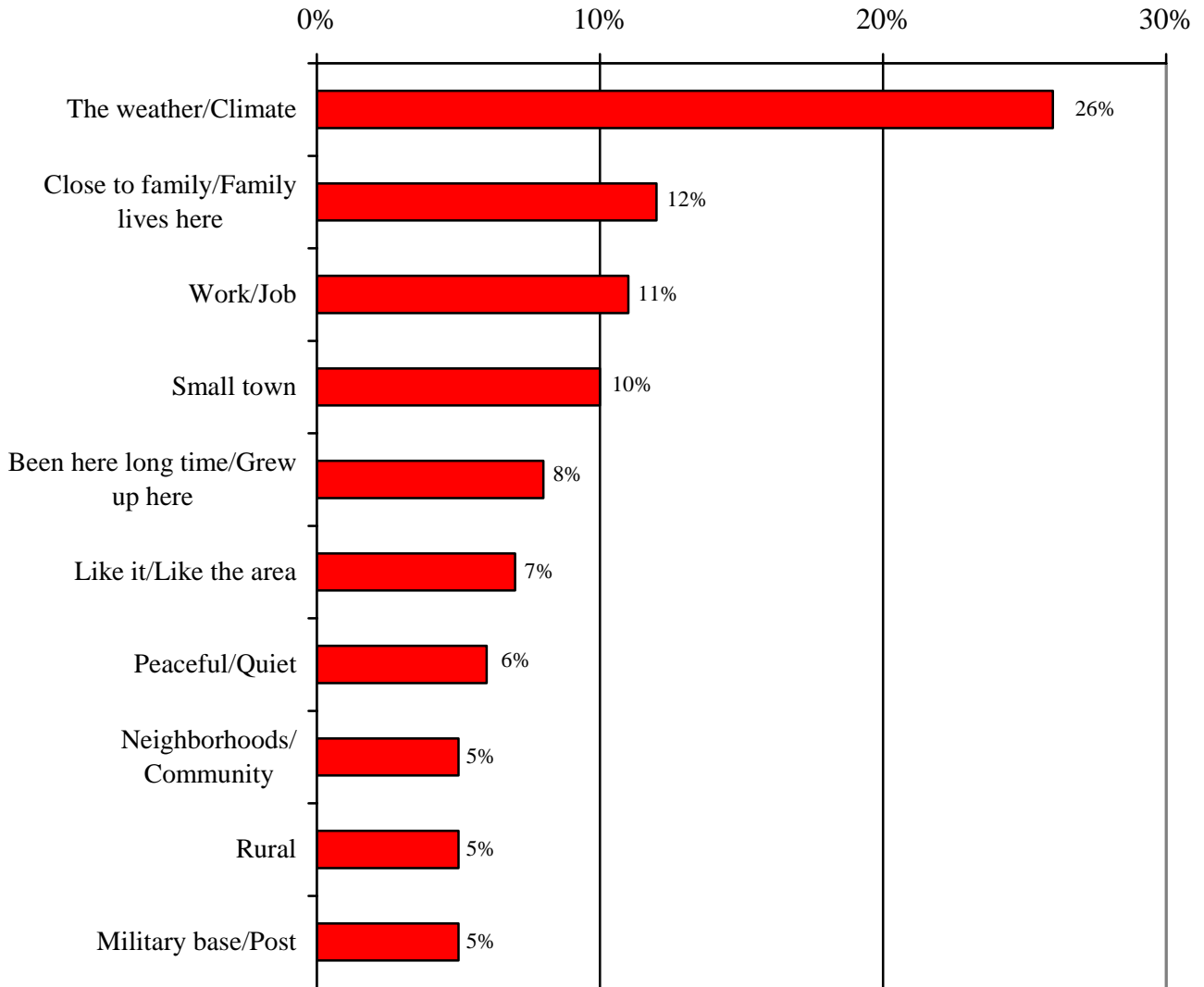
**Reasons for Living in Cochise County** – One of four say that one of their top reasons for living in Cochise County is the climate (“nice weather,” “desert climate,” “climate is more moderate than some areas of Arizona,” “cooler than Tucson”).

Overall, 12% indicate that living in Cochise County puts them “close to family” (“my family is here,” “my daughter is next door”). Relatedly, some note that “I was born here” (8%). One of ten live in Cochise County for their job (“I am an astronomer”). Another 5% indicate they were “stationed here for the military.”

Other people were attracted to the “small town” (10%) or “rural” (5%) atmosphere of Cochise County (“like the small-town feel,” “not a big city,” “like the open space,” “not very many people,” “rural area”). The “rural” label is more common among those in unincorporated Cochise County.

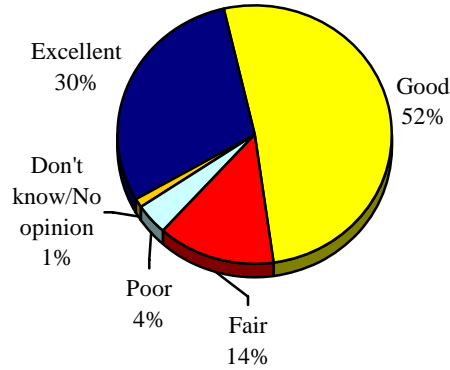
In smaller numbers, some appreciate the area in general, which they consider a “good community” that is “quiet,” with “not a lot of crime.”

**Table 2                      Reasons For Living in Cochise County**



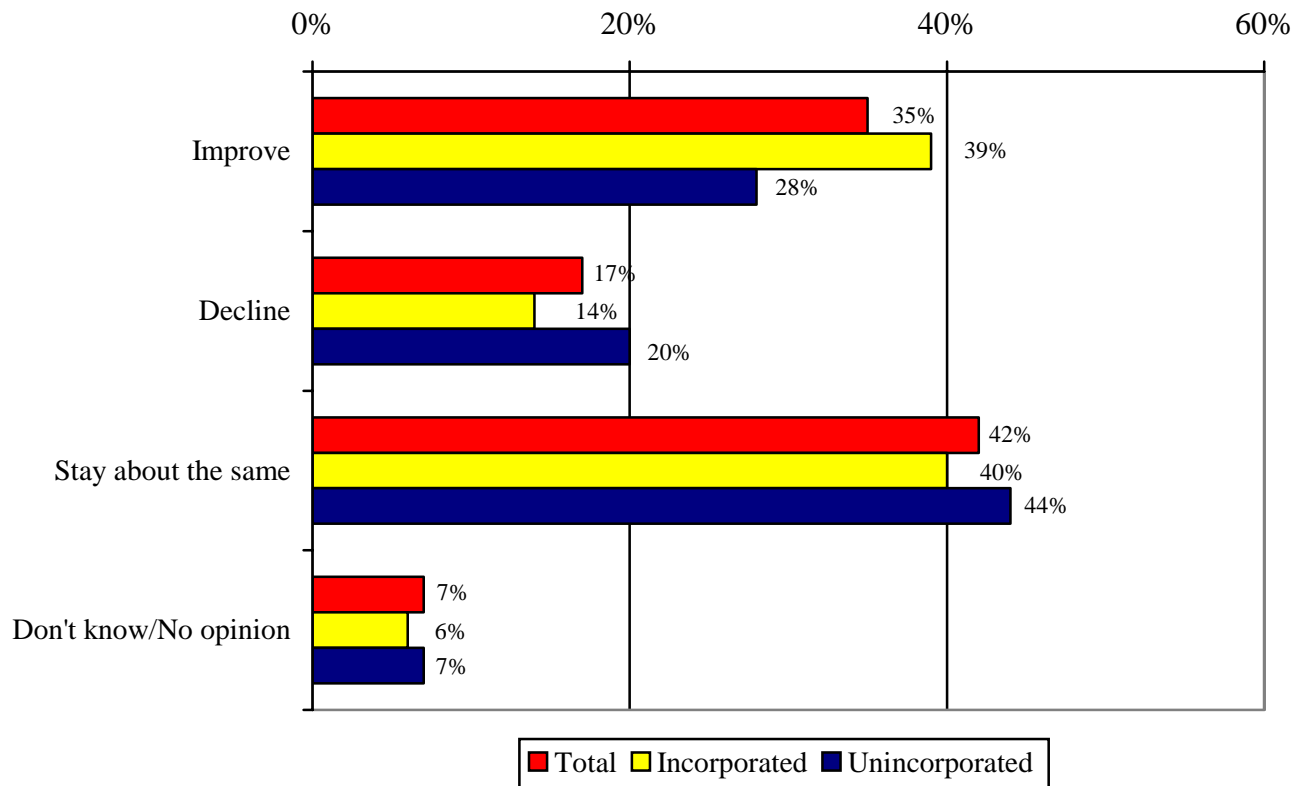
**Rating of Quality of Life in Cochise County** – Eight of ten Cochise County residents surveyed say that the quality of life in the county is “excellent” (30%) or “good” (52%). Among the rest, more say it is only “fair” (14%) rather than “poor” (4%).

**Table 3            Rating of Quality of Life in Cochise County**



**Expected Change in Quality of Life in Cochise County** – The largest share of survey respondents expect the quality of life in Cochise County to stay the same over the next five years or so (42%). Among the rest, twice as many believe it will improve (35%) rather than decline (17%). This is particularly true among residents of incorporated Cochise County (39% improve versus 14% decline). Those in unincorporated areas, however, are only somewhat more likely to expect improvement (28%) than decline (20%). Cochise County residents of four years or less, renters and progressively younger respondents are also more apt to expect the quality of life to improve over the next five years. Decline is more likely to be anticipated by 20+ year residents, those 65 or over, those who own their homes and men.

**Table 4 Expected Change in Quality of Life in Cochise County**



**Biggest Challenge Facing Cochise County in Next 10 Years** – When asked what they perceive will be the biggest challenges facing Cochise County in the next ten years, fully one-half of respondents mention **water availability** – regardless of whether they live in incorporated or unincorporated areas. This is even more apt to be mentioned by those who own their own home and progressively older respondents.

