VISION 2030

Comprehensive Plan

Adopted: January 13, 2016

TABLE OF CONTENTS

FOREWORD

Executive Summary iii

SETTING

Introduction 1
General Considerations 13
Maricopa County Overview 19

ELEMENTS

Land Use 27
Transportation 52
Environment 63
Economic Growth 72
Growth Areas 85
Open Space 95
Water Resources 101
Energy 108
Cost of Development 114

APPENDIX

Appendix A: Land Use Guide 123
Appendix B: Transportation Map 124
Appendix C: Definitions 125
Appendix D: Comprehensive Plan Amendment Guidelines 136

EXECUTIVE SUMMARY

OVERVIEW

In 1997 Maricopa County adopted its first comprehensive plan and in doing so established a sensible new approach to confronting important growth and development issues facing this region. Much has changed since 1997, most notably the county's population has grown to more than four million and is projected to increase by another million people in each of the next two decades. While growth will challenge the ability to maintain a high **quality of life**, this comprehensive plan — known as ***Vision 2030*** — helps meet this challenge by protecting public health and safety, promoting stable economic growth, maintaining a healthy environment, providing adequate community services, and ensuring that tax money is spent efficiently.

Vision 2030 serves three important purposes:

1. It fulfills requirements of state law, including these sections of Arizona Revised Statutes (ARS):

   - ARS §11-802
   - ARS §11-804
   - ARS §11-805
   - ARS §11-811
   - ARS §11-814
   - ARS §28-8481

2. It helps implement Maricopa County's Mission, Vision, and Strategic Priorities:

   Maricopa County Vision

   Citizens serving citizens by working collaboratively, innovatively, efficiently and effectively. We will be responsive to our customers while being fiscally prudent.

   Maricopa County Mission

   The mission of Maricopa County is to provide regional leadership and fiscally responsible, necessary public services so that residents can enjoy living in a healthy and safe community.

Maricopa County Strategic Priorities

- Maricopa County will support safe communities and neighborhoods by providing access to a timely, integrated, and cost-effective smart justice system;
- Maricopa County will provide best-in-class regional services, both mandated and of concern to citizens, while coordinating with municipalities, other local jurisdictions, and community-based entities to consolidate services and avoid duplication, when applicable;
- Maricopa County will deploy an effective and efficient infrastructure to implement streamlined policies and procedures improving delivery of services, and promoting a healthy workplace and a fully engaged workforce;
- Maricopa County will innovatively leverage its resources, be adaptive in its regulatory policies and practices, and proactive in its public relations to attract, promote and support the growth of business enterprises in order to produce a vibrant and balanced regional economy;
- Maricopa County will continue to efficiently manage county resources and engage in effective fiscal planning with integrity and transparency to promote financial stability and economic prosperity for Maricopa County residents.

3. It helps Maricopa County make informed decisions that:

- Protect public health, safety and the environment;
- Promote quality communities;
- Allocate limited financial resources;
- Establish public policy expectations;
- Link complex and interrelated issues;
- Build community consensus

CORE PRINCIPLES

The policies and recommendations spelled out in *Vision 2030* are based on three core principles. These principles also guide Maricopa County's decisions regarding future development, and for when changes to this plan are justified:

- Decisions should support implementation of Maricopa County's mission statement and strategic priorities;

- Maintain a disciplined approach where comprehensive plan policies and growth-related decisions are understandable, measurable, consistent, practical and promote efficiency. Land use decisions are also based on these factors;
- Avoid future problems by carefully considering past decisions.

PLAN ELEMENTS

Vision 2030 considers nine important growth-related topics that will affect the county's future. Each topic – known as elements – examines key issues that shape the goals and policies that Maricopa County uses to make informed and effective decisions. The following is a brief description of these elements, and the goals and policies that guide the county's decisions:

Land Use

The Land Use element maintains that sensible, functional, balanced, fiscally efficient, and economically viable land use patterns are important priorities. This element also reinforces the county's support for its area plan program, and includes updated land use categories.

Land Use Goal #1: Achieve balanced and efficient development patterns.

Land Use Goal #2: Provide regional leadership on land use issues.

Land Use Goal #3: Protect public health, safety and well-being.

Land Use Goal #4: Exercise sound financial management through land use decisions that build the county's fiscal strength.

Land Use Policy #1: Maricopa County supports compliance with its capital improvement and other funding programs, except when reimbursement is made to the county for unplanned costs or when services and infrastructure are funded by private capital.

Land Use Policy #2: Maricopa County supports phasing plans for new urban development to coordinate such development with new urban services and infrastructure.

Land Use Policy #3: Maricopa County supports market feasibility studies, cost/benefit analyses, and public input where warranted to help determine when new urban development in unincorporated areas is appropriate.

Land Use Policy #4: To help limit impacts to taxpayers Maricopa County supports using homeowner associations and related organizations and improvement districts to manage and maintain services, infrastructure and amenities.

Land Use Policy #5: To help limit financial impacts Maricopa County supports using development agreements for large-scale urban development.

Land Use Policy #6: Maricopa County supports educating residents about the unique aspects of living in unincorporated areas.

Land Use Policy #7: Maricopa County supports coordinating land use and infrastructure planning with state agencies, counties, and municipalities.

Land Use Policy #8: As feasible Maricopa County supports annexation of urban Development by municipalities.

Land Use Policy #9: As feasible Maricopa County supports county island annexation by municipalities, and the prevention of new ones.

Land Use Policy #10: Maricopa County supports coordinated planning efforts between local, state and federal agencies.

Land Use Policy #11: Where feasible Maricopa County supports including State Trust land in the planning and design of large-scale urban development.

Land Use Policy #12: Maricopa County supports coordinating with state and federal agencies to address safety and security issues associated with new development near the Palo Verde Nuclear Generating Station.

Land Use Policy #13: Where necessary Maricopa County supports wildfire prevention and mitigation measures in the design of development.

Land Use Policy #14: Maricopa County supports compliance with watercourse master plans and area drainage master plans.

Land Use Policy #15: Maricopa County supports evaluating comprehensive plan amendments and **zoning district boundary changes** to determine the existence of the urban services and infrastructure identified in this element.

Land Use Policy #16: Maricopa County supports directing new urban development to the urban growth area identified in this plan.

Land Use Policy #17: Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.

Land Use Policy #18: Maricopa County supports flexible design and zoning techniques when used to establish balanced and efficient land use patterns, and when used to protect important environmental and open space areas and connections.

Land Use Policy #19: Maricopa County supports mixed housing options.

Land Use Policy #20: Maricopa County supports reducing the impacts of new urban development on existing rural land uses and agriculture.

Land Use Policy #21: Maricopa County supports reducing the impacts of new rural development and new agriculture on existing urban land uses.

Land Use Policy #22: Maricopa County supports reducing the impacts of new development on environmentally sensitive areas, including native wildlife (flora and fauna) habitat and corridors.

Land Use Policy #23: Maricopa County supports reducing the impacts of new development on Maricopa County's regional parks, the Maricopa Trail and other public open spaces.

Land Use Policy #24: Maricopa County supports land use compatibility within the High Noise or Accident Potential Zone of Luke Air Force Base, Auxiliary Airfield #1, and the military auxiliary airfield near the town of Gila Bend.

Land Use Policy #25: Maricopa County supports land use buffers and land use transitions in urban/rural interface areas, including near aggregate mining operations and the county's regional parks.

Land Use Policy #26: Maricopa County supports subdivisions rather than "wildcat" lot splits.

Land Use Policy #27: Maricopa County supports keeping development out of delineated **floodways** and, where necessary, **100-year** **floodplains**.

Land Use Policy #28: Maricopa County supports implementing the multi-jurisdictional hazard mitigation plan.

Land Use Policy #29: Maricopa County supports public education about the risks and limitations of developing in hazard-prone areas.

Land Use Policy #30: To promote active and healthy lifestyles Maricopa County supports interconnected trails, parks, preserves, open space, recreation centers and similar features in new urban development.

Land Use Policy #31: To promote safe and active communities Maricopa County supports public safety and security features included in the design of new and existing development.

Land Use Policy #32: To help protect neighborhoods and property values Maricopa County supports rehabilitation of substandard, vacant and abandoned homes and buildings.

Land Use Policy #33: Maricopa County supports using land use buffers and compatible land use strategies near existing and future high voltage electric utility line corridors.

Transportation

The Transportation element establishes Maricopa County's support for coordinating future growth with an efficient transportation system. The Transportation element also emphasizes the importance of an efficient transportation system to the region's economy and air quality.

Transportation Goal #1: Promote and protect public health through a safe transportation system.

Transportation Goal #2: Contribute to a safe, seamless and effective transportation system.

Transportation Goal #3: Coordinate land use decisions with transportation investments to help the county exercise sound financial management and build the county's fiscal strength.

Transportation Goal #4: Have a comprehensive transportation system that focuses on **Transportation Systems Management and Operations** to help reduce air pollution and promote efficient traffic movement and economic growth.

Transportation Policy #1: As necessary, Maricopa County supports preserving future road alignments called for in county-recognized transportation plans, especially mid-section line, section line and arterial roads; parkways; freeways; and interchanges.

Transportation Policy #2: Maricopa County supports compliance with its Major Streets and Routes Plan.

Transportation Policy #3: Maricopa County supports adherence to its **Transportation Improvement Program** (TIP). Where new development requires deviation from the TIP Maricopa County supports such development funding unanticipated, accelerated and non-programmed improvements.

Transportation Policy #4: Maricopa County supports using the preferred funding methods identified in the Cost of Development element to pay for transportation improvements necessary for new development.

Transportation Policy #5: As necessary, Maricopa County supports alternative transportation in the design of urban development, including the Maricopa Trail and related trail connections, the Maricopa County Bicycle Transportation System Plan, Park-and-ride/public transit facilities, and other appropriate practices.

Transportation Policy #6: Maricopa County supports municipal annexation of roads that are adjacent to county islands.

Transportation Policy #7: Maricopa County supports constructing roads in county islands to the standards of the surrounding city or town where these roads are intended to be annexed by the city or town.

Transportation Policy #8: Maricopa County supports partnerships with cities and towns in cost sharing for road repairs and improvements.

Transportation Policy #9: Maricopa County supports balanced and efficient land use patterns that reduce the number and length of vehicle trips.

Transportation Policy #10: Maricopa County supports participating in the **State Implementation Plan** (SIP) amendment process.

Transportation Policy #11: Maricopa County supports **National Ambient Air Quality Standards (**NAAQS) compliance.

Transportation Policy #12: Maricopa County supports improving low volume dirt roads as directed by its PM-10 Dust Abatement Program.

Transportation Policy #13: Maricopa County support public education efforts that assist in reducing air pollution.

Transportation Policy #14: Where necessary, Maricopa County supports roadway planning that promotes identified scenic corridors, wildlife connectivity and linkages.

Transportation Policy #15: Maricopa County supports regional mobility and safety by integrating state, county and local traffic management systems.

Transportation Policy #16: Maricopa County supports using Intelligent Transportation Systems and Connected Vehicle technology for efficient and safe movement of people and goods.

Transportation Policy #17: Maricopa County supports state, county and local partnerships for interjurisdictional traffic operations and management.

Environment

The Environment element identifies Maricopa County's foremost concerns with respect to its environmental issues, and potential strategies for lessening the impact that development has on its environment. Particular attention focuses on air quality, water quality, wildlife protection, natural and cultural resources, and natural and human-caused hazards.

Environment Goal #1: Provide regional leadership to promote all aspects of regional environmental quality.

Environment Policy #1: Maricopa County supports its Compliance Assurance model approach to meet federal air quality standards.

Environment Policy #2: To help improve air quality Maricopa County supports balanced and efficient land use patterns where employment, retail and residential land uses are proximate rather than separate.

Environment Policy #3: To help protect water quality Maricopa County supports compliance with its Drinking Water program and its Water and Wastewater Treatment program.

Environment Policy #4: Maricopa County supports innovative project design and development techniques that protect important plant and animal habitat and migration corridors.

Environment Policy #5: As directed by the State Historic Preservation Office (SHPO) and Arizona Game and Fish Department, Maricopa County supports cultural resource and

biological surveys being completed – and needed mitigation measures established – prior to new development.

Environment Policy #6: Maricopa County supports the Military Compatible land use designation for High Noise or Accident Potential Zones, and compliance with state laws relating to land use compatibility and consistency with the high noise or accident potential of Luke Air Force Base and the ancillary military facilities.

Environment Policy #7: Where necessary Maricopa County supports noise reductions in new development design and in the construction of new buildings.

Environment Policy #8: Maricopa County supports flexible zoning techniques when used to keep new development below the 15% hillside slope and to protect riparian areas.

Environment Policy #9: Maricopa County supports using the hillside general design characteristics identified in this element.

Economic Growth

The Economic Growth element includes strategies that Maricopa County can use to help create a diverse and resilient economy. Opportunities focus on locating employment proximate to where people live, supporting small and start-up businesses, and supporting industries that require a lot of land but not urban services or infrastructure.

Economic Growth Goal #1: Contribute to an effective regional economy.

Economic Growth Goal #2: Have a diverse and balanced economy to promote long-term economic stability and economic resiliency.

Economic Growth Goal #3: Attract knowledge industries in a range of Basic Sector clusters, and attract the knowledge workers they need by achieving **quality of place** and quality of life.

Economic Growth Goal #4: Create and grow a diverse business climate.

Economic Growth Policy #1: Maricopa County supports orderly and balanced land use patterns that include Basic and Non-Basic sector businesses, especially in master-planned communities and similar urban development.

Economic Growth Policy #2: Maricopa County supports public-private alliances to increase business success and address community needs.

Economic Growth Policy #3: Maricopa County supports increasing entrepreneurial activities and business formation.

Economic Growth Policy #4: Maricopa County supports programs that provide citizens with the education and training necessary to compete in the New Economy.

Economic Growth Policy #5: Maricopa County supports programs that attract a variety of Basic Sector industry clusters that have long-term, stable growth prospects.

Economic Growth Policy #6: Maricopa County supports efforts to recruit prospective businesses and industries to the county, and efforts to retain existing businesses and industries.

Economic Growth Policy #7: Maricopa County supports the IDAMC, HOME, CDBG and other incentive programs.

Economic Growth Policy #8: Maricopa County supports continuously assessing its regulations and processes to enhance effectiveness, ensure quality service, increase efficiency and establish a competitive advantage.

Economic Growth Policy #9: Maricopa County supports implementing *Vision 2030* in a clear and consistent way to help businesses make long-term investment decisions.

Economic Growth Policy #10: Maricopa County supports leveraging its solar resource potential to attract solar-related industries and alternative energy research and development.

Growth Areas

The Growth Areas element pinpoints areas suitable for urban growth because they have appropriate and efficient levels of urban services and infrastructure. The Growth Areas element also explains where and when urban growth should occur to help establish sensible and efficient land use patterns.

Growth Areas Goal #1: Achieve orderly urban growth that is fiscally and environmentally responsible, protects public health and safety and promotes sensible annexation patterns.

Growth Areas Goal #2: Have urban growth that is consistent with the county's urban growth area, meets statutory requirements, and implements the Urban Solutions for Urban Development strategy.

Growth Areas Policy #1: Maricopa County supports consistent implementation of its urban growth area except in the noted instances.

Growth Areas Policy #2: Maricopa County supports periodically evaluating the development constraints identified in this element to determine how they impact the urban growth area, and whether these constraints require reconsideration or modification.

Growth Areas Policy #3: Where feasible Maricopa County supports annexation of new urban development within the urban growth area.

Open Space

The Open Space element recommends ways to increase the amount, quality, and variety of open space in unincorporated Maricopa County, and ways to link open space into interconnected systems. New categories of active and passive open space are also included in **Table 9: Land Use Designations** to more accurately reflect the variety of recreational opportunities that exist in unincorporated areas.

Open Space Goal #1: Provide regional leadership to promote environmental quality, including the preservation of open, natural park and recreation lands.

Open Space Goal #2: Protect and expand the regional park system proportionately with population growth.

Open Space Goal #3: Build the Maricopa Trail and the Maricopa County Regional Trail System. Work with municipalities to connect this trail system to their park and preserve systems.

Open Space Goal #4: Have quality neighborhood parks and open space with adequate and appropriate recreation amenities in urban residential development.

Open Space Policy #1: Maricopa County supports implementing the Parks and Recreation Strategic System Master Plan.

Open Space Policy #2: Maricopa County supports dedication and improvement of trail right-of-way within new development, including the Maricopa Trail and Maricopa County Regional Trail System.

Open Space Policy #3: To help maintain high quality, Maricopa County supports user-based funding options for its regional park system and, where feasible, regional trail system.

Open Space Policy #4: Maricopa County supports soft edge treatments along the perimeter of its regional parks, regional trail system and the El Rio corridor.

Open Space Policy #5: Maricopa County supports partnering with cities and towns to address edge treatments along the perimeter of regional parks and the regional trail system.

Open Space Policy #6: Maricopa County supports compliance with the local park ratios identified in this plan.

Water Resources

The Water Resources element focuses on strategies to help ensure that an adequate water supply is available to meet future growth. Since water supply and allocation are regulated at the state level, strategies in this element target water conservation and water quality protection efforts that Maricopa County can implement at a local level.

Water Resources Goal #1: Promote and protect public health with a clean water supply.

Water Resources Goal #2: Provide leadership to promote regional water quality and water use.

Water Resources Goal #3: Increase renewable water use.

Water Resources Goal #4: Increase water conservation.

Water Resources Policy #1: Maricopa County supports water adequacy determinations for new subdivisions outside Active Management Areas.

Water Resources Policy #2: Maricopa County supports water conservation techniques in the planning and design of new development.

Water Resources Policy #3: Maricopa County supports renewable water use for landscape, park and common area irrigation; artificial lakes; and decorative water features.

Water Resources Policy #4: Maricopa County supports compliance with its Drinking Water and Water and Wastewater Treatment Programs.

Water Resources Policy #5: Maricopa County supports low water use solar electric generating technologies.

Water Resources Policy #6: Maricopa County supports informing the public about the importance and benefits of water conservation.

Water Resources Policy #7: Maricopa County supports low water use and drought tolerant landscaping.

Energy

The Energy element is the newest in this plan and includes policies to promote renewable energy, energy conservation and overall more efficient energy use.

Energy Goal #1: Provide leadership to promote regional environmental quality.

Energy Goal #2: Make Maricopa County a leader in alternative energy research and development.

Energy Goal #3: Have balanced and efficient development patterns.

Energy Goal #4: Increase energy efficiency in new development.

Energy Policy #1: Maricopa County supports energy efficient design and construction of new development.

Energy Policy #2: To limit energy consumption Maricopa County supports balanced and efficient development patterns where residential, commercial and employment land uses are proximate rather than separated.

Energy Policy #3: To limit energy consumption Maricopa County supports having new urban development locate in cities and towns, and in the appropriate growth areas identified in this plan.

Energy Policy #4: To limit energy consumption Maricopa County supports alternative transportation options in new development.

Energy Policy #5: Where feasible and effective, Maricopa County supports incentive programs that promote energy efficiency.

Energy Policy #6: Maricopa County supports being a responsible leader in alternative energy research and development.

Energy Policy #7: Maricopa County supports efforts to assist businesses and individuals with renewable energy options and energy conservation.

Energy Policy #8: Maricopa County supports implementing its Green Government program.

Cost of Development

The Cost of Development element specifies ways to help ensure that new development pays its fair share towards the cost of additional infrastructure and services needed to serve new development. The Cost of Development element also identifies current cost sharing methods, recommends future cost sharing strategies, and includes ways to ensure reasonable application of the recommended strategies.

Cost of Development Goal #1: Exercise sound financial management and build the County's fiscal strength.

Cost of Development Goal #2: New development pays its proper and reasonable share of the costs of new infrastructure, services, and other public improvements.

Cost of Development Policy #1: Maricopa County supports recouping the costs of its products and services without unfairly burdening those most in need of its products and services.

Cost of Development Policy #2: Maricopa County supports using the preferred funding methods identified in this plan to offset costs of new development.

Cost of Development Policy #3: Maricopa County supports continuously evaluating the preferred funding methods with respect to the legal, socioeconomic, land use and administrative considerations identified in this element, and making changes when deemed necessary.

CONCLUSION

While each element addresses a unique growth-related issue, in combination they reinforce the core principals of *Vision 2030* and promote consistent implementation of the policies and recommendations. Ultimately, *Vision 2030* builds on past successes and uses the core principles to direct sensible decisions that meet Maricopa County's Mission, Vision and Strategic Priorities. While this plan does not address every growth-related challenge it can help Maricopa County achieve a healthy, vibrant and prosperous future.

INTRODUCTION

In 1997 Maricopa County adopted its first comprehensive plan and in doing so established a timely new effort to address important growth and development issues facing this region. The Maricopa County Board of Supervisors (Board) recognized that a normally prosperous economy, pleasant climate and other favorable conditions produce a **quality of life** that attracts many new residents. But the Board also recognized that while strong growth brings opportunities, it also creates social, economic and environmental challenges that require careful foresight and action. Known as *Maricopa County 2020, Eye to the Future,* this plan tried to improve Maricopa County's quality of life by identifying and implementing many goals, objectives, and policies.

Maricopa County has changed since 1997, most notably its population has grown to more than 4 million and projections show it will likely add another million people in each of the next two decades. For perspective, while it took nearly 125 years for Maricopa County to reach approximately 2½ million people, that population may roughly double in just the next 25 years. While growth will challenge the ability to maintain a high quality of life, this updated comprehensive plan — known as ***Vision 2030*** — will help meet this challenge over the next decade.

WHAT IS PLANNING?

To understand the importance of this comprehensive plan it is helpful to recognize the importance of planning itself. The field of planning is broad and wide-ranging, often described as "part art and part science" because it involves a mix of many social, economic, environmental, political and legal issues. How these issues are dealt with determines the extent to which public health and safety is maintained, and whether a community has stable economic growth, maintains a clean environment, ensures that citizens' needs are met, and that tax money is spent efficiently.

One very important quality of planning is that it is a public process where citizens and community leaders continuously collaborate to identify and address ever changing, complex, and interconnected issues facing society. Planning both anticipates and reacts to issues and concerns through consensus-building meant to produce practical, constructive and innovative solutions. Readers interested in learning more about the field of planning can get additional information from the *American Planning Association*.

HISTORY OF PLANNING

Although planning in the U.S. dates back to the colonial era, the modern age began in the early 1900s with growing awareness that large and rapidly growing cities created social, environmental and economic problems that needed to be managed. Recognizing these problems states began requiring long-term plans to address health, safety and quality of life issues. The importance of planning was further solidified in 1926 and 1928 respectively with publication of the **Standard State Zoning Enabling Act** and the **Standard City Planning Enabling Act** by the U.S. Department of Commerce. Many states, including Arizona, enacted similar recommendations which still serve as the basis for modern planning.

Planning for Maricopa County began in the late 1950s when the county first studied land use and population growth on a regional basis. Over the next few decades small-scale plans were developed for specific **unincorporated** areas, and the county also helped small cities and towns prepare general plans for their jurisdictions. Maricopa County's large size (approximately 9,225 square miles) and rapid growth eventually led it to prepare **Area Plans** to address unique, localized issues. While Area Plans remain an important part of Maricopa County's planning strategy, in the early 1990s population growth along with the need to address pressing countywide issues led it to develop its first comprehensive plan covering all unincorporated areas. Known as *Maricopa County 2020 - Eye to the Future*, that plan established county policy for land use, transportation, economic development, and the environment.

Soon after adopting that comprehensive plan Arizona passed two new laws known as *Growing Smarter* and the *Growing Smarter Plus*. These laws expanded comprehensive plans by requiring counties to identify and plan for urban growth corridors (growth areas), open space, environmental impacts, water resources, and the financial costs associated with new development. Other important parts of these laws include:

- A requirement for more effective and inclusive public participation;
- Enhanced planning coordination with the Arizona State Land Department;
- A requirement that all changes to zoning district boundaries comply with comprehensive plans.

In 2002 Maricopa County updated its comprehensive plan to comply with these requirements, and also added a component that addressed housing affordability. Maricopa County later modified its comprehensive plan to comply with new state laws that require it to enact land use and zoning protections around military facilities, protect **aggregate materials** and aggregate mining from incompatible land uses, and add an element that considers energy efficiency and renewable energy.

STATUTORY REQUIREMENTS

Arizona has long recognized the need for careful and deliberate planning and has laws directing how Maricopa County must prepare, adopt, and amend this comprehensive plan. The following is a summary of how Arizona Revised Statutes (ARS) directs the county's comprehensive planning responsibilities.

- *ARS §11-802:* Requires that Maricopa County plan and provide for future growth and improvement in its jurisdiction (i.e. unincorporated areas) to promote public health, safety, convenience and general welfare. This statute also requires that Maricopa County coordinate all **public improvements** and adopt and enforce rules, regulations, ordinances and plans regarding future development.

- *ARS §11-804:* Requires that Maricopa County prepare and adopt a long-term comprehensive plan for unincorporated areas. Specifically, this plan must address the following topics:

  - ✓ Land use
  - ✓ Transportation
  - ✓ Water resources
  - ✓ Open space
  - ✓ Urban growth corridors (growth areas)
  - ✓ Environment
  - ✓ Public service and infrastructure financing (cost of development)
  - ✓ Energy resources

- *ARS §11-805:* Requires Maricopa County to adopt and subsequently amend or extend a comprehensive plan to serve as the official guide for development of areas within its jurisdiction. This statute also outlines the procedures and requirements for adopting and amending the comprehensive plan.

- *ARS §11-811:* Requires that Maricopa County's Zoning Ordinance, and all rezoning and zoning amendments, be consistent with the county's comprehensive plan.

- ARS *§11-814:* Requires that all rezonings be consistent with and conform to the county's comprehensive plan.

- *ARS §28-8481:* Requires that Maricopa County adopt a comprehensive plan that ensures development is compatible with the high noise or accident potential generated by military airport and ancillary military facilities.

VISION, MISSION & STRATEGIC PRIORITIES

Unlike cities and towns Maricopa County's authority is limited to only what is specifically required or allowed by state law. But within this limitation the county provides many services like public health and healthcare, roads and related infrastructure, flood control, law enforcement, criminal justice, education, parks and recreation, libraries, animal control, election oversight and community development. To help provide these services with quality and consistency Maricopa County uses unifying mission and vision statements along with several *Strategic Priorities*. These statements and priorities are a commitment to achieving quality results for residents:

Maricopa County Vision

Citizens serving citizens by working collaboratively, innovatively, efficiently and effectively. We will be responsive to our customers while being fiscally prudent.

Maricopa County Mission

The mission of Maricopa County is to provide regional leadership and fiscally responsible, necessary public services so that residents can enjoy living in a healthy and safe community.

Maricopa County Strategic Priorities

- Maricopa County will support safe communities and neighborhoods by providing access to a timely, integrated, and cost-effective smart justice system.
- Maricopa County will provide best-in-class regional services, both mandated and of concern to citizens, while coordinating with municipalities, other local jurisdictions, and community-based entities to consolidate services and avoid duplication, when applicable.
- Maricopa County will deploy an effective and efficient infrastructure to implement streamlined policies and procedures improving delivery of services, and promoting a healthy workplace and a fully engaged workforce.
- Maricopa County will innovatively leverage its resources, be adaptive in its regulatory policies and practices, and proactive in its public relations to attract, promote and support the growth of business enterprises in order to produce a vibrant and balanced regional economy.
- Maricopa County will continue to efficiently manage county resources and engage in effective fiscal planning with integrity and transparency to promote financial stability and economic prosperity for Maricopa County residents.

Vision 2030 helps implement these Strategic Priorities in the following ways:

1. ***Maricopa County will support safe communities and neighborhoods by providing access to a timely, integrated, and cost-effective smart justice system.***

   The fundamental purpose of planning is to help ensure public health and safety. *Vision 2030* helps meet this priority by supporting compatible land uses; environmental quality; and safe, efficient and practical development patterns.

2. ***Maricopa County will provide best-in-class regional services, both mandated and of concern to citizens, while coordinating with municipalities, other local jurisdictions, and community-based entities to consolidate services and avoid duplication, when applicable.***

   There are several reasons why Maricopa County is in a unique position to provide regional leadership on important issues:

   - The Maricopa County Board of Supervisors is the only countywide elected organization that has authority to address wide-ranging issues;
   - With this countywide authority Maricopa County can help build consensus among public and private organizations to achieve practical solutions to regional problems;
   - Maricopa County has a long and successful history of addressing regional issues.

   Vision 2030 identifies strategies and policies that help achieve the quality of life residents expect, and if these strategies and policies are successful it helps raise citizen satisfaction with and trust in Maricopa County services. But since most planning issues are regional in character *Vision 2030* emphasizes that regional coordination with local, state and federal agencies is essential.

3. ***Maricopa County will deploy an effective and efficient infrastructure to implement streamlined policies and procedures improving delivery of services, and promoting a healthy workplace and a fully engaged workforce.***

   One of Maricopa County's most important obligations is to help develop, maintain, and operate an effective and efficient transportation system. Considering that such a system is necessary for the county to remain economically competitive, *Vision 2030* supports this strategic priority by

helping to address some of this area's most important transportation and related infrastructure concerns.

4. ***Maricopa County will innovatively leverage its resources, be adaptive in its regulatory policies and practices, and proactive in its public relations to attract, promote and support the growth of business enterprises in order to produce a vibrant and balanced regional economy.***

   The deep and prolonged recession that affected Maricopa County in the early years of this new century showed the importance of economic diversity, and the consequences of overreliance on certain industries. Going forward, overreliance on population growth and certain related industries is not a strategy that will allow this area to be competitive in the global economy, so *Vision 2030* outlines how Maricopa County will help establish a strong, diverse and resilient regional economy coupled with functional, balanced and efficient land use patterns.

5. ***Maricopa County will continue to efficiently manage county resources and engage in effective fiscal planning with integrity and transparency to promote financial stability and economic prosperity for Maricopa County residents.***

   Vision 2030 promotes functional, efficient and balanced land use patterns to help coordinate services and infrastructure with new development which, in turn, helps Maricopa County anticipate and control costs, broaden its tax base, maintain a sound budget and minimize tax burdens.

WHY IS THIS COMPREHENSIVE PLAN IMPORTANT?

Fulfills Statutory Requirements

State law requires that Maricopa County prepare and adopt a comprehensive plan, directing which elements the plan must include but also granting the flexibility to address other issues as necessary. However, since state laws and societal conditions change plan amendments are sometimes necessary for Maricopa County to remain compliant with state law and for this plan to remain responsive to public needs.

Protect Public Health

Protecting public health is one of the most important responsibilities for Maricopa County. Effective planning helps improve public health in many ways, most

notably by establishing efficient land use patterns that reduce air pollution and other environmental problems, and by supporting personal well-being through interconnected open spaces that encourage fitness and safe pedestrian, bicycle and non-motorized travel.

Protects Public Safety

Vision 2030 supports public safety by coordinating new development with roads, police and fire service, and water and sewer systems. *Vision 2030* also protects public safety by discouraging development in hazardous areas where lives and property can be at risk.

Consensus Building Process

Comprehensive plans represent a consensus building process that considers the complex, cumulative and interrelated effects of issues on society. Although competing interests may prevent complete consensus on the extent of these issues or how to best address them, general consensus is nonetheless important. Consensus building is a continuous process because planning issues periodically change, and because of the need to adjust spending priorities to align with these changes.

Promotes Quality Communities

Vision 2030 supports parks, open space, schools, libraries, community centers and other features that improve quality of life and help unify neighborhoods, communities and residents.

Helps Allocate Limited Financial Resources

New development provides many economic benefits, but also generates costs associated with new service and infrastructure requirements. *Vision 2030* protects Maricopa County and its taxpayers from unnecessary costs by:

- Encouraging balanced, efficient land use patterns that broaden the County's tax base, reduce tax burdens, establish economically stable communities and allow the county to implement its **capital improvement program** consistently;
- Implementing an **"Urban Solutions for Urban Development"** strategy that links new development with services and infrastructure, thus helping minimize costly new service and infrastructure obligations;
- Requiring that new development pay its necessary share of the costs of new services and infrastructure.

Vision 2030 helps Maricopa County use its limited financial resources more effectively by managing growth in a way that allows it to better anticipate future costs so it can appropriately allocate its resources to address those costs.

Establishes Important Public Policy

Vision 2030 includes policies that Maricopa County uses to effectively and consistently address long-term social, economic and environmental issues. These policies direct Maricopa County for what it considers the best way to tackle important issues, meaning that deviation from these policies requires justification that betterment of Maricopa County as a whole will be achieved.

Serves as a Decision Making Guide

Vision 2030 helps Maricopa County, citizens, and businesses:

- Make informed decisions about the location, type, density and scope of development, and the need for new services and infrastructure;
- Develop more cost-effective capital improvement programs and better prioritize competing needs;
- Make more informed lifestyle decisions based on the locations and characteristics of new development;
- Make more informed investment decisions by weighing the level of services and infrastructure Maricopa County provides in certain areas against the levels needed to support development.

Links Complex and Interrelated Issues

It can be difficult to realize how much of a cumulative impact new development can have on society. For example, decisions regarding the density, location and types of residential development can affect housing and rent prices, and the types and levels of services and infrastructure that are needed. In turn, this can affect budget and tax policies for schools, parks, roads, police and fire protection, libraries and other essential services. Such decisions can also impact locations for employment, retail and other non-residential development as well as traffic congestion, water and air quality, and other environmental issues. Adding to this complex interrelationship are competing priorities among municipalities, **special districts** and interest groups that influence planning decisions. *Vision 2030* has an important and meaningful role in dealing with these complexities, and in helping respond to the rapid changes facing Maricopa County.

COMPREHENSIVE PLAN LIMITATIONS

While the importance and necessity of careful long-term planning is clear, comprehensive plans have many limitations, some of the more important of which are discussed below.

Comprehensive Plans vs. Zoning Ordinances

Comprehensive plans are sometimes confused with zoning ordinances, but there are legal and practical differences. Specifically, *Vision 2030* is a policy and decision making guide for how to address community needs, whereas Maricopa County's zoning ordinance is regulation for how land can be developed by controlling the type, height, size, lot dimensions and other aspects of development on individual **parcels**. However, the zoning ordinance does support the comprehensive plan because Arizona law only allows changes to zoning district boundaries if the change is consistent with the plan.

Flexibility vs. Certainty

Vision 2030 includes clear, concise and consistent policies for how Maricopa County deals with important issues which helps eliminate uncertainty. However, to prevent becoming obsolete *Vision 2030* must adapt to changes in state laws, the environment, the economy, elected leadership and community priorities. While this plan will be periodically reviewed to determine when changes are necessary, Maricopa County reaffirms that any change should improve county conditions and not undermine the plan's core principles.

Countywide Applicability

One of the most common misunderstandings about Maricopa County's comprehensive plan is that it applies to the entire county. However, *Vision 2030* only relates to unincorporated areas and not incorporated cities and towns. Every city and town in Maricopa County has its own **general plan** that is similar in scope and purpose to this comprehensive plan, but applies to their specific territory. General plans often extend to unincorporated areas that a municipality may someday annex, but this comprehensive plan remains the controlling document until annexation takes place.

Limited Time Horizon

Unlike many general plans which illustrate the desired build-out of cities, *Vision 2030* takes a shorter view of approximately the next 20 years. Given the size of Maricopa County and the many social, environmental, economic and political uncertainties it faces it is neither possible nor prudent to project desired future land use and development patterns beyond this time frame. This approach allows

Maricopa County to plan in a methodical and pragmatic way rather than try to project an “end state” well into the future.

CORE PRINCIPLES

The policies and recommendations in *Vision 2030* are based on three core principles which guide Maricopa County’s decisions regarding future development, and for when changes to this plan are warranted:

Land use and other decisions should support implementation of Maricopa County’s mission statement and strategic priorities.

Maricopa County’s mission statement and strategic priorities are unifying principles for how the county delivers quality, effective and needed services. *Vision 2030* helps implement this results-oriented strategy by dealing with important issues in a sensible and careful manner.

Maintain a disciplined approach where comprehensive plan policies and growth-related decisions are understandable, measurable, consistent, practical and promote efficiency. Land use decisions are also based on these factors.

Understandable

A common problem with comprehensive plans is that while meaningful and well-intentioned, they can be difficult to understand and interpret. *Vision 2030* provides clear, sensible policies that allow readers to understand Maricopa County’s expectations for future growth and development.

Measurable

Having clear and sensible policies is important, but those in *Vision 2030* are also measurable to help the county evaluate its successes and shortcomings, and allow it to better understand which policies are appropriate and which should be changed.

Consistent

Vision 2030 includes nine elements, each of which deals with a particular growth- and development-related issue. With this many elements it is important that the goals and policies complement each other, and that land use decisions are consistent.

Practical

One of the most important aspects of this plan is its simple and reasonable approach to difficult problems through policies that are clear, measurable and easy to understand. This allows for informed decisions that help Maricopa County effectively implement its core principles.

Efficiency

The effectiveness of this plan can be measured in different ways, but one of the most important measures will be the extent to which it promotes efficient use of land, energy and financial resources. These efficiencies help reduce costs to the county and its taxpayers, and help improve the region's quality of life.

Avoid future problems by carefully considering past decisions.

History gives Maricopa County the opportunity to consider the positive and negative impacts of past decisions regarding growth. Maricopa County will continuously assess its past decisions to help avoid future problems and serve the public's best interest.

COMPREHENSIVE PLAN: CONTENTS

- *Executive Summary* – Summarizes the plan, its elements, and the amendment process.
- *Introduction* – Reviews the history, purpose, and scope of planning; the concepts and core principles of *Vision 2030*; and important limitations of comprehensive plans.
- *General Considerations* – Explains how *Vision 2030* relates to other plans and regulations, how Maricopa County coordinates with other jurisdictions on new development, and the standards and requirements for amending this plan.
- *Overview* – Discusses Maricopa County's history, current conditions, future potential, and potential outcomes for consideration.
- *Comprehensive Plan Elements* – Presents each plan element and identifies the strategies, goals and policies Maricopa County uses to deal with important issues.
- *Appendix* – Includes a glossary of notable terms – identified in the document with red, underlined text – to help make this a more user-friendly plan, and explains the comprehensive plan amendment process and requirements.

WHAT'S NEW & DIFFERENT?

Vision 2030 readers will notice similarities with *Eye to the Future 2020*, but there are several changes that should help make this a more effective plan. These changes include:

- Using Maricopa County's Mission, Vision and Strategic Priorities as the foundation for the goals and policies;
- Analyzing the successes and shortcomings of the previous comprehensive plan, and applying those lessons to make more effective policies, strategies and decisions;
- Eliminating redundant objectives in favor of practical, effective and measurable goals and policies;
- Revising the Comprehensive Plan Amendment Guidelines to align with state laws and county expectations;
- Revising and expanding the land use categories to more accurately reflect and accommodate actual land uses;
- Revising the plan's format and content so it is more user-friendly and understandable.

CONCLUSION

Vision 2030 builds on past successes and uses core principles to ensure consistent and sensible decisions that help implement Maricopa County's Mission, Vision and Strategic Priorities. While this plan does not address every development challenge it can help ensure a healthy and prosperous future.

GENERAL CONSIDERATIONS

RELATION TO COUNTY AREA PLANS

Vision 2030 explains Maricopa County's policies and expectations for the development of unincorporated areas, but given how much area this includes it is neither possible nor practical for this plan to consider local and site-specific issues. To address this problem Maricopa County uses its *Area Plan* program to support local needs.

Area Plans are small-scale plans that account for the unique conditions and needs of specific parts of the county. Maricopa County has 13 area plans that range in size and scope:

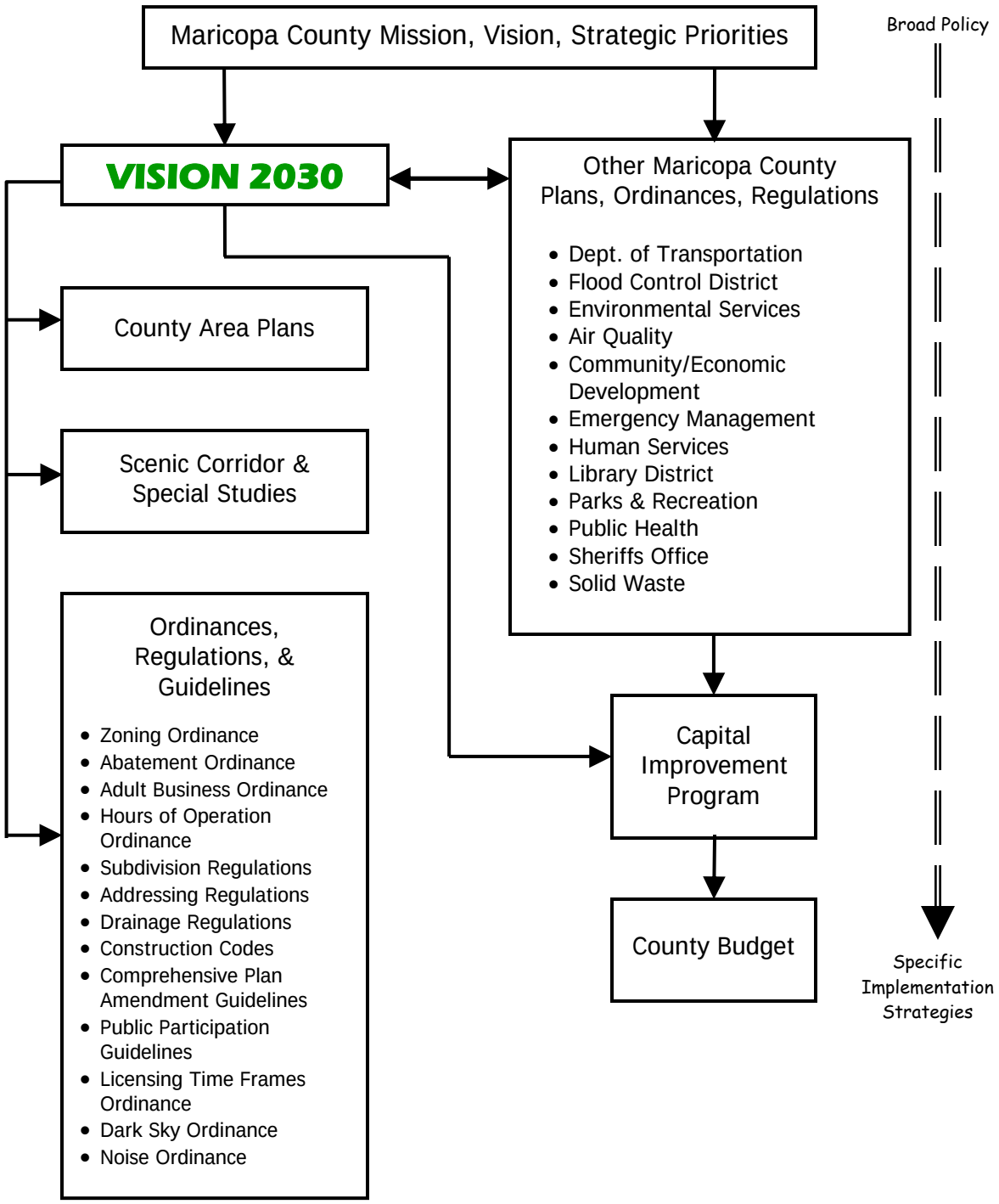
- White Tank/Grand Avenue Area Plan
- New River Area Plan
- Mobile Area Plan
- Rio Verde Foothills Area Plan
- Goldfield Area Plan
- East Mesa Area Land Use Plan
- Queen Creek Area Land Use Plan
- Laveen Area Land Use Plan
- Estrella Area Land Use Plan
- Rainbow Valley Area Plan
- State Route 85 Area Plan
- Old U.S. Highway 80 Area Plan
- Tonopah/Arlington Area Plan

Area plans include policies, a future land use map, and an implementation program. Although area plans address local needs they nonetheless support *Vision 2030* and will be updated as necessary to reflect this support.

RELATION TO OTHER PLANS, ORDINANCES, & REGULATIONS

Vision 2030 is Maricopa County's plan for addressing future growth, but there are other County plans, ordinances, and regulations that also influence development. **Figure 1 – Comprehensive Plan Hierarchy** shows how *Vision 2030* fits with these and within overall county operations.

Figure 1 – Comprehensive Plan Hierarchy



RELATION TO OTHER JURISDICTIONS' PLANS

An important feature of *Vision 2030* is how it considers other jurisdictions' plans for future growth. This is challenging given that the federal and state government, as well as the many cities, towns and Indian communities all manage development in certain areas. Despite this challenge Maricopa County coordinates with these jurisdictions where practical to ensure consistent growth patterns. The following is how this coordination occurs.

Municipal General Plans

Arizona cities and towns have general plans for their respective jurisdictions, and it is common for these plans to extend into unincorporated areas that may someday be annexed. Maricopa County recognizes these plans and the need to coordinate planning with cities and towns – particularly for **county islands** – to achieve timely annexation when feasible. Maricopa County will refer to municipal plans as guides when making decisions involving county islands, and will also consider them elsewhere when reasonable. However, until land is actually annexed Maricopa County has planning authority for such areas.

Arizona State Land Department

State law requires the Arizona State Land Department (ASLD) to develop long-term plans for certain Trust lands under their management. Maricopa County has a lot of Trust land, but not all has been included in an ASLD plan. Where they have been included Maricopa County must coordinate with the ASLD to add these conceptual plans into its own comprehensive plan. This coordination makes sense because it's an effective way to address future growth in so-called **urban interface areas**. Maricopa County will continue coordinating with the ASLD on strategies that enhance value to the Trust, yet protect the county and taxpayers from premature development and unexpected costs.

Federal Government; Indian Communities

Maricopa County includes a lot of federally-managed land including the Tonto National Forest, Barry M. Goldwater Range, Sonoran Desert National Monument and several wilderness and wildlife areas. The federal government prepares plans for these areas which are generally off-limits to development but instead are managed for a specific purpose such as scenic, cultural and recreational benefits or national priority. Maricopa County reaffirms its commitment to coordinate with federal agencies, especially in areas adjacent to federal land, to help avoid potentially adverse impacts from new development.

Maricopa County also has several Indian Communities but given their sovereign nation status *Vision 2030* does not apply to such areas. Instead, each Community is responsible for preparing land management plans for its area of jurisdiction.

COMPREHENSIVE PLAN AMENDMENTS

Vision 2030 is a consistent and predictable guide for making growth-related decisions, but must periodically be revised to account for changing conditions provided that such revisions benefit the county as a whole. In such instances the following is the process for amending this comprehensive plan or area plan:

County Initiated Amendments

County initiated amendments are put forth by Maricopa County to meet statutory requirements, address policy needs or correct typographic and other minor errors. County initiated amendments originate with the Maricopa County Planning and Zoning Commission (Commission) and require approval by the Board of Supervisors (Board).

Applicant Initiated Amendments

Applicant initiated amendments include changes to the goals, policies and/or land use designations of the comprehensive plan or county area plan, and changes to previously approved development master plans and comprehensive plan amendments. Applicant initiated amendments are processed according to state laws and the county's comprehensive plan amendment guidelines, and always require Board approval. All applicant initiated amendments are categorized as one of the following:

Category 1: Goal, Policy, and Condition Amendment

Category 1 comprehensive plan amendments change the goals and policies of this comprehensive plan or a county area plan, or change the conditions of previously approved development master plans and comprehensive plan amendments. Category 1 amendments are standard amendments, must comply with State laws and county requirements, and must be approved by the Board.

Category 2: Major Comprehensive Plan Amendments

Category 2 comprehensive plan amendments apply to new development of more than 640 gross acres and should include various types, densities and intensities of residential, commercial retail, office/non-retail employment, open space and community land uses in a **master-planned community** design. However, exceptions are considered for single- or limited-use industrial and other large-scale employment projects on a case-by-case basis. Category 2 amendments are major comprehensive

plan amendments, must comply with county and state requirements, and must be approved by the Board. Category 2 amendments are evaluated for consistency with the goals and policies of this comprehensive plan and applicable area plan.

Category 3: Standard Comprehensive Plan Amendments

Category 3 comprehensive plan amendments apply to new development of 640 gross acres or less. Category 3 amendments are standard amendments, must comply with county and state requirements, and must be approved by the Board. Category 3 amendments are evaluated for consistency with the goals and policies of this comprehensive plan and applicable area plan.

Major Comprehensive Plan Amendments

In accordance with state law major comprehensive plan amendments are considered at a single public hearing in the calendar year that the amendment is requested. Since the Board considers major amendments at a public hearing in December, the application filing deadline for major comprehensive plan amendments is the last business day of May of the calendar year in which the amendment is requested. No filing deadline is necessary for standard comprehensive plan amendments (Category 1 and Category 3) since they are considered by the Board throughout the calendar year.

Comprehensive Plan Amendments: Rights and Privileges

Comprehensive plan amendments do not grant **entitlement** or protected development rights, do not vest any development right, and do not confer any other rights beyond those outlined in state law. When approved by the Board comprehensive plan amendments do allow requests for zoning district boundary changes consistent with the approved comprehensive plan amendment, Arizona Revised Statutes and other applicable county requirements.

PLAN ELEMENTS

Vision 2030 includes the nine elements listed below, each of which addresses a subject that affects the county's quality of life. All the elements are either required by state law or are otherwise important to Maricopa County's long-term success. While each element is distinct, combined they reinforce the county's strategic priorities and the core principals of *Vision 2030*, and promote consistent interpretation and implementation of its policies and recommendations.

- **Land Use:** Supports efficient, functional, and balanced land use patterns. The Land Use element also reaffirms Maricopa County's area plan program, includes updated land use categories, and identifies strategies and policies that address numerous land use issues.
- **Transportation:** Reinforces the importance of coordinating land use with an efficient transportation system. The Transportation element highlights the importance of an efficient transportation system to the region's economy and its air quality.
- **Environment:** Identifies important concerns with Maricopa County's environment, and ways to lessen the impacts that development has on its environment. Attention focuses on air quality, water quality, cultural resources and natural and human-caused hazards.
- **Economic Growth:** Presents strategies that Maricopa County can use to help create a diverse and resilient economy. Opportunities focus on having balanced land use patterns so employment can be close to where people live. Attention also focuses on support for small, start-up businesses as well as industries that require large amounts of land but few services or infrastructure.
- **Growth Areas:** Identifies areas suitable for urban growth because they have appropriate and efficient levels of services and infrastructure. The Growth Areas element also identifies where and when urban growth should occur to help avoid **sprawl** and to establish sensible land use patterns that meet county policy and state law.
- **Open Space:** Recommends strategies for increasing the amount and quality of open space in unincorporated Maricopa County, and methods to combine open space into interconnected systems. This element also establishes new categories of open space to better reflect current and future conditions.
- **Water Resources:** Focuses on strategies that help ensure an adequate water supply is available to meet future growth. However, since water supply and allocation are regulated at the state level strategies in this element center on water conservation efforts that Maricopa County can implement at the local level.
- **Energy:** The newest element of this plan identifies policies to promote greater use of renewable energy and more efficient energy use overall.
- **Cost of Development:** Specifies strategies to help ensure that new development pays a fair share towards the cost of additional infrastructure and services needed to serve new development. The Cost of Development element identifies current cost sharing methods, provides recommendations for future cost sharing strategies, and includes ways to ensure reasonable application of the recommended strategies.

MARICOPA COUNTY OVERVIEW

HISTORY

Records indicate that Maricopa County was inhabited as far back as 9,000 B.C. by nomadic tribes that traveled between present-day Alaska and Central and South America. The first known permanent settlers were the Hohokam who occupied the area between approximately 500 and 1450 A.D. It is believed the Hohokam lived in progressively larger villages and used the Salt and Gila Rivers to sustain crops by building extensive canal systems, many of which were used by later European settlers. However, around 1300 A.D. the Hohokam began abandoning the region for reasons not fully known. From 1540 until 1821 the area was under Spanish rule, but when Mexico declared independence from Spain it became part of the Republic of Mexico. Following the Treaty of Guadalupe Hidalgo and the Gadsen Purchase in 1848 and 1853 respectively the region became part of the United States.

The first Anglo settlers arrived in the early 1800s but their numbers grew rapidly during the California gold rush of the mid-1800s and with the increasing presence of the U.S. Army. The Desert Land Act of 1877 and the expansion of agriculture production brought additional settlement, and in 1871 Maricopa County was officially formed. Slow and steady growth characterized the county through World War II, after which growth accelerated rapidly due to industrial development and the widespread use of automobiles, refrigeration and air conditioning that makes the desert climate tolerable. Despite a recent slowdown Maricopa County is still one of the fastest growing regions in the nation and now includes more than half of the state's population. Maricopa County is already the fourth largest county by population in the nation and may eventually rank even higher.

MARICOPA COUNTY CHARACTERISTICS

Location / Size

Maricopa County is located in the Sonoran Desert of south-central Arizona, and at approximately 9,225 square miles is larger than seven states (comparable in size to the state of Vermont) but is only the 5th largest of Arizona's 15 counties. The county is roughly bisected by the Salt and Gila Rivers but also includes several other notable rivers like the Verde, Agua Fria, New River, and Hassayampa.

Geography

The county's many mountains contrast with its relatively low desert areas, evidenced by elevations that range from approximately 300 feet above sea level near Gila Bend to

over 7,600 feet in the Four Peaks Wilderness Area. Higher elevations in northeast and some mountains of central, southern and western Maricopa County contain small woodlands and forests, while lower elevations include desert scrub, Saguaro and other cactus species. However, the most diverse native and non-native plant and animal species are found along the county's many rivers, streams and washes.

Climate

Table 1 – Climate Data identifies the average and record monthly temperatures and precipitation in Phoenix. While this data is for Sky Harbor Airport, temperatures in the county can vary significantly due to the contrasts in elevation. Summer temperatures in lower desert areas occasionally exceed 120°F, while in higher mountain elevations winter temperatures can fall well below freezing (32°F) and significant snowfall is common.

Water

Despite its dry climate Maricopa County has one of the most abundant water supplies of any desert region in the western U.S. Maricopa County receives runoff from snow melt in higher elevations of the state and is also located on productive groundwater **aquifers**. Water is also supplied by the approximately 336-mile Central Arizona Project Canal that brings about 1½ million **acre-feet** of water from the Colorado River to Pima, Pinal and Maricopa Counties. Yet even with multiple water sources periodic droughts and increasing population require strategies to ensure dependable, long-term supplies. Most water conservation efforts are overseen by the Arizona Department of Water Resources including the **Active Management Area** program and the **Arizona Water Banking Authority**. These and other state and local efforts help ensure safe and reliable water supplies for future population growth.

Table 1 - Climate Data*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. High	67°	71°	76°	85°	94°	104°	107°	105°	99°	88°	75°	70°
Avg. Low	45°	48°	51°	58°	67°	75°	81°	80°	75°	63°	50°	44°
Avg. Precip.	0.83"	0.77"	1.07"	0.25"	0.16"	0.09"	0.99"	0.94"	0.75"	0.79"	0.73"	0.92"
Record High	88°	92°	100°	105°	114°	122°	121°	116°	116°	107°	96°	87°
Record Low	16°	24°	25°	35°	39°	49°	63°	58°	47°	34°	27°	22°

* Temperatures shown in farenheit

Source: www.weather.com

Land Management

Given its size it is sometimes thought that Maricopa County has nearly unlimited future growth potential. Although growth will continue it is actually constrained by the fact that only about 30% of the county's approximately 9,225 square miles is privately owned land. The largest land owner is the federal government who controls about 53% through national forests, national monuments, wilderness areas, and military facilities where development is either prohibited or very limited. Other large land holders include the State Trust (approximately 11%), Indian communities (approximately 5%) and public and recreation areas (approximately 2%). Development on State Trust land does occur when land is auctioned off and put into private or other ownership. Development can also occur on land controlled by Indian communities, but such decisions are the responsibility of the respective community.

POTENTIAL IMPLICATIONS

Maricopa County will continue to attract large numbers of people which means new development will expand into many areas. While the county's large size allows for expansion, the location of growth will be directed by land management, steep terrain, and other constraints that also challenge efficient infrastructure and service expansion for roads, water and sewer lines and other necessities. Also, as Maricopa County's population grows it will be increasingly important to enact policies that promote effective and efficient water use. While Maricopa County does have an adequate water supply despite its desert location it is neither unlimited nor evenly distributed and can be affected by increasing use and periodic droughts.

MARICOPA COUNTY DEMOGRAPHICS

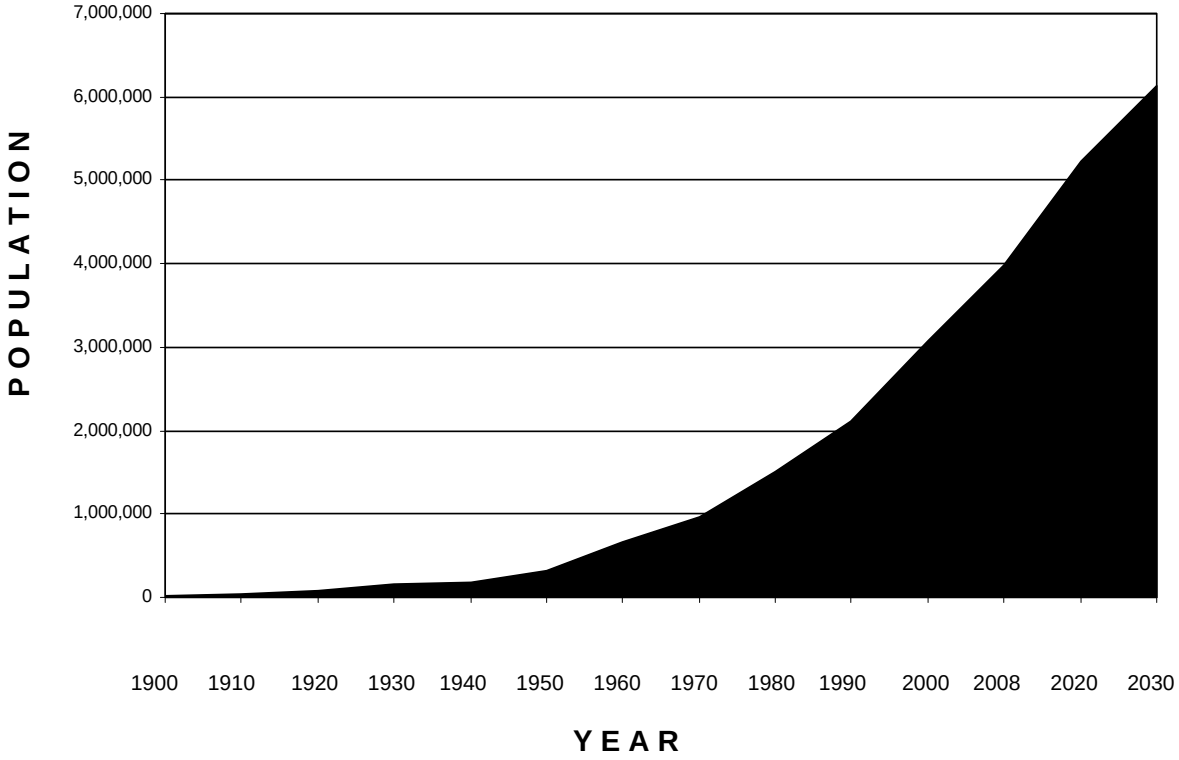
Population

Maricopa County's rapid and significant population growth really accelerated around 1970. **Figure 1 – Maricopa County Population** shows that the County's current population of over four million is expected to continue growing over the next couple decades.

Population Characteristics

Similar to national trends Maricopa County's growing population will become more diverse and increasingly older. Although the county will continue attracting many retirees, **Table 2 – Age Distribution** shows that the median age of residents is

Figure 2 – Maricopa County Population Trends



*Source: U.S. Census Bureau

actually lower than both Arizona and the nation. Also, **Table 3 – Population Composition** shows that Maricopa County's diversity comes primarily from a large portion of people that are identified by the U.S. Census Bureau as being of Hispanic/ Latino origin which is nearly twice that of the U.S. By contrast, the percentage of people in Maricopa County classified as Black by the U.S. Census Bureau is less than half that of the U.S. as a whole.

Income & Educational Achievement

There is a strong link between an individuals' educational achievement and their income, both of which are important factors in the economic strength of a region. **Table 4 – Income** and **Table 5 – Educational Attainment** show that compared to Arizona and the nation as a whole Maricopa County has a slightly higher percentage of residents with a Bachelor or higher degree. Therefore, it is not surprising to find that Maricopa County's median household income is approximately 9% higher than the statewide average and about 6% higher than the national average.

Table 2 - Age Distribution

	Age Distribution (%)*					
	0 - 14	15 - 24	25 - 44	45 - 64	65+	Median Age (years)
Maricopa County	22%	14%	28%	24%	12%	35
Arizona	21%	14%	26%	25%	14%	36
United States	20%	14%	26%	27%	13%	37

Source: U.S. Census Bureau

* Percentages rounded to the nearest whole number

Table 3 - Population Composition

	Maricopa County	Arizona	United States
White persons (a)	85%	85%	78%
African-American	5%	5%	13%
American Indian / Alaska Native persons (a)	3%	5%	1%
Asian persons (a)	4%	3%	5%
Native Hawaiian / other Pacific Islander (a)	<1%	<1%	<1%
Persons of Hispanic / Latino origin (b)	30%	30%	17%
Persons of two or more races	3%	3%	2%
White persons not Hispanic	58%	60%	63%

Source: U.S. Census Bureau

(a) includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

Percentages rounded to the nearest whole number

Table 4 - Income

	Median household income (dollars) * #
Maricopa County	$55,054
Arizona	$50,448
Highest state (Maryland)	$70,647
Lowest state (Mississippi)	$37,881
United States	$51,914

Average Wage: Maricopa Co.	$20.99/hr

Source: U.S. Census Bureau; Arizona Department of Administration

* Household income includes the income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder

Median is the point that divides the household income into two halves where one half with income above the median and the other with income below the median. The median is based on the income distribution of all households, including those with no income.

Table 5 - Educational Attainment *

	Maricopa County	Arizona	United States
Less than 9th grade	7%	7%	6%
9th - 12th grade, no diploma	8%	8%	8%
High school graduate & equivalency	24%	25%	28%
Some college, no degree	25%	26%	21%
Associate degree	8%	8%	8%
Bachelor degree	19%	17%	18%
Graduate / Professional degree	10%	10%	11%

Source: U.S. Census Bureau

Percentages rounded to the nearest whole number

* Indicates the highest education level achieved

Employment & Occupation

Table 6 – Employment by Sector lists broad sectors of employment and how Maricopa County compares to Arizona and the nation. Overall, Maricopa County mirrors the state and nation closely in employment except that Maricopa County has a slightly higher concentration of jobs in the “Sales and Office” and “Management, Business, Science & Arts” occupations, and a slightly lower concentration in the others.

One measure of a region’s economic strength is its diversity of employment opportunities. Employment diversity is important because it provides citizens with different education levels and skills more employment options, and helps limit the impact of economic downturns by lessening dependence on certain industries. For instance, Detroit has historically been heavily dependent on automobile manufacturing while the San Francisco / San Jose area of California is often referred to as “Silicon Valley” for its concentration of computer and technology-related industries. When these industries suffer their respective regions suffer as well. Like some other areas of the country, Maricopa County has historically been exposed to construction-related population growth, so when the recent “housing bubble” burst it helped trigger a severe recession that dropped home values in the region by up to half and produced a home foreclosure rate among the highest in the nation. The ensuing recession pushed Arizona to near the bottom of states for job growth where it had been ranked in the top 10 for most of the past two decades. While long-term growth prospects remain positive, that recession showed that economic diversity helps create economic resiliency which is crucial to avoid so-called “boom” and “bust” cycles and help moderate the impacts of economic downturns.

Table 6 - Employment by Sector

	Maricopa County	Arizona	United States
Management, Business, Science, & Arts Occupations	36%	35%	36%
Service Occupations	17%	18%	18%
Sales and Office Occupations	28%	27%	25%
Natural Resources, Construction, & Maintenance Occupations	10%	11%	9%
Production, Transportation, & Material Moving Occupations	9%	10%	12%

Source: U.S. Census Bureau

POTENTIAL IMPLICATIONS

The policies and strategies in this plan address several important issues and long-term trends:

- Early this century Maricopa County had one of its most severe economic downturns since the **Great Depression** which nearly stopped population growth for a period of time. While short-term prospects for both population and economic growth are muted, stronger long-term growth trends should continue which necessitates careful planning to ensure that adequate land use, infrastructure and public service needs are met.
- Similar to state and national trends Maricopa County's population will continue to become more diverse by age and ethnicity which could affect housing choices, community needs and development patterns.
- With respect to educational achievement and household income, Maricopa County is higher than both state and national averages. *Vision 2030* cannot address either issue directly, but through policies that help maintain a high quality of life Maricopa County can continue to attract a diverse workforce and promote and encourage business expansion, formation and success.
- A stable and diverse job base is important for long-term economic success. Though Maricopa County has many features that attract new businesses, these features are not necessarily unique. With an increasingly interconnected global economy Maricopa County competes with other regions, states and nations for economic development. Given the importance of a healthy job market Maricopa County should continuously identify and implement innovative strategies that broaden employment opportunities for all groups.

LAND USE

OVERVIEW

Sensible, balanced and economically efficient land use patterns are important for Maricopa County to have successful long-term growth and a high quality of life. Decisions made today about how land is used will impact this region for many generations, which is why careful and thoughtful land use planning is so important. In the coming years the goals, policies and principles in *Vision 2030* will influence the types and timing of land uses in unincorporated areas, and it will be the consistent and predictable implementation of these goals, policies and principles that will provide Maricopa County's leadership for future growth and development.

Much has changed in the county since approval of the previous comprehensive plan in 1997, most notably an approximately 40% population increase that pushed development into more unincorporated areas. The type of development in these areas also changed from traditionally rural and low **density** residential uses to more urban design which is evident by numerous master-planned communities (formerly known as development master plans) that were either built or are planned for the future. The shift from rural to urban development creates challenges that must be considered, but before considering these challenges it can be helpful to evaluate some of the results of the previous comprehensive plan. Which land use planning strategies were successful and which ones were not? What major land use objectives were met? While an evaluation is subjective a general analysis allows Maricopa County to improve on past efforts so it can be more effective in the future.

RESULTS AND ANALYSIS

County Area Plans:

Since 1997 Maricopa County has completed several new plans for unincorporated areas that are expected to see increased growth. Each area plan was coordinated with the respective planning area residents and stakeholders to address local concerns. Maricopa County's area plan program proved to be effective at addressing local concerns and will continue to be an important part of its future strategy.

Inter-Jurisdiction Coordination

Maricopa County's previous comprehensive plan stressed the importance of coordinating land uses in unincorporated areas with those in municipalities, especially in county islands and **municipal planning areas**. Coordination with federal and state agencies was also a priority and proved generally successful. Maricopa County included

state and federal agencies in its planning efforts, and those agencies reciprocated by letting the county participate in planning for their respective lands. Coordination is becoming increasingly important so Maricopa County will continue to work with federal, state and local agencies to help ensure compatible land uses where possible.

Land Use Buffers

Given the various land uses in the county it is not always possible to locate similar types next to each other, and that is when problems with incompatibility can occur. To address this Maricopa County's previous comprehensive plan directed that land use buffers be included in project design. The most common buffer is open space but walls, fences, landscape berms and separation between buildings are also used on a case-by-case basis. Maricopa County supports compatible land use planning and appropriate buffers that minimize potential problems and help sustain property values.

Affordable Housing

Maricopa County's previous comprehensive plan encouraged housing variety for different income levels, which helped establish it as a leader in housing choice. Maricopa County allows various densities of **single-** and **multiple-family housing**, as well as **site-built, manufactured**, and **mobile homes**. Maricopa County supports housing variety and considers it a priority, but recognizes that housing affordability is ultimately determined by supply and demand, interest rates, material and labor costs and other economic factors.

Interconnected Open Space

Having interconnected open space was an important objective in the previous comprehensive plan, and one that was ultimately achieved with approval of the *Maricopa Trail*. The Maricopa Trail is a non-motorized, shared-use corridor for both transportation and recreation that links each of the county's regional parks. This trail is a long-term legacy for future generations and Maricopa County supports its completion and preserving open space in general.[1]

Innovative Design

Another important part of the previous comprehensive plan was its support for creative and innovative project designs to produce high-quality, attractive and well-organized neighborhoods. Creativity and innovation allow for quick response to changes in consumer and market demands, and help produce quality, stable and marketable communities. Maricopa County should support flexible planning and zoning standards

[1] Additional information about the Maricopa Trail is available in the Open Space element and from the Maricopa County Parks and Recreation Department.

when it is demonstrated that it will result in innovative, quality, efficient and stable communities.

Urban Service Area; "Urban Solutions for Urban Development"

The Urban Service Area is defined as those areas where appropriate levels of infrastructure and services are readily available to serve new **urban development**, including water, sewer, electricity, emergency response (police and fire), libraries, schools, recreational facilities and roads. Development in the Urban Service Area helps limit financial impacts to taxpayers by reducing the need to extend services and infrastructure to so-called "**leapfrog**" and premature development. While the Urban Service Area was successful in certain instances, the Urban Solutions for Urban Development concept will benefit from clearer expectations about new infrastructure and services. Maricopa County maintains its Urban Service Area model to establish orderly and efficient land use patterns, to help ensure efficient and timely annexation of urban development, and to avoid financial and public service problems.

Another important priority was ensuring that growth occurred in an orderly and financially responsible manner. Key to this effort was making sure that necessary infrastructure and services were available to serve urban development. Linking urban infrastructure, urban services and urban development helps protect public health and safety, and helps Maricopa County avoid unplanned expenses. This *Urban Solutions for Urban Development* concept was successful in some instances, but *Vision 2030* can build towards even greater success by establishing clearer expectations to help ensure that urban services and infrastructure are readily available for urban development.

Balanced Land Use Patterns

Since most unincorporated land is outside the metropolitan area having a balanced mix of residential, retail, and employment uses was a very important principle of the previous comprehensive plan. Although balanced land use patterns were achieved in certain instances, consistent application of this key principle is emphasized in *Vision 2030* since balanced and efficient land use patterns are so important, and since Maricopa County considers this a priority to help promote economic efficiency and long-term stability.

County Islands

The previous comprehensive plan identified several challenges associated with county islands that were compounded by a confusing classification system of islands based on size, location, and other characteristics. This classification system is eliminated in *Vision 2030* because regardless all county islands present challenges in that they may not have the services and infrastructure residents need. Since state law now prohibits

county island creation, Maricopa County reaffirms its support for eliminating existing county islands through annexation by a municipality wherever feasible.

Land Use Categories

The previous comprehensive plan included land use categories that were developed by the **Maricopa Association of Governments (MAG)** to unify regional land use patterns. These categories were very broad so the land use categories in *Vision 2030* are modified and expanded to more accurately reflect development in unincorporated areas.

CURRENT ISSUES & STRATEGIES

Maricopa County faces land use challenges that require creative and practical solutions. Some of these challenges are new while others remain unresolved. Although not all-inclusive the following is a synopsis of several important issues, all of which are addressed in this element's policies.

Urban Development in Unincorporated Areas

Until around 1990 most development in unincorporated Maricopa County was generally low-density and rural in character. Since then urban development has expanded noticeably due in part to an increase in the number of master-planned communities. Since 1997 over two dozen master-planned and similar type communities have been planned or built on 63,000 acres and could eventually be home to around 486,000 people, which is nearly double the most recent census count. As unincorporated areas become more urban the county may need to increase spending on infrastructure and services which are subsidized in part by residents of cities and towns. The financial costs and benefits of urban, unincorporated development should be carefully considered to ensure the efficient and proper use of the county's financial resources. Another issue is that most unincorporated area residents do not have access to municipal services like water, sewer, municipal police and fire departments, trash disposal and local parks because cities and towns generally do not offer these services outside their jurisdiction. Aside from police protection from the Maricopa County Sheriff's Office the county does not provide these services, which instead require subscription or contract through private companies. Also, because unincorporated residents are not formally represented by an elected municipal government many decisions regarding their services are made by homeowner associations, district governing boards or other similar organization. While many unincorporated residents living in low-density, **rural development** recognize and prefer these conditions it is important that those living in urban unincorporated communities understand this situation prior to making lifestyle choices and property investments.

Strategies

- To establish clear public expectations, raise public awareness about the differences between living in cities and towns as opposed to living in unincorporated areas.
- Have homeowner/related associations, special tax districts and/or private companies operate and maintain services and infrastructure not provided by Maricopa County.
- Where feasible, encourage annexation of urban development that requires urban services and infrastructure.
- Prior to approving **comprehensive plan amendments** and **zoning district changes**, evaluate the costs and benefits to Maricopa County and its taxpayers of having new urban development in unincorporated areas.

"Urban Solutions for Urban Development"

As Maricopa County considers where urban development is appropriate it will continue to use its *Urban Solutions for Urban Development* strategy which requires that services and infrastructure be currently or readily available to meet the needs of residents and businesses, protect taxpayers and protect public health and safety. This means that the following should be identified before approving comprehensive plan amendments and zoning district changes for urban development:

1. That there is sufficient potable water service, including confirmation of a **Certificate of Convenience and Necessity** and verification by the service provider of the ability to adequately serve new residents and businesses;

2. That there is sufficient sewer service, including verification by the service provider of the ability and capacity to adequately serve new residents and/or businesses;

3. That dry utilities (electric, telephone, natural gas), as applicable, are available to serve new residents and/or businesses;

4. That there is sufficient road capacity to accommodate expected traffic increases from residents and/or businesses;

5. That there is adequate elementary, middle and high school capacity, as applicable, to serve new residents, and that such schools are proximate to applicable neighborhoods;

6. That adequate law enforcement and fire service is available to serve new residents and/or businesses;

7. That libraries are available and proximate to serve new residents;

8. That adequate park, recreation and community facilities are available and proximate to serve new residents;

9. That adequate hospital or emergency medical facilities are available and proximate to serve new residents;

10. That there is regional flood control infrastructure to protect new residents and/or businesses as necessary.

11. That **alternative transportation** facilities are available and proximate to serve new residents as necessary.

12. That other urban services and infrastructure, as necessary and on a case-by-case basis, are available to serve new residents and/or businesses.

Not all urban development requires these services or infrastructure, so **Table 7 – Urban Service & Infrastructure Requirements** identifies which services and infrastructure should be confirmed to exist or be readily available prior to comprehensive plan amendment and zoning district changes (note: the numbers in the table correspond to the paragraph numbers listed above).

Table 7 - Urban Service & Infrastructure Requirements

Urban Land Use Type

Service / Infrastructure	Urban Residential	Urban Commercial	Urban Industrial
1 (water)	YES	YES	YES
2 (sewer)	YES	YES	YES
3 (dry Utilities)	As applicable	As applicable	As applicable
4 (roads)	YES	YES	YES
5 (schools)	YES	NO	NO
6 (police & fire)	YES	YES	YES
7 (libraries)	YES	NO	NO
8 (parks; rec.)	YES	NO	NO
9 (medical)	YES	NO	NO
10 (flood control)	As applicable	As applicable	As applicable
11 (transportation)	YES	As applicable	As applicable
12 (other)	As applicable	As applicable	As applicable

Confirming these urban services and infrastructure achieves several important objectives:

- It protects taxpayers as well as public health and safety;
- It shows which unincorporated areas are able to support urban development – a key part of the Growth Areas element;
- It implements an important county policy: have orderly, timely and efficient urban development;
- It helps the county determine when and where urban development is appropriate

Strategies

- Evaluate comprehensive plan amendment and zoning district changes to ensure that urban services and infrastructure are available to serve urban development.
- Promote **infill** development to create orderly urban growth patterns.
- Encourage **phasing plans** that link infrastructure and services with new development.
- Use **conditional zoning** to help reduce land use risk.
- Evaluate comprehensive plan amendment and zoning district changes for consistency with the county's capital improvement plans.

Balanced Land Use Patterns

Achieving balanced and economically efficient land use patterns is important because different types of residential, retail commercial, office, industrial, employment, open space and community amenities help achieve two important objectives:

- It implements Maricopa County's Strategic Priorities and improves overall quality of life;
- It broadens Maricopa County's economic and tax base, helps maintain a stable budget, and discourages overreliance on residential development;
- It contributes to public health through more recreational opportunities, shorter travel times, and increased personal time.

Balanced and efficient land use patterns are especially important in unincorporated areas where long distances between where people live, work, shop and recreate are common. Despite that land use imbalances can result in longer travel times and increased traffic congestion, for various reasons balanced land use patterns are not always easy to achieve.

Obstacles to Balanced Land Use Patterns

Workforce Changes

In the past few decades the number of multiple worker households has increased significantly, meaning where people choose to live has become less predictable. Continuing population and employment dispersal away from central cities adds to the unpredictability since workers in the same home typically travel in different directions and distances for employment, shopping and other obligations so proximity to home may not be as important as other factors. Today's workforce is also more mobile and flexible than in the past and it is not uncommon for workers to change job locations

periodically. Finally, increasing use of telecommuting, flexible work schedules and self-employment also make peoples' decisions about where they live more unpredictable.

Outdated zoning regulations

Traditional zoning is based on the idea that residential, commercial and industrial land uses should be widely separated to protect health and safety. This model was established many decades ago when widespread industrial pollution in big cities created serious environmental and health problems that required corrective action. While separating certain uses is sometimes necessary, in many instances residential, commercial and employment can successfully coexist and, therefore, help create efficient and balanced land use patterns.

Many zoning ordinances also do not to account for changing family and living patterns that require more options. For instance, some ordinances prohibit **accessory dwelling units** like garage apartments and caretaker units that cater to single individuals and those needing flexible or temporary living options that let them live close to employment or needed personal care. Further, some ordinances don't easily accommodate the growing trend of home-based self-employment.

Lack of incentives

Many zoning ordinances lack incentives that can help create balanced land use patterns, such as allowing greater density and intensity under certain conditions or accelerating the permitting process for employment-generating land uses. Incentives can be an effective way to achieve specific outcomes while also providing economic benefits to businesses and the broader community.

Consequences of Land Use Imbalances

While the obstacles to balanced land use patterns can be challenging, the environmental, societal, and economic consequences of imbalances are important to consider:

Traffic congestion and related costs

Traffic congestion is one of the most recognizable consequences of inefficient land use patterns as people make more frequent and longer trips for work, shopping and other daily tasks. Consequently, more frequent and longer trips can result in some of the following:

- Spillover traffic from congested highways and **arterial roads** to local streets as drivers search for less congested shortcuts, thus potentially affecting the quality and safety of neighborhoods;

- Long commute times and **opportunity costs**;
- An inability to forecast travel times, resulting in personal and work schedule disruptions;
- An increase in traffic accidents and stress-related health risks;
- Reduced worker productivity due to travel delays, resulting in lost business efficiency and profitability;
- Increased vehicle-induced air pollution;
- Increased public expenditures for regional roads and infrastructure to meet local needs;
- Cumulative health, economic and environmental effects on the region's quality of life.

While the economic and opportunity costs of traffic congestion in Maricopa County are not as high as some other metropolitan counties, the rate at which these costs are increasing is noticeable. Data from the Texas Transportation Institute (**Table 8: Mobility Data for the Phoenix Area)** concludes that between 1997 and 2007 the economic and opportunity costs of traffic congestion grew considerably, and that a typical Phoenix-area commuter spends more than a week of work hours each year delayed in peak period traffic. These delays result in excess fuel consumption, vehicle wear and lost productivity and personal time.

Air Quality

Traffic congestion can also affect air quality since most trips to work, shopping and other destinations are done by automobile. While alternative transportation like carpools and mass transit can help, one of the most effective ways to reduce traffic congestion is to bring residential, retail and employment uses closer together rather than separating them by great distances.

Balanced Land Use: Financial Considerations

Balanced land uses can also help limit costs to citizens by creating a more balanced tax base from which to provide services and infrastructure. For example, it is generally more expensive to provide infrastructure and services for residential land uses than for non-residential uses because of the need for schools, parks and libraries. In Maricopa County municipalities receive approximately 72 to 79 cents in tax and other revenue for each dollar spent providing infrastructure and services to single- and multi-family homes. However, those local governments receive approximately $1.08, $1.55, and $8.62 in tax and other revenue for each dollar spent on services and infrastructure for industrial, office and retail uses respectively.[2] While the comparison between the county

[2] Central Arizona Association of Governments. *Jobs-Housing Balance in Pinal: Economic Colony or Economic Independence?* Found at http://www.caagcentral.org

Table 8: Mobility Data for the Phoenix Area [1]

	2007	1997	% Increase 1997 - 2007
Population [2]	3,425,000	2,450,000	40%
Total annual excess fuel consumed	57.2 million gallons	27.1 million gallons	111%
Total annual delay (person-hours)	80.5 million hours	40.2 million hours	100%
Total annual delay per traveler (peak hour) [3]	44 hours	35 hours	26%
Total annual cost	$1.9 billion	$701 million	171%
Total annual cost per traveler (peak hour)	$1,034	$610	70%

[1] Schrank, David and Tim Lomax. The 2009 Urban Mobility Report. Texas Transportation Institute. The Texas A&M University System, 2007.

[2] Approximate

[3] Peak period = 6 to 9 a.m. and 4 to 7 p.m.

and municipalities is not precise given the different types and levels of services and infrastructure provided, the key point is that balancing residential and non-residential land uses can help even out tax burdens, create higher quality communities, and produce a financially stable and healthy economy.

Strategies

- Continue using land use ratios for master-planned communities and other large-scale developments.
- Evaluate new urban development to determine if balanced land use patterns are maintained.
- Consider incentives and flexible zoning techniques that encourage balanced land use patterns.
- Promote mixed-use projects that integrate rather than separate residential, retail and employment land uses.

Urban/Rural Interface

As growth expands outward new challenges arise where urban and rural areas converge in what is referred to as urban/rural interface areas. Because these challenges

can affect an area's quality and livability they must be addressed through reasonable measures. Some of the challenges include:

- Making consistent decisions regarding land use compatibility;
- Balancing rural residents' expectations with those of urban residents, including:
  - ✓ Limiting the impacts that horses and other large animals have on urban/suburban areas and, conversely, limiting the impacts that urban/suburban development have on the ability to keep horses and other large animals;
  - ✓ Limiting the impacts that agriculture (i.e. noise, dust, odor) can have on surrounding suburban/urban development and, conversely, limiting the impacts of such development on the ability to perform agriculture;
  - ✓ Determining the proper density and intensity of land uses in urban/rural interface areas;
  - ✓ Meeting the different expectations of residents that want:
    - A "rural" lifestyle, which are typically those that want large lots and large animals but don't want or need urban services;
    - A "suburban" lifestyle, which are typically those that want low density development similar to rural areas, but don't want large animals. These residents also usually want services and amenities typical of urban areas;
    - An "urban" lifestyle, which are typically those that want higher density/intensity development and want access to the amenities, services and opportunities found in cities.
- Establishing realistic expectations for infrastructure and services in rural and remote locations;
- Deciding if or when it is appropriate for residents in cities and towns to pay for enhanced urban services and infrastructure that exclusively or predominantly benefit residents of unincorporated areas, including law enforcement, animal control and some street and infrastructure maintenance.

Urban/rural interface areas also pose challenges when trying to separate residential uses from aggregate mining operations. State law defines aggregate as cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite and sand which are used to make concrete. Aggregate material is typically extracted from dry river beds and washes although it can also be found in other locations. While aggregate mining is an important and necessary part of the economy the noise, light, dust and traffic from aggregate mines can affect the quality of life of nearby residents. To protect aggregate mining and safeguard residents' quality of life Maricopa County supports open space buffers, **land use transitions**, and other techniques that appropriately separate aggregate mining and residential land uses. Per state law maps showing the

locations of currently identified sources of aggregate are to be made available by State agencies.

Strategies

- Evaluate new urban land uses to identify potentially negative impacts to existing rural land uses, and use mitigation measures where necessary.
- Evaluate new rural development to identify potentially negative impacts to existing urban land uses, and use mitigation measures where necessary.
- Support public education about urban/rural land use conflicts and effective mitigation measures.
- Create an optional low-density, suburban zoning district category that restricts keeping large animals.
- Evaluate new urban development to determine the financial costs to Maricopa County of providing services and infrastructure.
- Use land use buffers and land use transitions in urban/rural interface areas, including near aggregate mines and Maricopa County's regional parks.

Federal and State Property

Much of Maricopa County is controlled either by the Arizona State Land Department for **Trust beneficiaries** or by the federal government as national forests, wilderness areas, national monuments and military facilities. As urban growth moves towards these areas ensuring reasonable land use becomes increasingly important. While most federal land is intended for preservation, State Trust land can be sold for development which makes service and infrastructure coordination an important priority. When development occurs on or near federal or state land Maricopa County should coordinate with those levels of government to help ensure consistent and efficient development patterns.

Strategies

- Coordinate county planning efforts with federal and state agencies, and participate in state and federal planning activities.
- Where feasible include State Trust land in master-planned communities and other large-scale projects.
- Coordinate with the Arizona State Land Department to include their long-term land use plans in Maricopa County's plans.
- Coordinate with the Bureau of Land Management on their short- and long-term plans for exchanges, sales and development.

Effects of the "Great Recession"

Several years ago the nation was in the midst of one of the longest and, in many respects, deepest economic downturn since the Great Depression. Maricopa County was affected by this downturn more than many other areas because of the decline in building construction and real estate values. Easy access to credit, lax lending standards, financial and land speculation, and significant overbuilding all contributed to this downturn. One potential concern is the lingering effects that the oversupply of homes may have on existing housing since many were left vacant for extended periods affecting the quality, safety and livability of neighborhoods. Maricopa County may also have to consider how to deal with the many master-planned communities and other large-scale projects that were approved during the height of the real estate bubble but will not be constructed for many years if ever. While the effects might linger the **Great Recession** should help restore housing affordability and possibly result in a more economically stable model for future growth.

Strategies

- Use market feasibility studies as warranted to help identify the need for new urban development in unincorporated areas.
- Encourage rehabilitation of substandard, vacant and abandoned homes and buildings.
- Where appropriate, use development agreements to properly terminate vacant, inactive development.

County Islands

Unincorporated areas surrounded by municipalities or Indian Communities – commonly known as county islands – face several challenges, most notably a potential lack of rapid and reliable **emergency response** service. In some scattered and isolated county islands emergency response is unavailable or inadequate, potentially jeopardizing residents' safety and ability to obtain proper insurance. Many county islands also have low-density and rural land uses surrounded by urban development in a neighboring city or town which creates quality of life problems for both county island residents and the adjacent municipal residents.

Although some residents choose to live in county islands Maricopa County encourages their annexation when feasible to help ensure reliable and efficient public services, and compatible development patterns. State law no longer allows new county islands, but they can occur unintentionally so Maricopa County should carefully consider development that could result in new islands or that will make existing ones permanent. Maricopa County also discourages municipalities from haphazard annexations that create new islands.

Strategies

Help raise public awareness about the potential risks and consequences of living in county islands.

- As feasible support annexation of existing county islands.
- As feasible support annexation of new development if it is likely to result in a county island.
- Implement the requirements of ARS §11-814(G, H) as they relate to county islands.
- Discourage **lot splits** and **"wildcat" subdivisions** that can result in county islands if eventually surrounded by urban development in a city or town.
- Evaluate zoning district changes to determine the likelihood of county island creation.
- Discourage new rural land uses in existing urban areas.

Development in High Risk Areas

When new development occurs in potentially hazardous areas it can be difficult to ensure peoples' safety because while the dangers to lives and property can be reduced, eliminating them is impossible. Maricopa County has several recognizable high risk areas.

Airports; Luke Air Force Base; Ancillary Military Facilities

Given their noise and safety hazards airports can significantly influence the type of development that is appropriate in certain areas. Maricopa County has two airports – Sky Harbor International Airport and Phoenix-Mesa Gateway Airport – that offer commercial service to national and international destinations, as well as several general aviation airports that support private operations. In unincorporated Maricopa County there is particular concern about noise and potential aircraft accidents near Luke Air Force Base and its **ancillary military facilities**. However, both the state and county recognize the important economic impacts of Luke Air Force Base and the need to protect base operations.

For areas within the **High Noise or Accident Potential Zone** of Luke Air Force Base and its ancillary military facilities, state law requires that local governments adopt land use plans and zoning ordinances that ensure future development is compatible and consistent with the high noise or accident potential generated by these facilities' operations. While these requirements apply to Maricopa County the cities and towns of Surprise, Glendale, El Mirage, Goodyear, Youngtown, Buckeye and Gila Bend are also required to adopt general plans and zoning regulations to assure development compatible with the high noise and accident potential generated by military airport and ancillary military facility operations that have or may have an adverse effect on public

health and safety. ARS §28-8481 identifies specific uses that are and are not considered compatible with the high noise or accident potential, although other uses may be permitted upon mutual consent of Luke Air Force Base and the local jurisdiction. The consistent and compatible uses for unincorporated Maricopa County are identified in Chapter 10, Section 1010 of the Maricopa County Zoning Ordinance and are applicable to Luke Air Force Base and its two ancillary military facilities.

Vision 2030 designates areas within the High Noise or Accident Potential Zones as "Military Compatible." The purpose of this designation is to ensure that future development is compatible with the high noise or accident potential generated by these military facilities that may have an adverse effect on public health and safety. This designation complies with ARS §28-8461 and §28-8481 so only those uses that are compatible and consistent with the high noise or accident potential generated by these facilities are permitted.

State law also identifies a larger risk area around Luke Air Force Base and Auxiliary Airfield #1 where military aircraft can impact public health and quality of life. Known as the Territory in the Vicinity of a Military Airport, this area extends ten miles to the north, south and west, and four miles to the east parallel from the center of the main runway at Luke Air Force Base and Auxiliary Airfield #1. While land use restrictions do not apply in this area noise reduction techniques are required in the construction of new habitable buildings.

Palo Verde Nuclear Generating Station

Palo Verde Nuclear Generating Station (PVNGS) is located approximately 55 miles west of downtown Phoenix near the unincorporated community of Wintersburg. PVNGS supplies power to approximately 4 million people in several states making it the largest power producing facility in the U.S. When constructed approximately 30 years ago few people lived near the plant, and while the surrounding population is still relatively low several large master-planned communities that could eventually be home to tens of thousands of new residents are planned within the *Emergency Planning Zone*. The Maricopa County Department of Emergency Management defines the Emergency Planning Zone as a ten mile radius surrounding PVNGS where protective actions could be required to safeguard the public from exposure to radioactive material should an unintended radioactive release occur. A larger safety area known as the *Ingestion Exposure Pathway Emergency Planning Zone* extends as many as fifty miles from PVNGS.

Protecting lives is the highest priority in the event of a radioactive incident at the plant which is why careful land use planning is so important. Proper transportation planning is also needed to help ensure the safe and timely evacuation of residents if necessary. However, careful land use and transportation planning must also be combined with

educating residents living in the PVNGS area about the importance of this issue to their health and safety.

Urban/Wildland Interface

When development moves into remote or isolated areas the potential for wildfires increases and becomes a threat to lives and property. Since many wildfires are human-caused controlling them in so-called urban/wildland interface areas is difficult because of the growing number of homes in mountainous and rugged locations. Danger to people and property also increases when wildfires start in populated areas because they can be difficult to contain and extinguish. Compounding the danger is that naturally-occurring wildfires that might normally reduce fuel buildup are obviously restricted in populated areas which increase both the potential risk and severity of such fires.

Most development in isolated or remote areas occurs through parcel splits where unimproved, primitive roads can prevent safe evacuation and thus jeopardize public safety. While Maricopa County's ability to manage parcel splits is limited by state law, it does support careful building and design standards, sensible land use planning and fire mitigation practices in high risk areas as identified in the Maricopa County Community Wildfire Protection Plan.

Flood-prone Areas

Although Maricopa County typically receives less precipitation than most areas flooding is one of its most common natural disasters and has resulted in lost lives and significant property damage. While it is generally known that dry rivers and washes are most susceptible to dangerous flooding other areas are also vulnerable. Proper engineering and development techniques can reduce or eliminate flood hazards in new development, but uncontrolled parcel splits and fragmented development patterns can compound problems when washes and drainage channels are altered. These alterations can create flooding problems for large areas and produce widespread threats to lives and property. Maricopa County supports educating the public about flood dangers associated with parcel splits, and efforts to manage flood risks along rivers and washes.

Subsidence/Earth Fissures

Certain areas of Maricopa County have a difficult and chronic problem known as land subsidence, which occurs when too much groundwater is removed leaving a gap where the weight of the overlying soil and material compresses causing the ground to sink. Unfortunately, when ground sinks it usually does so unevenly creating cracks known as Earth fissures. Fissures typically start small but gradually expand due to erosion and can form gullies dozens of feet wide and equally deep. Once fissures begin they usually increase in number and length, and spread at uneven speeds and directions. Land subsidence of up to 18 feet has been recorded in certain areas of the county and some fissures are hundreds of feet in length. Subsidence and the resulting fissures can

damage roads, utilities and irrigation systems; destroy buildings and livestock; and become dumping grounds for hazardous materials that can affect water quality.

Strategies

- Maintain the *Military Compatible* designation around Luke Air Force Base and its auxiliary airfields.
- Continue the *Military Airport and Ancillary Military Facility Overlay Zoning District* (Chapter 10, Section 1010 of the Maricopa County Zoning Ordinance) that protects Luke Air Force Base and its auxiliary airfields.
- Coordinate with Luke Air Force Base during the review of new land uses in areas near Luke Air Force Base and its auxiliary airfields.
- Coordinate with the Maricopa County Department of Emergency Management and the Arizona Department of Homeland Security during the review of new development in areas potentially affected by the Palo Verde Nuclear Generating Station.
- Coordinate with applicable state and local agencies to mitigate wildfire dangers in high risk areas; promote **firebreaks** around homes and structures.
- Coordinate with the Maricopa County Department of Emergency Management during the review of development within hazard and high-risk areas.
- Implement Maricopa County's **area drainage master plans** and **watercourse master plans**, and support public education about these plans.
- Deter development in 100-year floodplains and in floodways, as well as in areas known for subsidence and Earth fissures.
- Implement Maricopa County's Multi-Jurisdictional **Hazard Mitigation Plan**.
- Educate the public about the risks of development in hazard-prone areas.
- Discourage lot splits and "wildcat" subdivisions.

Reducing Environmental Impacts

With new development comes a need to prevent or reduce harmful environmental impacts. Historically, most development occurred near Phoenix but more recently has moved further into outlying areas that are characterized by natural desert and rugged terrain. While this does not necessarily create environmental problems it does require innovative planning and design techniques that reduce potentially harmful effects.

Strategies

- Coordinate with applicable federal, state, and local agencies to review new development for potential environmental impacts.

- Where warranted, use environmental impact analyses together with mitigation and remediation plans.
- Where warranted, use native plant salvage plans and promote indigenous species in landscaping.
- Discourage new development on steep hillsides and important riparian areas. Discourage mass grading in such areas and use low impact development processes.
- Promote innovative planning and site design techniques that reduce environmental damage.
- Direct new urban development to existing urban and infill areas where environmental impacts can be reduced.
- Protect environmentally sensitive areas, including wildlife migration corridors identified by the Arizona Game and Fish Department.
- Require the Maricopa Regional Trail System to be included in new development.

Healthy Community Design

There is growing awareness about the personal and financial benefits of improving physical health and of ways that individuals can lead healthy lifestyles. Encouraging healthy citizens is becoming one of the most important issues facing society because of the rising costs associated with chronic diseases. Maricopa County considers opportunities for physical activity and healthy lifestyles in new development appropriate. As identified by the U.S. Department of Health – Centers for Disease Control, some potential opportunities include:[3]

- Providing adequate and appropriate outdoor open space and recreation facilities;
- Providing multi-use (ex: bicycling, jogging, walking, skating) trails and facilities;
- Locating schools within walking and bicycling distance of residential areas;
- Providing public transportation facilities within walking and bicycling distance of residential areas;
- Encouraging **mixed-use** projects in urban areas to decrease distances between live/work/shop destinations and make bicycle and pedestrian travel practical;
- Applying community design techniques that increase personal safety and discourage vehicle traffic near outdoor recreation facilities;
- Use design techniques that encourage community interaction;
- Support efforts by the Maricopa County Parks & Recreation Department to increase opportunities for active, healthy lifestyles.

[3] Department of Health and Human Services – Centers for Disease Control and Prevention. *Recommended Community Strategies and Measurements to Prevent Obesity in the United States.* Morbidity and Mortality Weekly Report. July 24, 2009.

Strategies

- Work with the Maricopa County Department of Public Health to identify ways to increase opportunities for active lifestyles.
- Evaluate new urban development for adequate and appropriate open space and recreation facilities like pedestrian and bicycle trails/paths and parks.
- Coordinate with local school districts to ensure that elementary, middle and high schools are located where students can access them safely via pedestrian and bicycle routes.
- Connect pedestrian and bicycle trails/paths to public transit facilities and trail systems.
- Encourage integrated land uses connected by pedestrian and bicycle trails/paths so that live/work/shop destinations are easily and safely accessible by non-vehicle trips.
- Ensure that pedestrian and bicycle trails/paths are designed with the safety and security of users as a priority.
- Emphasize park and open space maintenance as a way to encourage use.
- Separate automobile traffic from trails and parks.
- Include community centers and community gathering places in new development when appropriate, and based on project size and scope on a case-by-case basis.

Unique Land Uses

The unincorporated county includes many land uses not typically found in cities and towns like automobile test facilities, landfills and electric power generation plants. Maricopa County recognizes the special requirements of unique land uses and wants to help sustain their operations while minimizing impacts to surrounding areas.

Another land use that often draws special attention is electric utility lines and related structures. These facilities vary in size, shape and characteristics depending on the voltage running through them and the locations they serve. 500Kv and 230Kv transmission lines and structures are typically the largest, with smaller lines and structures required for lower voltage. Public awareness about the locations of existing and future high voltage electric line corridors is important to both protect the integrity and viability of the corridors, and the quality of life of residents near these corridors. Maricopa County supports efforts by the two major electric utilities - Arizona Public Service (APS) and Salt River Project (SRP) – to raise public awareness of the importance of these corridors, and will help protect their integrity through buffers and compatible land use strategies.

Strategies

- Use land use designations that accurately represent the variety in unincorporated areas.
- Use appropriate buffers to moderate incompatible uses and support business operations.
- Raise public awareness about existing and future electric utility line corridors, and reduce potential impacts through land use buffers and compatible land use strategies.

LAND USE GOALS AND POLICIES

Managing growth in an efficient manner is an important responsibility for Maricopa County, but property owners, residents, businesses, developers and other community members are also key stakeholders in helping maintain the county's quality of life. To help maintain its quality of life Maricopa County affirms that the goals and policies in this element will guide future land use decisions.

The land use goals identify expected outcomes and desired achievements, while each policy helps the county reach its goals by addressing specific problems and issues; prioritizing financial decisions; and protecting public health, safety and well-being. The goals are consistent with the county's *Strategic Priorities* and the policies implement them by conveying expectations for quality and efficient growth. Although the goals and policies identify what Maricopa County expects to achieve, to encourage innovative planning they are flexible with respect to how compliance is achieved.

Land Use Goal #1: Achieve balanced and efficient development patterns.

Land Use Goal #2: Provide regional leadership on land use issues.

Land Use Goal #3: Protect public health, safety and well-being.

Land Use Goal #4: Exercise sound financial management through land use decisions that build the county's fiscal strength.

Land Use Policy #1: Maricopa County supports compliance with its capital improvement and other funding programs. Exceptions include reimbursement to the county for unplanned costs or when services and infrastructure are funded by private capital.

Land Use Policy #2: Maricopa County supports phasing plans for new urban development to coordinate such development with new urban services and infrastructure.

Land Use Policy #3: Maricopa County supports market feasibility studies, cost/benefit analyses and public input where warranted to help determine when new urban development in unincorporated areas is appropriate.

Land Use Policy #4: To help limit impacts to taxpayers Maricopa County supports using homeowner associations and related organizations and improvement districts to manage and maintain services, infrastructure and amenities.

Land Use Policy #5: To help limit financial impacts Maricopa County supports using development agreements for large-scale urban development.

Land Use Policy #6: Maricopa County supports educating residents about the unique aspects of living in unincorporated areas.

Land Use Policy #7: Maricopa County supports coordinating land use and infrastructure planning with state agencies, counties, and municipalities.

Land Use Policy #8: As feasible Maricopa County supports annexation of urban Development by municipalities.

Land Use Policy #9: As feasible Maricopa County supports county island Annexation by municipalities, and the prevention of new ones.

Land Use Policy #10: Maricopa County supports coordinated planning efforts between local, state and federal agencies.

Land Use Policy #11: Where feasible Maricopa County supports including State Trust land in the planning and design of large-scale urban development.

Land Use Policy #12: Maricopa County supports coordinating with state and federal agencies to address safety and security issues associated with new development near the Palo Verde Nuclear Generating Station.

Land Use Policy #13: Where necessary Maricopa County supports wildfire prevention and mitigation measures in the design of development.

Land Use Policy #14: Maricopa County supports compliance with watercourse master plans and area drainage master plans.

Land Use Policy #15: Maricopa County supports evaluating comprehensive plan amendments and zoning district changes to determine the existence of the urban services and infrastructure identified in this element.

Land Use Policy #16: Maricopa County supports directing new urban development to the urban growth area identified in this plan.

Land Use Policy #17: Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.

Land Use Policy #18: Maricopa County supports flexible design and zoning techniques when used to establish balanced and efficient land use patterns, and when used to protect important environmental and open space areas and connections.

Land Use Policy #19: Maricopa County supports mixed housing options.

Land Use Policy #20: Maricopa County supports reducing the impacts of new urban development on existing rural land uses and agriculture.

Land Use Policy #21: Maricopa County supports reducing the impacts of new rural development and agriculture on existing urban land uses.

Land Use Policy #22: Maricopa County supports reducing the impacts of new development on environmentally sensitive areas, including native flora and fauna habitat and corridors.

Land Use Policy #23: Maricopa County supports reducing the impacts of new development on Maricopa County's regional parks, the Maricopa Trail and other public open spaces.

Land Use Policy #24: Maricopa County supports land use compatibility within the High Noise or Accident Potential Zone of Luke Air Force Base, Auxiliary Airfield #1 and the military auxiliary airfield near the town of Gila Bend.

Land Use Policy #25: Maricopa County supports land use buffers and land use transitions in urban/rural interface areas, including near aggregate mining operations and the county's regional parks.

Land Use Policy #26: Maricopa County supports subdivisions rather than "wildcat" lot splits.

Land Use Policy #27: Maricopa County supports keeping development out of delineated floodways and, where necessary, 100-year floodplains.

Land Use Policy #28: Maricopa County supports implementing the multi-jurisdictional hazard mitigation plan.

Land Use Policy #29: Maricopa County supports public education about the risks and limitations of developing in hazard-prone areas.

Land Use Policy #30: To promote active and healthy lifestyles Maricopa County supports interconnected trails, parks, preserves, open space, recreation centers and similar features in new urban development.

Land Use Policy #31: To promote safe and active communities Maricopa County supports public safety and security features included in the design of new and existing development.

Land Use Policy #32: To help protect neighborhoods and property values Maricopa County supports rehabilitation of substandard, vacant and abandoned homes and buildings.

Land Use Policy #33: Maricopa County supports land use buffers and compatible land use strategies near existing and future high voltage electric utility line corridors.

LAND USE DESIGNATIONS

Table 9: Land Use Designations lists the designations recognized by Maricopa County for future planning purposes. In keeping with state law all changes in zoning district boundaries must be consistent with and conform to this comprehensive plan. Therefore, each designation includes an equivalent zoning district to help ensure consistency.

Table 9: Land Use Designations

Land Use Designation *	Designation Description & Characteristics	Appropriate Zoning District **
Residential - Single Family		
Single Family - Rural	Density of 1 dwelling unit or less per gross acre	Rural 190, Rural 70, Rural 43
Single Family - Large Lot	Density greater than 1 dwelling unit per gross acre, but not more than 2 dwelling units per gross acre	R1-35
Single Family - Suburban	Density greater than 2 dwelling units per gross acre, but not more than 3 dwelling units per gross acre	R1-18
Single Family - Transitional Lot	Density greater than 3 dwelling units per gross acre, but not more than 5 dwelling units per gross acre	R1-10
Single Family - Small Lot	Density greater than 5 dwelling units per gross acre, but not more than 8 dwelling units per gross acre	R1-8, R1-7, R1-6
Residential - Multiple Family		
Multiple Family - Low	Density greater than 8 dwelling units per gross acre, but not more than 12 dwelling units per gross acre	R-2
Multiple Family - Intermediate	Density greater than 12 dwelling units per gross acre, but not more than 20 dwelling units per gross acre	R-3
Multiple Family - High	Density greater than 20 dwelling units per gross acre	R-4, R-5
Residential - Other		
Mobile Home Community	One or more mobile homes on a parcel of land that typically comprises a mobile home park or mobile home subdivision	Special Use Permit, or least intensive zoning district to meet requirements
Retail Commercial		
Rural Retail	Commercial plant nurseries, public riding & boarding stables, feed stores, kennels, and large animal medical clinics	Special Use Permit as applicable, or least intensive zoning district to meet requirements
Convenience Retail	Gas stations, convenience grocery/drug, and other small stand alone stores of similar character; total retail space: ≤ 30,000 sq. ft; typical site area: up to 5 acres	C-1
Neighborhood Retail	Lead tenant single supermarket or specialty retail store along with small-scale secondary stores; total retail space: 30,000 - 150,000 sq. ft (anchor ratio: 30% -50%); typical site area: up to 15 acres	C-S or C-1 (least intensive zoning district to meet requirements)
Community Retail	Lead tenant of one or more department, warehouse, or specialty retail stores along with small-scale secondary stores typical of a Power Center; total retail space: 100,000 - 400,000 sq. ft (anchor ratio: 40% - 60%); typical site area: up to 40 acres	C-S
Regional Retail	Lead tenant of more than one department store along with small-scale secondary stores typical of outlet or enclosed malls; total retail space: 400,000+ sq. ft (anchor ratio: 50% - 70%); typical site area: up to 100 acres	C-S
Miscellaneous Retail	Stand alone commercial uses that do not meet any other commercial land use category, and are intended to serve local or community needs	Least intensive zoning district to meet requirements
Employment		
Office	Office space for administrative, professional, semi-professional, and support activities where no retail trade is conducted	C-O
Light Industrial	Warehouse, distribution, and large-scale storage activities as well as manufacturing and assembly of small goods intended for end users. Noise, odor, dust, glare, and other side effects are completely confined within an enclosed building.	IND 1
Heavy Industrial	Manufacturing, assembly, and fabrication of large goods requiring heavy raw materials; processing and refinement of natural resources.	I-2 or I-3 based on uses (least intensive zoning district to meet requirements)
Business Park	Large area specifically designated for office, research, warehouse, and direct support employment uses of similar types that are grouped together and located in close proximity or on the same lot. Uses are developed under a coordinated plan with integrated infrastructure. Residential, general retail, and industrial uses involving assembly, fabrication, and processing are not allowed	C-O
Industrial Park	Large area specifically designated for either light industrial and support uses or heavy industrial and support uses of similar type, and developed under a coordinated plan with integrated infrastructure. Residential and general retail uses are not allowed.	IND 1, IND 2, or IND 3 (least intensive zoning district to meet requirements)
Mixed Use Employment	Mix of office, research, warehouse, light industrial, and support employment uses on the same or adjacent parcels. Residential and general retail uses are not allowed.	Least intensive zoning district to meet requirements

Land Use Designation *	Designation Description & Characteristics	Appropriate Zoning District **
Recreation		
Golf	Golf courses and driving ranges	Any (golf course); Special Use Permit (driving range)
Parks	Active recreation areas improved with playfield, exercise, picnic, and general recreation facilities. Sub-categories include *mini-parks* (¼ mile service area, approximate size 1 acre); *neighborhood parks* (1 mile service area, approximate size 15 acres); *community parks* (1-2 mile service area; approximate size 25 acres)	ANY
Open Space	Unimproved areas specifically designated for preservation in an unaltered, natural state and which only offer passive recreation	ANY
Resort & Campground	Guest ranch, RV park, campground, resort	Special Use Permit as applicable, or least intensive zoning district to meet requirements
Zoo	Zoo, wildlife preserves, exotic animal farms	Special Use Permit as applicable, or least intensive zoning district to meet requirements
Other		
Mixed Use	Mix of single and multiple family residential, office employment, parks and open space, appropriate community services, and retail commercial uses within the same building, same parcel, and/or same area under a single, integrated plan that emphasizes close proximity and pedestrian orientation.	Least intensive zoning district to meet requirements
Public Assembly	Stadiums, arenas, amphitheatres, race tracks, rodeo facilities, auctions and swap meets, amusement parks, convention facilities, amusement parks, miniature golf course, commercial dormitories, and other uses involving large assemblage of people	Special Use Permit as applicable, or least intensive zoning district to meet requirements
Community Service	Facilities for government, education, religious worship, cemeteries, social gathering, public safety, residential care, and large-scale medical care which serves the general public.	Special Use Permit as applicable or least intensive zoning district to meet requirements
Utilities	Electric generating plants, water and wastewater treatment facilities, and associated offices and accessory equipment	IND 1
Transportation	Airports, Transit centers, rail yards	Special Use Permit as applicable; IND 2
Waste Disposal	Landfills, waste transfer and recycling facilities	Special Use Permit as applicable; IND 3
Storage	Mini-warehouse; storage & impoundment of vehicles, homes, aircraft, & boats; general outdoor storage	C-2 as applicable; special use permit as applicable; I-3 as applicable based on use (least intensive zoning district to meet requirements)
Proving Grounds	Facilities for testing equipment and products	C-3
Military Compatible	Applicable only within state statute-defined High Noise or Accident Potential Zones, it includes only those uses determined to be compatible and and consistent with the high noise or accident potential of a military airport or ancillary military facility.	Military Airport & Ancillary Military Facility Overlay Zoning District

* Unincorporated areas outside of county area plans are designated Rural Development Area and are only appropriate for rural land uses and rural zoning

** For guidance only based on gross project density and as applicable to current zoning districts. Other zoning districts may be appropriate on a case-by-case basis via the UPD process. This does not prevent the addition of new zoning districts to the Maricopa County Zoning Ordinance.

TRANSPORTATION

OVERVIEW

A functional and high quality transportation system is necessary for the efficient movement of people and products, and absolutely essential for Maricopa County to be economically competitive. These stakes are the main reason why state law requires that this Transportation element identify the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and **multimodal** options. State law aside, this element also supports regional efforts to create unified road and multimodal networks, and identifies potential obstacles to improving existing roads in unincorporated areas.

Maricopa County faces many transportation-related challenges, in particular that population growth; limited financial resources; and federal, state and local decisions regarding air quality, energy and alternative transportation could affect the type and quality of the county's transportation system for many years. But these challenges are also an opportunity to put in place innovative ideas that allow the county to meet some of the transportation needs of citizens and businesses despite ever-changing conditions. Fewer resources and right-of-way acquisition limitations for more roads are pushing federal, state and local agencies to address these challenges through a Transportation Systems Management and Operations approach to implement Intelligent Transportation Systems technologies. Although this comprehensive plan cannot address all transportation issues it does encourage an effective system that coordinates transportation and land use decisions.

RESULTS AND ANALYSIS

Because the transportation goals, objectives, and policies from the previous comprehensive plan were vague it is difficult to measure their results. However, there are several topics that merit reconsideration.

Life Cycle Analysis

The previous comprehensive plan explained that Maricopa County evaluates its road and management systems through a process known as a *Life Cycle Analysis*. This analysis is primarily a budgeting tool that allows the Maricopa County Department of Transportation (MCDOT) to make more informed financial decisions about road improvements. This information was important, but since the Life Cycle Analysis is not specifically related to the comprehensive plan it is not included in this update.

Transportation Improvements

The previous comprehensive plan identified several ways to improve Maricopa County's transportation system, including:

- Integrating land use and transportation planning;
- Creating a regional, multimodal transportation system;
- Promoting mobility, access and safety;
- Preserving, repairing and improving existing roads;
- Improving air quality by reducing the number and length of vehicle trips;

The following is a brief discussion of each topic.

Integrating Land Use and Transportation Planning

The previous comprehensive plan recognized that coordinating land use and transportation planning is essential for an efficient and effective transportation system. *Vision 2030* builds on this idea and specifies Maricopa County's expectations for the transportation system needed to support new urban development.

Creating a regional, multimodal transportation system

The previous comprehensive plan concluded that Maricopa County should encourage bicycle, pedestrian and mass-transit travel because these help address several problems including the county's poor air quality and the economic, social and environmental costs of traffic congestion. This conclusion is well-founded, but it is important to distinguish that while Maricopa County helps fund public transit it is neither a provider nor operator of such service. While public transit is important *Vision 2030* focuses on bicycle, pedestrian and other low-volume alternative transportation for which Maricopa County can directly help provide opportunities and leadership.

Promoting mobility, access, and safety

The previous comprehensive plan discussed the importance of providing funding for transportation mobility, access and safety programs. These remain worthy goals, but limited resources and statutory authority minimize the county's role in these areas. Regardless, *Vision 2030* reinforces that the county's *Transportation Improvement Program* (TIP) continues to be an important way to establish a timely and efficient regional road system that improves mobility, accessibility and safety. More information about the TIP is provided later in this chapter.

Preserving, repairing, and improving existing roads

Building new roads to accommodate growth is an important responsibility for Maricopa County, but just as important is the need to maintain and improve existing roads. *Vision 2030* emphasizes the TIP's road improvement prioritization so that proper road programming and funding is available.

Improving air quality by reducing the number and length of vehicle trips

Improving air quality was identified in the previous comprehensive plan as an important priority. *Vision 2030* builds on this priority by including specific policies to help reduce air pollution through balanced and efficient land use patterns, by emphasizing the importance of alternative transportation, and stressing adherence to Maricopa County's dust abatement programs.

Transportation System Plan

Maricopa County's *Transportation System Plan* (TSP) is a long-range plan that identifies how it will to use its limited resources to maintain and enhance existing roads, while also meeting the growing demand for new roads and infrastructure. The TSP is primarily a technical document but covers a range of engineering, road design and financing issues. While the previous comprehensive plan identified the purpose and certain details of the TSP, this information has been eliminated from *Vision 2030* since readers can obtain complete information about the TSP from the Maricopa County Department of Transportation. Overall, since initial approval of Eye to the Future 2020 much progress has been made by Maricopa County in making improvements to all of its transportation operations, and in using technology to enhance transportation safety and efficiency.

CURRENT ISSUES & STRATEGIES

Being that a safe, efficient and effective transportation system is one of the county's strategic priorities this section identifies several concerns that will affect the future system and which will be the focus of the strategies and policies of this element.

Preserving Road Alignments

Road alignments are locations where new or expanded roads will be needed to accommodate increased traffic from new development. Identifying and protecting these alignments is important in order to have a functional and efficient transportation system. Although identifying future road alignments can be difficult because of many environmental, economic, legal, political and engineering considerations, such a process results in long-term plans that decide the preferred locations for future roads, highways and bridges. The following are examples of such plans.

MAG Regional Framework Studies

MAG prepares transportation studies that consider regional population and growth trends so that the location of future roads, highways and bridges can be established to meet future travel demand. Two recent framework studies – *Interstate 10/Hassayampa Valley Roadway Framework Study* and the *Interstate 8 and Interstate 10 Hidden Valley Transportation Framework Study* – focus on western and southern Maricopa County and portions of Pinal County. The findings and recommendations of these studies have been accepted by the **MAG Regional Council** although funding for construction has not been approved. Maricopa County participated in the development of these plans and will use them to help make land use and transportation-related decisions. Both plans are available from MAG.

Maricopa County – Major Streets and Routes Plan

MCDOT prepares and periodically updates a report known as the *Maricopa County Major Streets and Routes Plan* (MSRP). The MSRP is important because it designates street width requirements for all **primary** and **secondary** roads maintained by the county. