

COCONINO
COUNTY ARIZONA
COMMUNITY DEVELOPMENT

Jay Christelman
Director

August 5, 2025

Clarinda Vail, Mayor of Tusayan
Greg Brush, Vice-Mayor of Tusayan & Tusayan First District, Chief
P.O. Box 709
845 Mustang Drive
Tusayan, AZ 86023
Via email to: Clarinda.Vail@tusayan-az.gov and tc-brush@outlook.com

Subject: Response to Comprehensive Plan 60-day review comment letter

Dear Mayor Vail and Vice-Mayor Brush,

Thank you for submitting comments regarding the County's Comprehensive Plan 60-day review, we appreciate your input. In this letter we are providing a response to your concerns regarding growth in the Valle area and impacts on the Town of Tusayan and the Tusayan Fire District.

The need for emergency services in Valle and throughout the County was identified in the 2015 Comprehensive Plan, during outreach for this Comprehensive Plan update, and through ongoing communication during public hearings. As noted in your letter, one of the vision themes set out in the update Comprehensive Plan is that "[i]nfrastructure, emergency services, public safety, and public services are collaboratively built and maintained in partnership with county communities to create a sense of place and enhance resilience to climate change". The Comprehensive Plan's goals, policies, and implementation plan are written to support and advance this vision (see the excerpts of updated goals and policies in the attachment). Additionally, a large portion of the Valle area, an unincorporated community in Coconino County, is within the 1999 Valle Area Plan (see that plan [here](#)), which is an amendment to the Coconino County Comprehensive Plan.

The County recognizes the need for emergency services and infrastructure in Valle as addressed in your letter. Valle property owners will need to work together and create districts for these services if desired. The County approval process for zone changes, subdivisions and conditional use permits requires emergency services and infrastructure meeting County standards. High County Fire in Red Lake has been contracted for many of these developments.

Staff will share your comments with the Planning and Zoning Commission and the Board of Supervisors as part of the those received during the 60-day review period, and your agency will receive notice of public hearings. In the meantime please check the Comprehensive Plan website - <https://coconinocounty.konveio.com/envision2045> for upcoming work and study sessions with the Planning and Zoning Commission and Boards of Supervisors.

If you have further questions, please contact Jess McNeely at wmcneely@coconino.az.gov.

Sincerely,



Jess McNeely, AICP
Assistant Community Development Director/Planning Manager

Attachment

cc: Andy Bertelsen, Coconino County Manager
Jay Christelman, Community Development Director
Charlie Hendrix, Tusayan Town Manager
Patrice Horstman, Coconino County District 1 Supervisor

Goal CS.7. Coordinate delivery of emergency services and response to meet the needs of all communities.

Goal Details: Public safety personnel and emergency response agencies coordinate and collaborate to ensure infrastructure, emergency services, public safety, and public services are collaboratively built and maintained in partnership with county communities to create connections and reinforce resilience to climate change and other hazards.

Policy CS.12. Plan adequate emergency services and emergency access routes during design and development review of subdivisions and include two means of vehicular access (ingress/egress) to ensure adequate entrance and exit routes for emergency response and management activities.

Policy CS.13. Include an emergency response mitigation plan or an emergency service agreement with development projects located in remote areas without nearby emergency services.

Policy CS.14. Locate emergency medical services and response agency facilities so that they are accessible and compatible with the community and surrounding neighborhoods.

Policy CS.15. Advocate for Fire Adapted Communities to reduce the risk of wildfire impacts to communities and improve insurability for homeowners.

Policy Details: Develop data collection and analysis of options that fire adapted communities are implementing and inform and educate residents about which risk reduction measures have effectively lowered risk and should be considered by homeowners and communities.

Goal CS.8. A high level of fire protection and safety is provided throughout the county.

Policy CS.16. Provide adequate fire protection measures in development projects.

Policy Details: Develop fire safety and mitigations measures with input from the local jurisdiction over fire response (Fire Districts) and fire code, and that may include contractual emergency response or incorporate state regulated fire mitigation measures.

Policy CS.17. Support funding for expansion of existing or create new fire districts to support emergency service and response. *Implementation Strategy 35.*

Policy Details: Provide information and technical assistance to property owners regarding how to form fire districts, annex into existing districts, or otherwise organize formal fire protection organizations pursuant to state law. The approval of fire districts should consider the long-term viability of the district to provide high levels of service. The merger and consolidation of existing fire districts supports the financial sustainability for fire services and is encouraged.

Goal CS.9. Reduce catastrophic wildfire impacts to the built environment.

Policy CS.18: Design infrastructure, major developments, and subdivisions to be resilient and adaptive to all forms of fire.

Policy Details: New remote developments abutting national forest or State Trust lands should provide a forest stewardship/fuels mitigation plan and property maintenance covenants incorporating the principles of defensible and survivable space.

Policy CS.19: Promote Fire-Adapted Communities Programs throughout the county.

Policy Details: Property owners and developers should consult with forest managers and land management agencies or local fire districts in developing fire mitigation plans that consider stand density, health, topography, and hydrology to ensure compatibility with fire-adapted communities' programs as well as defensible space practices.

Policy CS.20: Support the development of a Wildland/Urban Interface Code that is specific and appropriate to Coconino County. *Implementation Strategy 10.*

Policy CS.21: Promote science-based fire prevention and protection strategies for landscaping and construction design and materials to be used to create or maintain defensible/survivable space in and around the built environment.

Policy Details: Coordinate providing technical assistance for fuels mitigation and fire prevention measures with the local fire district, the Arizona State Department of Forestry and Fire Management (AZDFFM), or other departments and agencies.