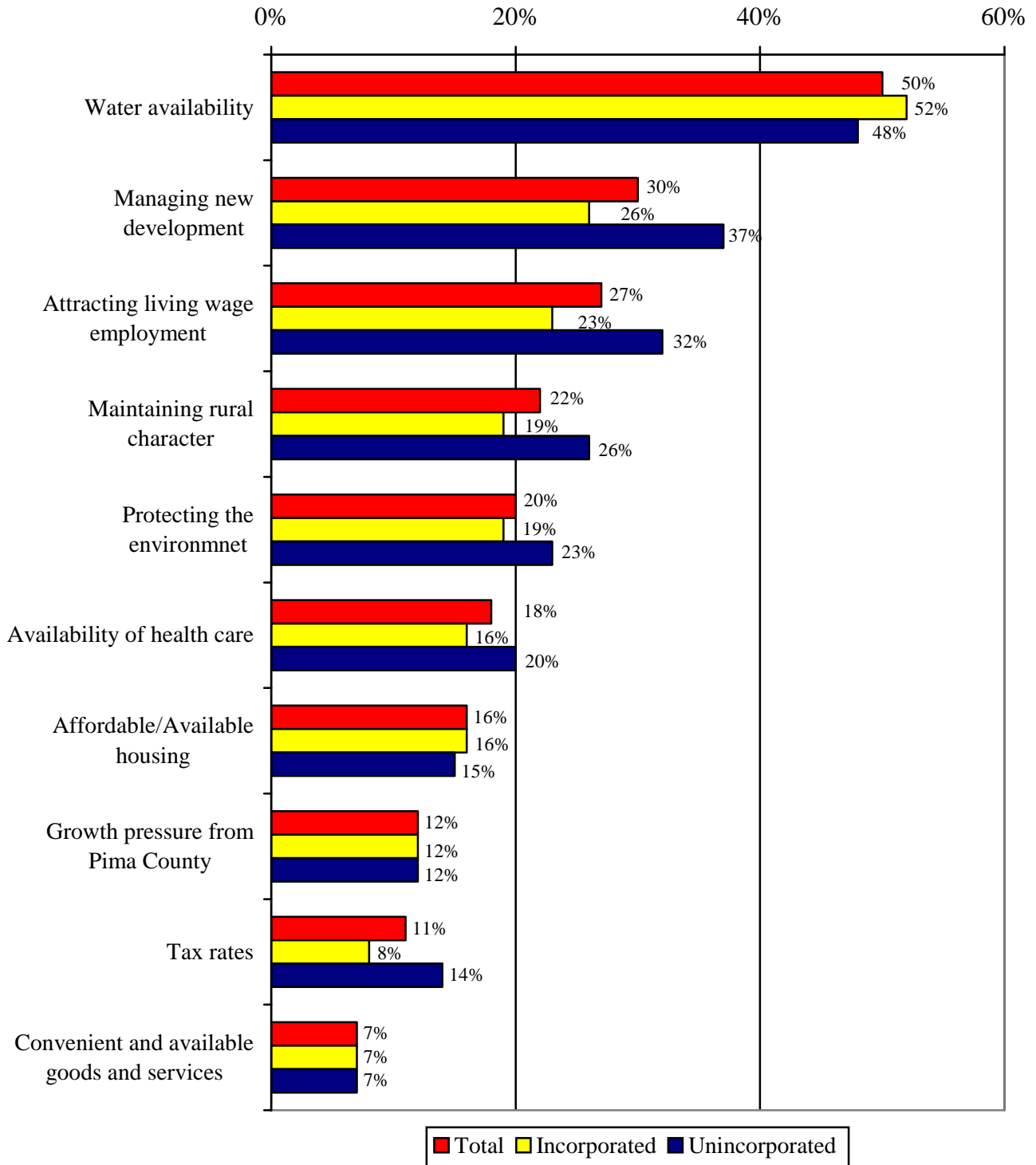
Another three of ten say that **managing new development** will be one of Cochise County's biggest challenges, along with 22% who cite **maintaining the rural character** of the region. Both are more apt to be mentioned by unincorporated Cochise County residents and those who own their homes. Another 12% name **growth pressure from Pima County** – with little difference based on area of residence or home ownership.

**Attracting living wage employment** is considered one of the biggest challenges by one of four (27%), particularly among progressively newer residents, as well as those living in unincorporated Cochise County. Another 18% mention the **availability of health care**, with some elevated concern among those in unincorporated Cochise County. Meanwhile, newer residents (less than 10 years), renters and respondents under 40 are more apt to say that **affordable or available housing** will be one of Cochise County's biggest challenges in the next ten years (16% overall). At the same time, **tax rates** are named by one of ten, particularly unincorporated Cochise County residents, home owners and those 50 and older.

Two of ten mention **protecting the environment** as one of the biggest challenges Cochise County will face, more often those in unincorporated Cochise County and newer residents (4 or fewer years).

**Table 5**

**Biggest Challenge Facing Cochise County in Next Ten Years**



**Importance of Various Reasons for Living in Cochise County** – Respondents were asked to rate the importance of nine reasons for living in Cochise County on a “1-to-5” scale, where a “5” means “very important” and a “1” means “not at all important.” Results are summarized in Table 6, ranked by average importance score.

Four of these reasons are “very important” (a “5” on the “1-to-5” scale) to one-half or more, including:

- **Climate** (63% “very important” [83% important overall], 4.4 average score.)
- **A small town atmosphere and rural lifestyle** (59% “very important” [76% important overall], 4.2 average score. “A small town atmosphere and rural lifestyle” is even more important to those living in unincorporated areas [4.4].)
- **Cost of living** (55% “very important” [73% important overall], 4.2 average score. This is more important to those who have lived in the county for less than 10 years and renters.)
- **Being near friends and family** (48% “very important” [61% important overall], 3.8 average score. Importance is higher among those who have lived in Cochise County less than one year or 20+ years, as well as renters.)

A majority indicate that “**employment or job**” is an important reason why they live in Cochise County (54%; 3.4 average score), particularly those living in incorporated areas, those who have lived in the county for less than one year and respondents under 40. One-half also rate “**recreation opportunities**” as an important reason for living in the county (3.4 average score), with some heightened importance among residents of less than one year and those under 50.

More than four of ten indicate that “**cultural or community events**” are important (44%; 3.3 average score), compared to one of four who say they are not important (26%). Community event importance is higher among residents of less than one year, those in incorporated areas and renters.

The remaining two reasons for residing in Cochise County are more neutral in importance:

- **Housing availability** (40% important versus 33% not important, 3.1 average score. More important to those in incorporated Cochise County, residents of less than one year, renters and those under 40.)
- **Land development opportunities** (33% important, 35% not important, 2.9 average score – with little difference based on demographic sub-group.)



**Table 6****Importance of Various Reasons  
for Living in Cochise County**

(N=406)	Important	Neutral	Not Important	Average Score on 1-5 Scale
Climate	83%	13%	4%	4.4
A small town atmosphere and rural lifestyle	76%	15%	9%	4.2
Cost of living	73%	21%	6%	4.2
Being near friends and family	61%	20%	19%	3.8
Employment or job	54%	18%	28%	3.4
Recreation opportunities	50%	29%	21%	3.4
Cultural or community events	44%	30%	26%	3.3
Housing availability	40%	27%	33%	3.1
Land development opportunities	33%	33%	35%	2.9

**Perceived Rate of Growth for Residential and Commercial Property** – When asked about the current rate of residential growth in Cochise County, one-half of respondents say it is “too fast” (51%). Most of the rest think it is “about right” (36%) rather than “too slow” (8%). Those who have lived in the county for five years or more and unincorporated area residents are even more apt to think residential growth is too fast.

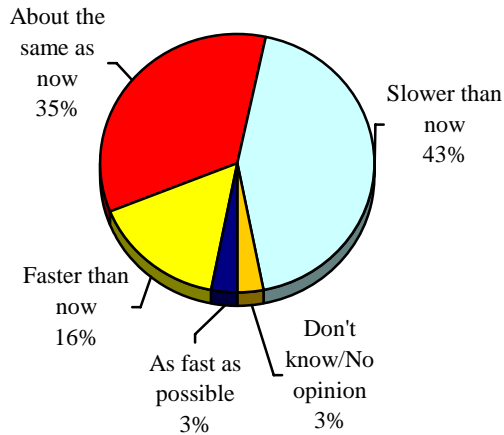
Meanwhile, just 20% of respondents indicate that commercial growth in Cochise County is currently too fast, while nearly twice as many say it is too slow (37%). The remaining four of ten think it is “about right” (38%). Incorporated area residents are more apt to think commercial growth is too slow, as are residents of four years or less, home owners and 18 to 29 year-olds.

**Table 7** **Perceived Rate of Growth for Residential and Commercial Property**

(N=406)	Too Fast	About Right	Too Slow	Don't Know/ No Opinion
Residential growth	51%	36%	8%	5%
Commercial growth	20%	38%	37%	5%

**Preferred Pace of Growth for Cochise County Over the Next Ten Years** – One-third of respondents indicate that their preferred rate of growth for Cochise County over the next ten years is “about the same as now” (35%). Among the rest, more than twice as many favor a pace that is “slower than now” (44%) than one that is “faster than now” (16%) or “as fast as possible (3%). Those preferring faster growth tend to be incorporated county residents, renters and progressively younger respondents. On the other hand, unincorporated county residents, renters, men and respondents 50 years of age or older are more likely to favor growth that is “slower than now.”

**Table 8 Preferred Pace of Growth for Cochise County Over the Next Ten Years**



**Priority Level of Various Types of Projects** – Respondents were asked to rate the priority of a variety of projects that might be built in their community in the next ten years on a “1-to-5” scale, where a “5” means it is of “highest priority” and a “1” means it is “not a priority.” Responses are summarized in Table 9, ranked by average priority score.

One-half indicated high priority (a “4” or “5”) for six types of projects, including:

- **Healthcare facilities** (74% high priority, 4.2 average score. Healthcare facilities have a somewhat higher priority among incorporated county residents and renters.)
- **Public water system** (66% high priority, 3.9 average score. The public water system is more of a priority among incorporated county residents and renters.)
- **Schools** (62% high priority, 3.8 average score. Incorporated county residents, renters, women and respondents under 50 years of age place a higher priority on schools.)
- **Public sewage treatment system** (62% high priority, 3.7 average score. A public sewage treatment system is a higher priority to incorporated county residents, residents of less than 10 years and renters.)
- **Parks and recreational areas** (58% high priority, 3.7 average score. Parks and recreational areas are of somewhat greater importance to incorporated county residents, renters, women and progressively younger respondents.)
- **Roads** (56% high priority, 3.7 average score. Ratings are similar regardless of area of residence. Residents of 10+ years are particularly apt to place a higher priority on roads.)

Three other types of projects have a more moderate priority level, including:

- **Retail services, shopping and banking** (44% high priority versus 17% not a priority, 3.4 average score. These services have slightly higher priority among incorporated county residents, renters and residents of less than one year.)
- **A community center** (44% high priority versus 23% not a priority, 3.3 average score. Incorporated county residents, renters and residents of less than one year are more apt to place a priority on a community center.)
- **Public transportation** (44% high priority, 27% not a priority, 3.3 average score. Public transportation has higher priority among residents of less than one year, renters and women.)

**Industrial or manufacturing centers** (33% high priority versus 37% not a priority; 2.9 average score) and **residential subdivisions** (16% high priority versus 52% not a priority; 2.2 average score) are more apt to be considered not a priority, regardless of area of residence.

**Table 9                    Priority Level of Various Types of Projects  
    In Respondent’s Community**

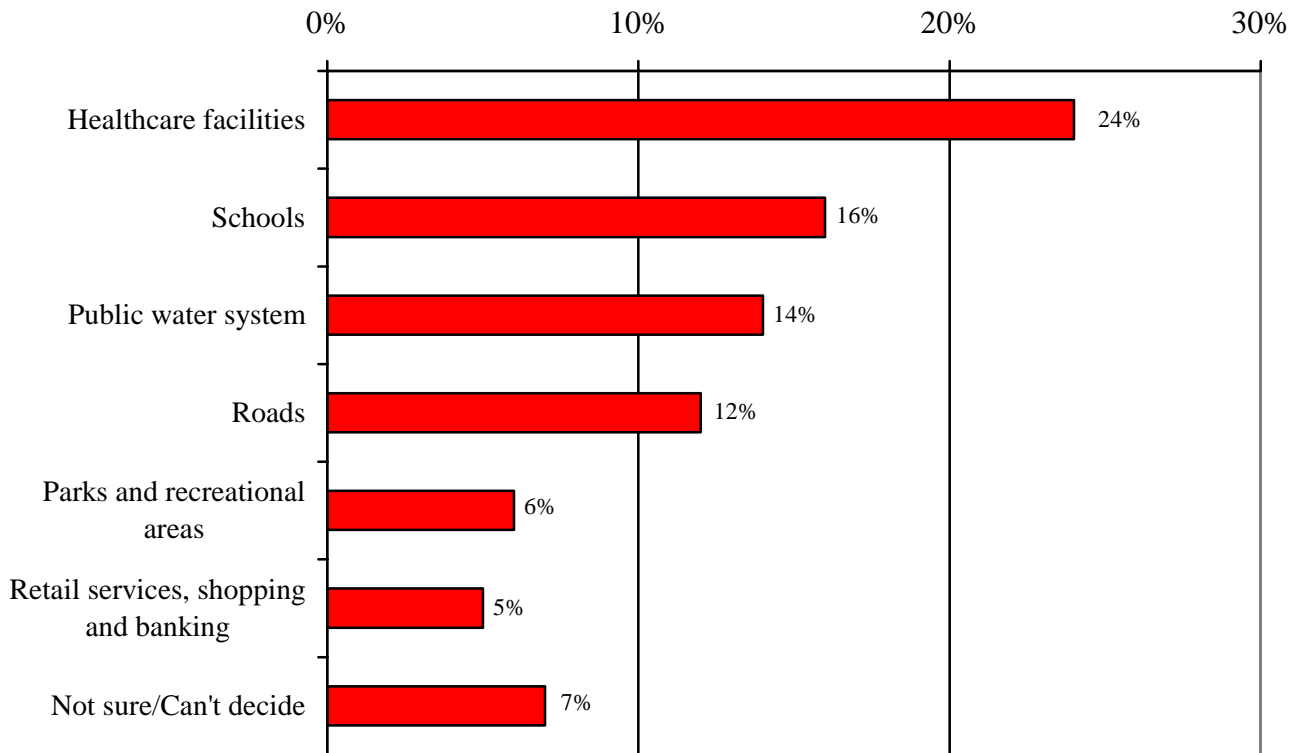
(N=406)	High Priority (4-5)	Moderate Priority (3)	Not a Priority (1-2)	Average Score on 1-5 Scale
Healthcare facilities	74%	19%	8%	4.2
Public water system	66%	17%	17%	3.9
Schools	62%	23%	14%	3.8
Public sewage treatment system	62%	18%	20%	3.7
Parks and recreational areas	58%	25%	17%	3.7
Roads	56%	28%	15%	3.7
Retail services, shopping and banking	44%	39%	17%	3.4
A community center	44%	32%	23%	3.3
Public transportation	44%	30%	27%	3.3
Industrial or manufacturing centers	33%	30%	37%	2.9
Residential subdivisions	16%	31%	52%	2.3

**Highest Priority Project** – After being asked to rate a variety of projects (as reflected in Table 9), respondents were asked which project was the highest priority to them. As summarized in Table 9a, one of four named **healthcare facilities** as their top priority for their community. This was true regardless of area or other demographic sub-group.

Other top projects named as the highest priority include **schools** (16%), **the public water system** (14%) and **roads** (12%). Among incorporated county residents, roads (10%) rank lower than schools (16%) or the public water system (15%), while the three are named about equally among unincorporated county residents. Women and respondents under 50 are more apt to list schools as the highest priority, while men and those over 40 are more likely to mention roads.

In lesser numbers, **parks are recreational areas** (6%) or **retail services, shopping and banking** (5%) were named as top priorities.

**Table 9a Highest Priority Project for Respondent’s Community**



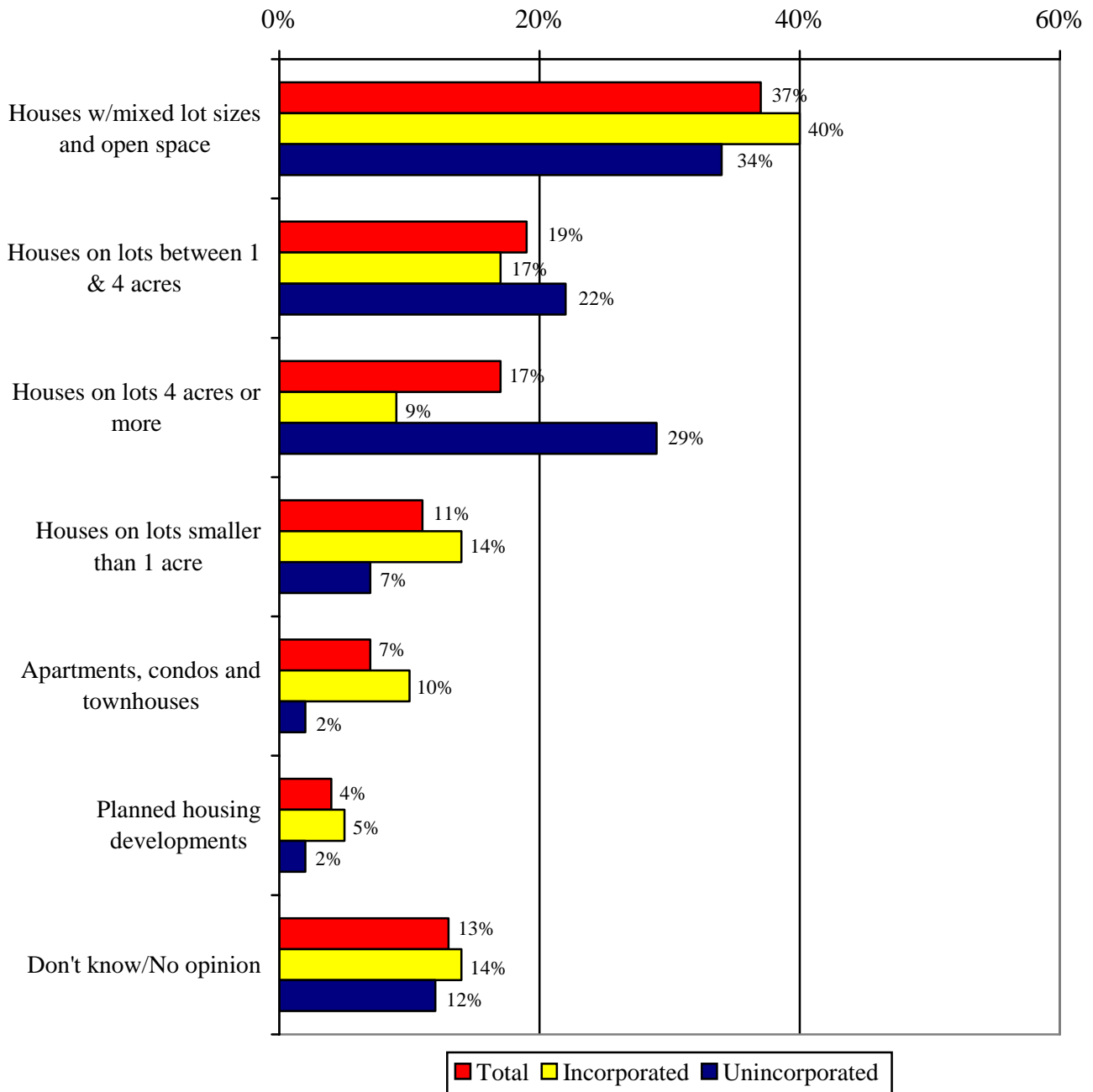
**Preferred Type of Residential Development** – In terms of types of housing developments, respondents would most like to see houses with mixed lot sizes and open space in their area (37%). This is even more likely among incorporated county residents, renters and residents of four years or less.

Just less than two of ten favor houses on lots between 1 and 4 acres (19%) or houses on lots of 4 acres or more (17%). Both are more apt to be favored by home owners and unincorporated Cochise County residents (particularly houses on lots of 4 acres or more).

One of ten prefer houses on lots smaller than one acre (11%), more often incorporated county residents and home owners. Meanwhile, fewer favor apartments, condos and townhouses (7%) – more often incorporated Cochise County residents – or planned housing developments (4%).

**Table 10**

**Preferred Type of Residential Development in Respondent's Area**





**Agreement With Various Statements Regarding Cochise County** – Respondents were asked their level of agreement with thirteen statements regarding Cochise County. Results are summarized in Table 11, ranked by the share who “agree strongly.”

One-half or more “agree strongly” with three statements, including:

- **It is important that Cochise County maintain its rural character** (85% agree, 65% “strongly.” Unincorporated Cochise County residents, renters and those 50 and older are particularly apt to “agree strongly.”)
- **If growth in Cochise County is not managed, the quality of life here with diminish** (76% agree, six of ten “strongly.” Unincorporated Cochise County residents and homeowners are more apt to indicate strong agreement.)
- **I have emergency and medical services available within a reasonable distance from my home** (83% agree, 55% “strongly.” Strong agreement is higher among incorporated Cochise County residents and progressively older respondents.)

Overall, one-half or more agreed with seven additional statements, including:

- **Property owners should be able to build on their land with few restrictions** (65% agree, 43% “strongly.” Unincorporated county residents and 5+ year residents are even more apt to agree with this statement.)
- **It is important that commercial or high-density residential development be located only close to or within cities** (60% agree, 38% “strongly.” Unincorporated county residents are particularly apt to agree [68%, 47% “strongly”].)
- **Quality higher education is available in Cochise County** (72% agree, 35% “strongly.” Agreement is higher among 5+ year residents, those who live in unincorporated areas and those 50 and older.)
- **We need more shopping and retail services in Cochise County** (55% agree, 32% “strongly.” Newer Cochise County residents [4 years or less] and incorporated area residents are more apt to agree with this statement.)
- **We have good school systems in Cochise County** (62% agree, three of ten “strongly,” with little difference based on area of residence.)
- **Good jobs are available within a reasonable commuting distance** (56% agree, 27% “strongly.” Not surprisingly, agreement is greater among incorporated Cochise County residents.)

- **Cochise County has adequate affordable housing choices** (47% agree, 19% “strongly.” Men, homeowners and incorporated area residents are more apt to agree that adequate affordable housing is available to them.)

More disagreed than agreed with the three remaining statements:

- **Enough is being done in Cochise County to protect our water resources** (48% disagree versus 36% agreement. Especially apt to disagree are unincorporated Cochise County residents, homeowners and 50 to 64 year-olds.)
- **Traffic in Cochise County is a problem** (62% disagree versus 33% agreement. While more disagree than agree, residents of 5+ years are more apt to consider traffic a problem. There is little difference between those living in unincorporated or incorporated areas of the county.)
- **Cochise County has enough living wage jobs** (63% disagree versus 24% agreement. This is similar regardless of area of residence.)

**Table 11 Agreement With Various Statements Regarding Cochise County**

(N=406)	Agree Strongly	Agree Somewhat	Disagree Somewhat	Disagree Strongly	No Opinion
It is important that Cochise County maintain its rural character.	65%	20%	7%	2%	5%
If growth in Cochise County is not managed, the quality of life here will diminish.	60%	16%	8%	10%	6%
I have emergency and medical services available within a reasonable distance from my home.	55%	27%	5%	11%	2%
Property owners should be able to build on their land with few restrictions.	43%	22%	14%	15%	6%
It is important that commercial or high-density residential development be located only close to or within cities.	38%	22%	15%	10%	15%
Quality higher education is available in Cochise County.	35%	37%	9%	10%	10%
We need more shopping and retail services in Cochise County.	32%	23%	19%	18%	7%
We have good school systems in Cochise County.	30%	32%	12%	12%	16%
Good jobs are available within a reasonable commuting distance.	27%	29%	14%	21%	10%
Cochise County has adequate affordable housing choices.	19%	28%	16%	21%	16%
Enough is being done in Cochise County to protect our water resources.	18%	18%	14%	34%	17%
Traffic in Cochise County is a problem.	16%	17%	25%	37%	5%
Cochise County has enough living wage jobs.	10%	14%	23%	40%	13%

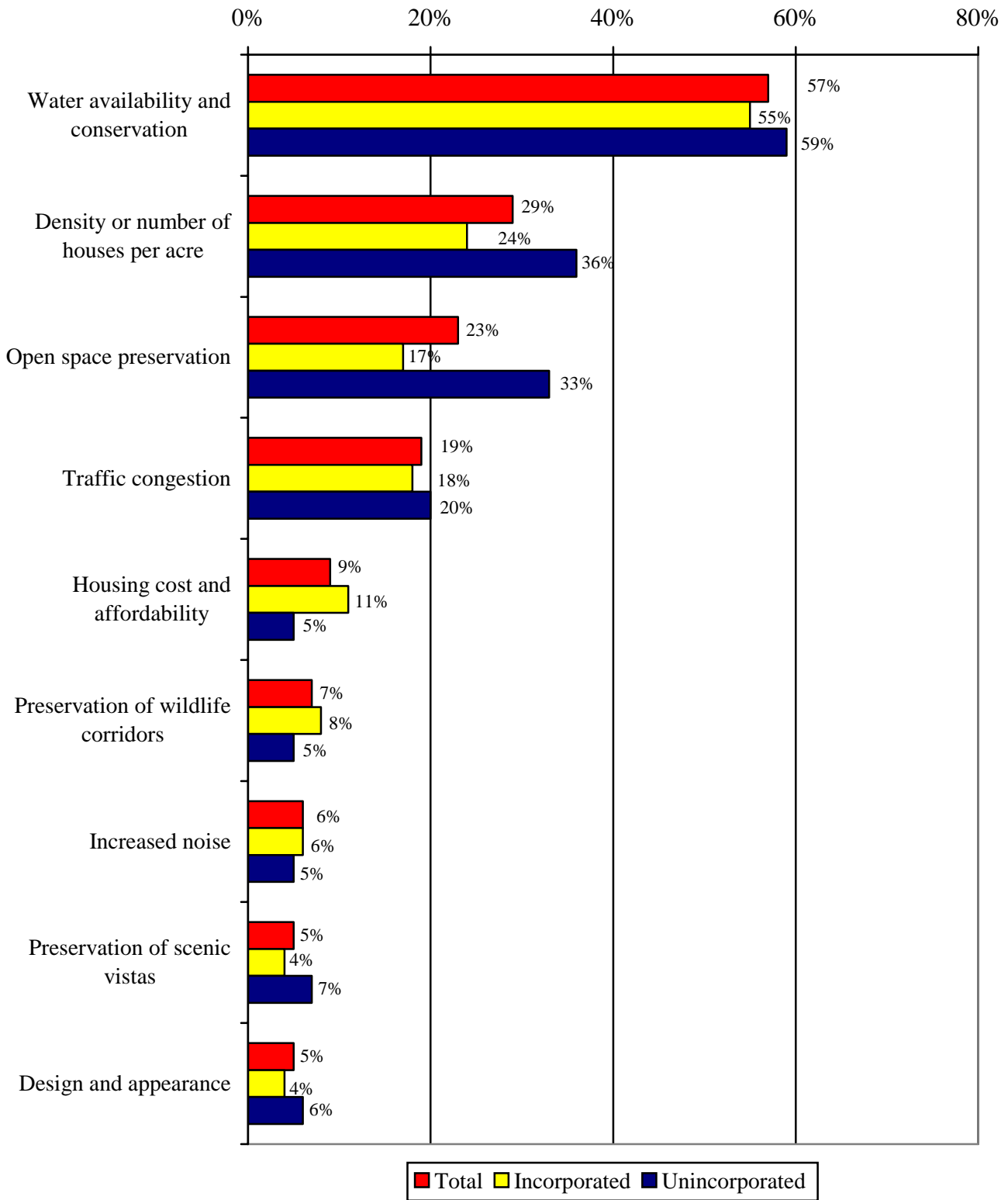
**Biggest Concern Regarding a Proposed 250-Unit Housing Development Nearby** – If a developer proposed a 250-unit housing development near them, most respondents say one of their biggest concerns would be **“water availability and conservation”** (57%) – more often among unincorporated Cochise County residents and women.

Only half as many express concern about the **“density or number of houses per acre”** (29%), more often unincorporated county residents and homeowners. One of four say that **“open space preservation”** is one of their biggest concerns (23%), including one-third of unincorporated Cochise County residents. Another two of ten indicate that **“traffic congestion”** would be one of their biggest concerns. This is true regardless of area of residence, and is greater among homeowners.

In lesser numbers, some express concern about the **“preservation of wildlife corridors”** (7%), **“increased noise”** (6%), **“preservation of scenic vistas”** (5%) and the **“design and appearance”** of the development (5%). Wildlife corridor concerns are more common among incorporated county residents, while those in unincorporated areas are somewhat more apt to express concerns about scenic vistas and the appearance of the development.

**Table 12**

**Biggest Concern Regarding a Proposed 250-Unit Housing Development Nearby**

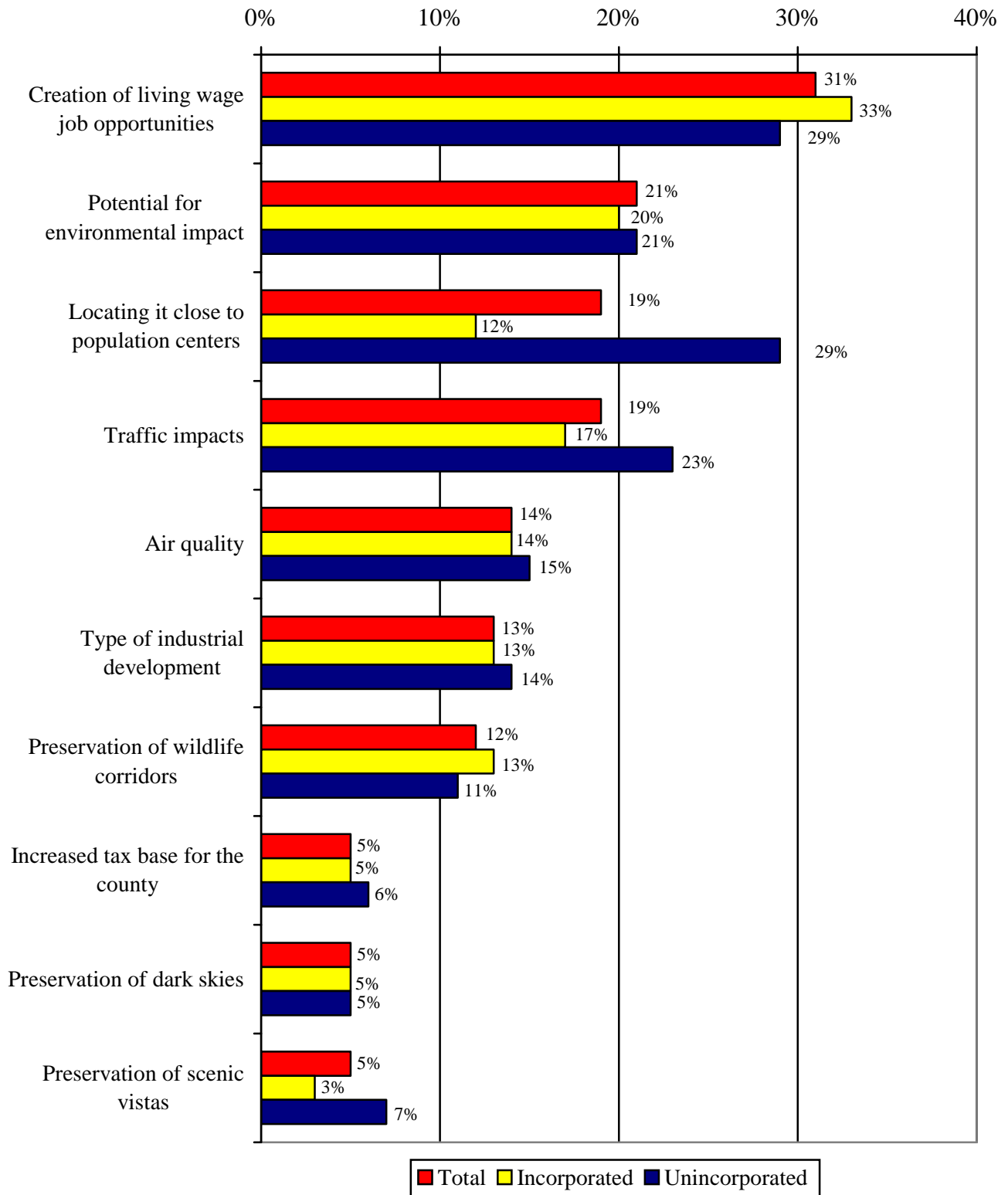


**Biggest Concern Regarding a Proposed Large-Scale Industrial or Business Complex Nearby**– When asked about their concerns if a large-scale industrial or business complex were proposed for Cochise County, three of ten say one of their biggest concerns would be the **“creation of living wage job opportunities”** (31%). Incorporated area residents, renters and those under 50 are particularly apt to mention this concern.

Two of ten indicate that the **“potential for environmental impacts”** (21%), **“locating it close to population centers”** (19%) and/or **“traffic impacts”** (19%) of an industrial or business complex are of great concern to them. While environmental impacts are similar regardless of area of residence, those in unincorporated areas are even more apt to be concerned about locating such a complex near population centers and traffic impacts.

Somewhat fewer express concerns about **“air quality”** (14%), the **“type of industrial development”** (13%) or the **“preservation of wildlife corridors”** (12%). For all three, there is little difference based on residence in an incorporated or unincorporated area of the county, while the type of industrial development is of more concern to homeowners (14% versus 8% of renters).

**Table 13 Biggest Concern Regarding a Proposed Large-Scale Industrial or Business Complex Nearby**

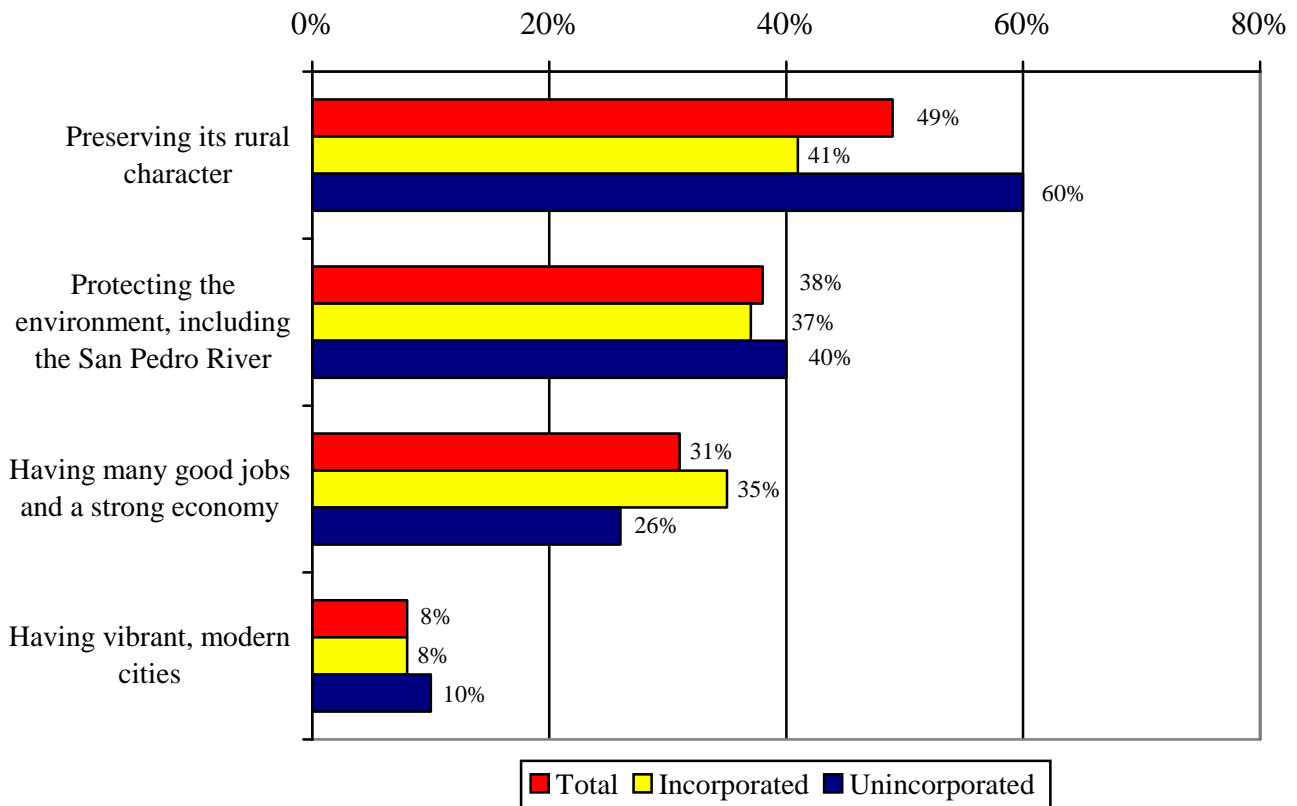


**Top Element Cochise County Should Be Known For 20 Years From Now –** Respondents were read a variety of different items and asked which best describes what they would want Cochise County to be known for in 20 years. As summarized in Table 14, one-half said Cochise County should be known for **“preserving its rural character”** (49%). This was especially true among unincorporated area residents (60%), homeowners (52%) and those 50 and older.

Another 38% want the county to be known for **“protecting the environment, including the San Pedro River.”** This is true regardless of area of residence. Meanwhile, three of ten say that **“having many good jobs and a strong economy”** is what Cochise County should be known for in 20 years (31%) – especially among incorporated Cochise County residents and renters.

Just 8% indicate that **“having vibrant, modern cities”** best describes what they would like Cochise County to be known for in 20 years – with little difference based on area of residence.

**Table 14** **Top Element Cochise County Should Be Known For 20 Years From Now**



# COCHISE COUNTY LAND USE SURVEY

(June, 2007)

## *Appendix*

### **Survey Methodology and Sample Selection**

This survey consists of a 406-person, randomly-selected and statistically-projectable sample of 18 years and older male and female heads of household in Cochise County, Arizona. The interviews were distributed on the basis of geographic population density within the county – with specific steps taken to ensure a proportionate number of interviews between incorporated and unincorporated areas, based on zip code of home address. The sample distribution was developed using recent population estimates provided by Cochise County. The final in-tab geographic proportions are reflective of these “actual” population estimates.

All interviews were conducted by telephone, during June, 2007. Respondents included in this survey were selected through a random sampling procedure that allows equal probability of selection. This technique ensures that area residents who are not yet listed in a telephone directory (or choose not to be listed) are still eligible for selection. Each telephone interview lasted approximately 15 minutes. Respondents were told that this survey was being conducted “on behalf of Cochise County about the future pattern of growth and land use issues in areas outside of City limits.” All interviews were conducted and validated by the FMR Field staff.



**Statistical  
Reliability**

The statistics in this report are subject to a degree of variation that is determined by sample (or sub-sample) size. All research data are subject to a certain amount of variation for this reason. This does not mean that the figures represented in the various tables are wrong. It means that each percentage represents a possible “range” of response. This is because the random sampling process, as well as human behavior itself, can never be perfect. For this sample, the statistical variation is  $\pm 4.9\%$  under the most extreme circumstances – with a 95% confidence level. That is, when the percentages shown in the tables are near 50% (the most conservative situation), the actual behavior or attitude may range from 45.1% to 54.9%. The 95% confidence level means that if the survey were repeated 100 times, in 95 cases the same range of response would result. Those percentages that occur at either extreme (for example, 10% or 90%) are subject to a smaller degree of statistical fluctuation (in this case,  $\pm 2.9\%$ ).

Sub-samples, such as age groups or sex, have a higher degree of statistical fluctuation due to the smaller number of respondents in those groupings.

Confidence Intervals for a Given Percent  
(at the 95% confidence level)

N	Reported Percentage				
	10 or 90%	20 or 80%	30 or 70%	40 or 60%	50%
(Base for %)					
400	2.9%	3.9%	4.5%	4.8%	4.9%
300	3.3%	4.5%	5.1%	5.5%	5.7%
200	4.2%	5.5%	6.4%	6.8%	6.9%
100	5.9%	7.8%	9.0%	9.6%	9.8%
50	8.3%	11.1%	12.7%	13.6%	13.9%
25	11.8%	15.7%	18.0%	19.2%	19.6%

*Example:* If the table shows that 20% of all respondents (when N=400) have a positive or negative attitude about a question category, the chances are 95 out of 100 that the true value is 20%  $\pm 3.9$  percentage points; that is, the range of response would be 16.1% to 23.9%.

Significance of Difference Between Percentages  
(at the 95% confidence level)

Average of the Bases of Percentages Being Compared	Reported Percentage				
	10 or 90%	20 or 80%	30 or 70%	40 or 60%	50%
500	3.7%	4.9%	5.7%	6.1%	6.2%
250	5.2%	7.1%	8.1%	8.6%	8.8%
200	5.9%	7.8%	8.9%	9.6%	9.8%
150	6.8%	9.1%	10.3%	11.0%	11.3%
100	8.3%	11.0%	12.7%	13.6%	13.9%
50	11.7%	15.7%	18.0%	19.2%	19.7%
25	16.7%	22.2%	25.5%	27.2%	27.7%

*Example:*

If a table indicates that 35% of incorporated Cochise County residents have a positive attitude toward a category of response, and that 26% of unincorporated Cochise County residents have the same attitude, the following procedure should be used to determine if this attitude is due to chance:

The average base is 200 (rounded) for the reported percentages  $(239+167)/2=203$ . The average of the percentages is  $30.0\% - (35+26)/2=30.5\%$ . The difference between the percentages is 9%. Since 9% is greater than 8.9% (the figure in the table for this base and this percentage), the chances are 95 out of 100 that the attitude is significantly different between residents of incorporated and unincorporated Cochise County.

## COCHISE COUNTY AREA DEFINITIONS

Incorporated: 85602  
85603  
85607  
85608  
85655  
85616  
85635  
85636  
85650  
85671  
85630  
85638  
85643  
85644

Unincorporated: 85605  
85606  
85609  
85610  
85615  
85617  
85620  
85625  
85626  
85627  
85630  
85632

**COCHISE COUNTY LAND USE SURVEY**  
(June, 2007)

**VERBATIM RESPONSES TO OPEN-ENDED QUESTIONS**

Table 2.        Reasons for Living in Cochise County ..... V1

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	<1 yr	Pretty area, and job relocation.
Incorporated	<1 yr	My husband is military, based in Cochise County. We plan to retire here after military service.
Incorporated	<1 yr	I'm in the Army.
Incorporated	<1 yr	I'm stationed at Fort Huachuca.
Incorporated	<1 yr	Family is here, low cost of living.
Incorporated	<1 yr	Work-related.
Incorporated	<1 yr	I work in Cochise County.
Incorporated	<1 yr	I have a daughter that lived here so I moved here to be close to her.
Incorporated	<1 yr	I came here to do missionary work.
Incorporated	<1 yr	Cheaper.
Incorporated	1-4 yrs	Bigger piece of land.
Incorporated	1-4 yrs	Town.
Incorporated	1-4 yrs	I like the small-town feel.
Incorporated	1-4 yrs	It's a small community so everyone cares for everyone. It's really close to Tucson and Phoenix.
Incorporated	1-4 yrs	Climate, history.
Incorporated	1-4 yrs	Birds.
Incorporated	1-4 yrs	My family lives here.
Incorporated	1-4 yrs	The climate and the cost of living.
Incorporated	1-4 yrs	The school district.
Incorporated	1-4 yrs	Not a big city, the climate, and work.
Incorporated	1-4 yrs	I'm a pastor at a church.
Incorporated	1-4 yrs	I'm retired and don't like the traffic. It's a small town.
Incorporated	1-4 yrs	Close to family.
Incorporated	1-4 yrs	Employment reasons, small town.
Incorporated	1-4 yrs	Small city.
Incorporated	1-4 yrs	It's nice weather.
Incorporated	1-4 yrs	The desert climate. My daughter lives here.
Incorporated	1-4 yrs	Everything is easily accessible.
Incorporated	1-4 yrs	Because there's construction here and that's what my husband does.
Incorporated	1-4 yrs	Quiet, peaceful, good schools.
Incorporated	1-4 yrs	My husband's work.
Incorporated	1-4 yrs	Army.
Incorporated	1-4 yrs	I traveled everywhere, but really like the area because of the friendly people and the weather is nice.
Incorporated	1-4 yrs	I came from California. All my family lives here.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	1-4 yrs	My husband got a job here.
Incorporated	1-4 yrs	Quiet neighborhoods.
Incorporated	1-4 yrs	Family is close.
Incorporated	1-4 yrs	Employed here.
Incorporated	1-4 yrs	Work.
Incorporated	1-4 yrs	Family.
Incorporated	1-4 yrs	Family.
Incorporated	1-4 yrs	I moved here for a job, my family had to move.
Incorporated	1-4 yrs	Work location.
Incorporated	1-4 yrs	Military, I work on post.
Incorporated	1-4 yrs	I came here because of my parents.
Incorporated	1-4 yrs	Family, climate.
Incorporated	1-4 yrs	Land was cheaper.
Incorporated	1-4 yrs	Family and it's warm.
Incorporated	1-4 yrs	I relocated after leaving the military.
Incorporated	1-4 yrs	Area.
Incorporated	1-4 yrs	Friends.
Incorporated	1-4 yrs	To develop a golf course.
Incorporated	1-4 yrs	My family is here. I like the history of the area and the part it has played in helping to shape the U.S.
Incorporated	1-4 yrs	The weather.
Incorporated	1-4 yrs	The area, the small town atmosphere, we're stationed here.
Incorporated	1-4 yrs	I blew out a rotator cuff and got transferred here, but I do like St.David.
Incorporated	1-4 yrs	Climate, good stores.
Incorporated	5-9 yrs	Family.
Incorporated	5-9 yrs	The weather.
Incorporated	5-9 yrs	People are friendly, like the small town feel.
Incorporated	5-9 yrs	The weather is nice.
Incorporated	5-9 yrs	Climate.
Incorporated	5-9 yrs	Not a lot of natural disasters, the climate, easily accessible recreation activities.
Incorporated	5-9 yrs	Small community, good for kids.
Incorporated	5-9 yrs	Small town.
Incorporated	5-9 yrs	Low crime rate, birds.
Incorporated	5-9 yrs	I like that it is a small town.
Incorporated	5-9 yrs	It's a lot easier to find a job, more recreational activities.
Incorporated	5-9 yrs	Employment, climate, clean air and a nice, short commute.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	5-9 yrs	Small town and a good community.
Incorporated	5-9 yrs	I moved to be close to family.
Incorporated	5-9 yrs	Peaceful.
Incorporated	5-9 yrs	I like the desert, the 4-wheel driving and hiking opportunities and the weather is wonderful.
Incorporated	5-9 yrs	My husband's job is here.
Incorporated	5-9 yrs	From Indiana, love the weather and the people are friendly.
Incorporated	5-9 yrs	Great environment.
Incorporated	5-9 yrs	We like the open space.
Incorporated	5-9 yrs	Because I have to.
Incorporated	5-9 yrs	Military.
Incorporated	5-9 yrs	Warm, quiet.
Incorporated	5-9 yrs	The climate is more moderate than some areas of Arizona, we're in a higher elevation.
Incorporated	5-9 yrs	Quieter, I like the people.
Incorporated	5-9 yrs	Lifestyle.
Incorporated	5-9 yrs	Not very many people, I came for less people.
Incorporated	5-9 yrs	My husband has a job here and the weather.
Incorporated	5-9 yrs	It's not too crowded and the weather is nice.
Incorporated	5-9 yrs	Work on post.
Incorporated	5-9 yrs	The birds.
Incorporated	5-9 yrs	Because I like the people, I like Sierra Vista.
Incorporated	5-9 yrs	Climate.
Incorporated	5-9 yrs	Weather, close to Fort Huachuca, because I'm retired military.
Incorporated	5-9 yrs	Light traffic, good climate.
Incorporated	5-9 yrs	The weather, wonderful community, very friendly, beautiful scenery.
Incorporated	5-9 yrs	I was in the military.
Incorporated	5-9 yrs	Because I work here.
Incorporated	10-19 yrs	I chose Bisbee because it has unique flavor.
Incorporated	10-19 yrs	Climate and low crime rate.
Incorporated	10-19 yrs	I'm stationed here.
Incorporated	10-19 yrs	Climate.
Incorporated	10-19 yrs	The weather, not as expensive.
Incorporated	10-19 yrs	Missionaries in Aqua Prieta.
Incorporated	10-19 yrs	Military.
Incorporated	10-19 yrs	Low cost for housing, enjoy weather and geography.
Incorporated	10-19 yrs	The climate.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	10-19 yrs	Married someone.
Incorporated	10-19 yrs	I moved here for health reasons.
Incorporated	10-19 yrs	It's not overrun with people, small town atmosphere.
Incorporated	10-19 yrs	Closer to the border.
Incorporated	10-19 yrs	Because we like it here.
Incorporated	10-19 yrs	I like the small town, not a lot of crime. People are friendly and work is close.
Incorporated	10-19 yrs	I like the town of Bisbee, everything about it - the scenery, the weather.
Incorporated	10-19 yrs	I care for my elderly parents, climate.
Incorporated	10-19 yrs	The weather is very moderate.
Incorporated	10-19 yrs	The climate.
Incorporated	10-19 yrs	I love the climate and the geographic location.
Incorporated	10-19 yrs	The weather.
Incorporated	10-19 yrs	Small town, climate, friendly people, close to military base.
Incorporated	10-19 yrs	I like small areas.
Incorporated	10-19 yrs	My parents live in Cochise County.
Incorporated	10-19 yrs	My family moved here.
Incorporated	10-19 yrs	Because I like it here.
Incorporated	10-19 yrs	I like living in this house.
Incorporated	10-19 yrs	Small community, less violence, peaceful.
Incorporated	10-19 yrs	I like the climate and that it's not a very big city.
Incorporated	10-19 yrs	I enjoy Arizona, chose Benson because it's closer to the VA hospital.
Incorporated	10-19 yrs	Good neighborhood.
Incorporated	10-19 yrs	Not too many job opportunities for younger people.
Incorporated	10-19 yrs	By accident.
Incorporated	10-19 yrs	To be close to family.
Incorporated	10-19 yrs	I have artesian water and the weather.
Incorporated	10-19 yrs	Dry climate.
Incorporated	10-19 yrs	Weather, low crime.
Incorporated	10-19 yrs	Rural environment.
Incorporated	10-19 yrs	I like the scenery.
Incorporated	20+ yrs	Warm weather.
Incorporated	20+ yrs	My husband's employment.
Incorporated	20+ yrs	Climate.
Incorporated	20+ yrs	Weather, community.
Incorporated	20+ yrs	Quiet.
Incorporated	20+ yrs	Outdoor activities.



Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	20+ yrs	The nice weather, plus I have a nice job here.
Incorporated	20+ yrs	Because of the climate.
Incorporated	20+ yrs	Pacific town.
Incorporated	20+ yrs	I like the people here and the places are really adapted to seniors.
Incorporated	20+ yrs	No traffic, good doctors, good schools.
Incorporated	20+ yrs	Crime rate is low, traffic is good.
Incorporated	20+ yrs	Quiet, small town.
Incorporated	20+ yrs	It's spacious, pretty, clean and the people are nice.
Incorporated	20+ yrs	I grew up here and teach here. I like the weather.
Incorporated	20+ yrs	My husband is retired military.
Incorporated	20+ yrs	I like the community, the small town feel.
Incorporated	20+ yrs	I don't choose to live here, I will be moving as soon as my orders are in.
Incorporated	20+ yrs	Small, quiet.
Incorporated	20+ yrs	Weather.
Incorporated	20+ yrs	It was available at the time.
Incorporated	20+ yrs	Climate.
Incorporated	20+ yrs	To be close to family.
Incorporated	20+ yrs	The weather.
Incorporated	20+ yrs	The weather is likable, the mountains and Fort Huachuca.
Incorporated	20+ yrs	My husband's family and my family live here. We like the smaller community.
Incorporated	20+ yrs	Too old to move, I have just been here too long.
Incorporated	20+ yrs	It's quiet, nice community and low crime rate.
Incorporated	20+ yrs	The weather.
Incorporated	20+ yrs	I came here to bring my son and decided to stay.
Incorporated	20+ yrs	Family in the area.
Incorporated	20+ yrs	It's a small town and I like small towns.
Incorporated	20+ yrs	A lot of friends and relatives.
Incorporated	20+ yrs	Family is here.
Incorporated	20+ yrs	I grew up in Cochise County and my parents both still live here. I also like the small town feel and the crime rates are low.
Incorporated	20+ yrs	Military.
Incorporated	20+ yrs	My mother moved out here.
Incorporated	20+ yrs	My husband bought this raggedy old house.
Incorporated	20+ yrs	The weather.
Incorporated	20+ yrs	Easy to get along with neighbors, not too much traffic.
Incorporated	20+ yrs	It's home to me.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	20+ yrs	All my family is here.
Incorporated	20+ yrs	It's nice.
Incorporated	20+ yrs	Weather.
Incorporated	20+ yrs	I like the weather.
Incorporated	20+ yrs	I do not like it here.
Incorporated	20+ yrs	Rural area.
Incorporated	20+ yrs	I like the climate.
Incorporated	20+ yrs	I lived in Tucson, but it was too hot.
Incorporated	20+ yrs	The rural character, the weather, my own little space where I can plant what I want.
Incorporated	20+ yrs	Two properties here.
Incorporated	20+ yrs	Family and climate.
Incorporated	20+ yrs	It's rural.
Incorporated	20+ yrs	I was raised here and stayed.
Incorporated	20+ yrs	My parents are established here and I have a good job here.
Incorporated	20+ yrs	Weather is great.
Incorporated	20+ yrs	My son lived in Phoenix. The sun is nice, but I didn't like Tucson or Phoenix. I found some land, like the climate and the elevation.
Incorporated	20+ yrs	It's home.
Incorporated	20+ yrs	The climate, views, clean air and the location.
Incorporated	20+ yrs	Husband worked in area before retiring.
Incorporated	20+ yrs	My father retired here and I work here.
Incorporated	20+ yrs	Job opportunities.
Incorporated	20+ yrs	I grew up here, have many friends.
Incorporated	20+ yrs	My home.
Incorporated	20+ yrs	Not too big of a city.
Incorporated	20+ yrs	School systems and it's not crowded.
Incorporated	20+ yrs	I like the weather.
Incorporated	20+ yrs	It's where I'm from. Roots and family.
Incorporated	20+ yrs	The amount of people is less than a big city. The climate is cooler than Tucson.
Incorporated	20+ yrs	I love the weather.
Incorporated	20+ yrs	Small town.
Incorporated	20+ yrs	I was brought up here.
Incorporated	20+ yrs	Because we like it here.
Incorporated	20+ yrs	The weather and climate.
Incorporated	20+ yrs	I was stationed here, bought a house and decided to stay.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Incorporated	20+ yrs	It used to be a rural area.
Incorporated	20+ yrs	My father is in the Army at Ft. Huachuca and I have lived here all my life.
Incorporated	20+ yrs	My job, the weather.
Incorporated	20+ yrs	Peaceful.
Incorporated	20+ yrs	I've been here all my life, I'm used to it.
Incorporated	20+ yrs	I like living here because we do all our running around here.
Incorporated	20+ yrs	I own the property and my kids won't let me sell.
Incorporated	20+ yrs	It's where I grew up, the best thing is the climate.
Incorporated	20+ yrs	Retired, too poor to move.
Incorporated	20+ yrs	Small town.
Incorporated	20+ yrs	I moved here to teach school and never left.
Incorporated	All life	Because I'm too old to move.
Incorporated	All life	The peacefulness and small town atmosphere.
Incorporated	All life	Community, more rural environment.
Incorporated	All life	I grew up here, like the weather and people.
Incorporated	All life	I was born here.
Incorporated	All life	I was born here.
Incorporated	All life	Family.
Incorporated	All life	Born here.
Incorporated	All life	I just never left.
Incorporated	All life	I like everything in Cochise County. I have lived here long enough to be one of the historians, just love living in the county.
Unincorporated	<1 yr	My in-laws live here and I wanted my son to know his grandparents.
Unincorporated	<1 yr	My daughter lives here with in-laws.
Unincorporated	<1 yr	I can afford to have a farm.
Unincorporated	<1 yr	Open space.
Unincorporated	<1 yr	Weather.
Unincorporated	<1 yr	Because we found a house in our price range and liked being close to a Walmart.
Unincorporated	<1 yr	Space and wildlife.
Unincorporated	1-4 yrs	Weather.
Unincorporated	1-4 yrs	Close to Tucson.
Unincorporated	1-4 yrs	The climate.
Unincorporated	1-4 yrs	I like the weather and the area overall.
Unincorporated	1-4 yrs	I own property.
Unincorporated	1-4 yrs	The weather, the small community and acreage.
Unincorporated	1-4 yrs	Quiet living.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Unincorporated	1-4 yrs	To get away from people.
Unincorporated	1-4 yrs	Closer to family.
Unincorporated	1-4 yrs	Nice weather, not much else.
Unincorporated	1-4 yrs	Better than other places.
Unincorporated	1-4 yrs	Nice, rural and unpopulated, but it's changing.
Unincorporated	1-4 yrs	Secluded and fresh air.
Unincorporated	1-4 yrs	Because of Tombstone.
Unincorporated	1-4 yrs	I don't know how to drive and it's a small town.
Unincorporated	1-4 yrs	Stationed here for the military.
Unincorporated	1-4 yrs	I like it here, it's a small town and I like the mountains.
Unincorporated	1-4 yrs	Army.
Unincorporated	1-4 yrs	The fact that I can have affordable property in the country.
Unincorporated	1-4 yrs	Small, it's pretty inexpensive.
Unincorporated	1-4 yrs	I like the country atmosphere and climate.
Unincorporated	1-4 yrs	Astronomy, the dark skies.
Unincorporated	1-4 yrs	The weather is nice.
Unincorporated	1-4 yrs	We like Sierra Vista, business.
Unincorporated	1-4 yrs	Weather.
Unincorporated	1-4 yrs	The people, just enough government to keep everyone in line, but not enough to be stifling.
Unincorporated	1-4 yrs	Less crowded than Tucson, more affordable property.
Unincorporated	1-4 yrs	Rural, military base, altitude and lack of people.
Unincorporated	1-4 yrs	The weather.
Unincorporated	1-4 yrs	Affordability of housing.
Unincorporated	5-9 yrs	For health reasons.
Unincorporated	5-9 yrs	Family.
Unincorporated	5-9 yrs	Beautiful place; the mountains and the climate.
Unincorporated	5-9 yrs	Because of the open space and nice people.
Unincorporated	5-9 yrs	Better than where I used to live.
Unincorporated	5-9 yrs	It's away from people and the cities. It's a beautiful place to live.
Unincorporated	5-9 yrs	Quiet.
Unincorporated	5-9 yrs	I have a ranch.
Unincorporated	5-9 yrs	It's not over-crowded.
Unincorporated	5-9 yrs	Nice and quiet.
Unincorporated	5-9 yrs	Scenic and cooler.
Unincorporated	5-9 yrs	Employment, family, beauty of area.
Unincorporated	5-9 yrs	Jobs.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Unincorporated	5-9 yrs	It's beautiful here. We can see a mountain in Mexico outside our living room window. We live on 4 acres and my daughter is next door.
Unincorporated	5-9 yrs	Peaceful.
Unincorporated	5-9 yrs	It's not Pima County.
Unincorporated	5-9 yrs	I'm getting ready to move, don't like the heat or growth of the area.
Unincorporated	5-9 yrs	I came here to be with family.
Unincorporated	5-9 yrs	I like being out of the hustle and bustle of Tucson.
Unincorporated	5-9 yrs	Tucson is not here.
Unincorporated	5-9 yrs	I like the weather, the mountains are very pretty.
Unincorporated	5-9 yrs	The weather.
Unincorporated	5-9 yrs	I inherited property.
Unincorporated	5-9 yrs	The weather, rural community.
Unincorporated	5-9 yrs	It's not crowded, I had a job waiting for me.
Unincorporated	5-9 yrs	Low population, few gangs, peaceful.
Unincorporated	5-9 yrs	Because of weather.
Unincorporated	5-9 yrs	Primarily for my occupation.
Unincorporated	5-9 yrs	I am an astronomer and my job.
Unincorporated	5-9 yrs	The peace and quiet, free to do what I like.
Unincorporated	10-19 yrs	Good weather, I'm retired.
Unincorporated	10-19 yrs	Crime not as bad as surrounding areas.
Unincorporated	10-19 yrs	Weather, rural.
Unincorporated	10-19 yrs	Not being in Tucson, out in the country.
Unincorporated	10-19 yrs	Have a business here.
Unincorporated	10-19 yrs	It was rural.
Unincorporated	10-19 yrs	Rural, open space.
Unincorporated	10-19 yrs	The lack of people.
Unincorporated	10-19 yrs	Jobs.
Unincorporated	10-19 yrs	I had friends here when I moved here. Fairly small community, already established with the church. The climate. Small town.
Unincorporated	10-19 yrs	Rural living.
Unincorporated	10-19 yrs	It's small.
Unincorporated	10-19 yrs	I work for Arizona State, Kartchner Caverns.
Unincorporated	10-19 yrs	I moved here when I got married.
Unincorporated	10-19 yrs	I love the mountains, the weather is good, and the population is small.
Unincorporated	10-19 yrs	Smaller community, the climate is good. It's not as congested as Tucson or Phoenix.
Unincorporated	10-19 yrs	I just like it, it's a little cooler.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Unincorporated	10-19 yrs	The openness, the scenery.
Unincorporated	10-19 yrs	Wide-open spaces.
Unincorporated	10-19 yrs	Because I am free. I own 40 acres.
Unincorporated	10-19 yrs	Relatives.
Unincorporated	10-19 yrs	It's not the city, less crowded.
Unincorporated	10-19 yrs	I'm out in the country and can do what I want.
Unincorporated	10-19 yrs	I just like it. I enjoy going to the store and riding my bicycle.
Unincorporated	10-19 yrs	I own a house.
Unincorporated	10-19 yrs	Climate, personalities.
Unincorporated	10-19 yrs	Low population.
Unincorporated	10-19 yrs	Country.
Unincorporated	20+ yrs	Small, nice style.
Unincorporated	20+ yrs	It's where I was able to get a job.
Unincorporated	20+ yrs	No one around, peaceful.
Unincorporated	20+ yrs	I just like it, the people are friendly.
Unincorporated	20+ yrs	I transferred here and got stuck.
Unincorporated	20+ yrs	My husband was military, we raised our girls here after he retired.
Unincorporated	20+ yrs	Quiet life.
Unincorporated	20+ yrs	We like the weather, it's not as hot as other places. Also like the school system.
Unincorporated	20+ yrs	I love the rural, kick-back life. The cost of living is less.
Unincorporated	20+ yrs	The weather, the people and climate.
Unincorporated	20+ yrs	To help my brother.
Unincorporated	20+ yrs	I have been here so long I don't want to move anymore. The weather and sunshine.
Unincorporated	20+ yrs	We like the climate and the community.
Unincorporated	20+ yrs	I love it - the mountain view and everything else.
Unincorporated	20+ yrs	Born and raised in the county.
Unincorporated	20+ yrs	My wife has a good job, it's like being on vacation, the weather.
Unincorporated	20+ yrs	Small town atmosphere.
Unincorporated	20+ yrs	My job was in Cochise County and after retiring we moved here.
Unincorporated	20+ yrs	It's warm, not crowded yet, and I love everything about it.
Unincorporated	20+ yrs	Weather.
Unincorporated	20+ yrs	It's home, the Lord told me to come down here.
Unincorporated	20+ yrs	Close to the border, small town, I don't waste a lot of gas.
Unincorporated	20+ yrs	People, weather and scenery.
Unincorporated	20+ yrs	It's not as cold here.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Unincorporated	20+ yrs	Weather.
Unincorporated	20+ yrs	I was born here, had no choice.
Unincorporated	20+ yrs	My family has owned a ranch since 1800.
Unincorporated	20+ yrs	I moved because of job and family.
Unincorporated	20+ yrs	It is peaceful and quiet.
Unincorporated	20+ yrs	We had a farm in St. David. I like the rural setting, it's very peaceful and quiet. I hate the city atmosphere.
Unincorporated	20+ yrs	I like a rural, agricultural area.
Unincorporated	20+ yrs	Met my husband here and my kids grew up here.
Unincorporated	20+ yrs	I own my home here.
Unincorporated	20+ yrs	It's home, I like the community and the weather.
Unincorporated	20+ yrs	More rural, it's where I was born and raised.
Unincorporated	20+ yrs	Too old to move now.
Unincorporated	20+ yrs	I like it here, it's where my job was.
Unincorporated	20+ yrs	I used to like it for freedom.
Unincorporated	20+ yrs	Scenic views, it's not crowded.
Unincorporated	20+ yrs	We retired here after my husband quit work.
Unincorporated	20+ yrs	I like the weather and the area. I have lived here all my life.
Unincorporated	20+ yrs	I'm employed in the area.
Unincorporated	20+ yrs	Mother.
Unincorporated	20+ yrs	I got married and my kids are growing up here, it's a good place to raise
Unincorporated	20+ yrs	I just like Cochise County.
Unincorporated	20+ yrs	Good place to live.
Unincorporated	20+ yrs	I was born in Cochise County, left, and came back to be with family.
Unincorporated	20+ yrs	Climate.
Unincorporated	20+ yrs	The weather, the friendly people, peaceful.
Unincorporated	20+ yrs	My family's been here since before statehood.
Unincorporated	20+ yrs	Husband.
Unincorporated	20+ yrs	Small community.
Unincorporated	20+ yrs	Jobs.
Unincorporated	20+ yrs	It's out in the country, a lot of wildlife.
Unincorporated	20+ yrs	We inherited property.
Unincorporated	20+ yrs	It's the greatest. I think it is my pioneer heritage that makes me feel connected.
Unincorporated	20+ yrs	My husband is employed at the Fort. I've grown to love the town, but didn't in the beginning.
Unincorporated	20+ yrs	Six generations in Cochise County, climate, husband's job.

Cochise County Land Use Survey

Table 2: Reasons for Living in Cochise County

<b>AREA</b>	<b>LENGTH OF RESIDENCE</b>	<b>VERBATIM</b>
Unincorporated	20+ yrs	Weather.
Unincorporated	20+ yrs	Born here, my family is here.
Unincorporated	20+ yrs	Quiet-living communities.
Unincorporated	All life	I was born in Cochise County.
Unincorporated	All life	The rural area.
Unincorporated	All life	I was born in Cochise County.
Unincorporated	All life	Small community.
Unincorporated	All life	Because it is a small town.
Unincorporated	All life	Because we like our school and the small atmosphere.
Unincorporated	All life	Family.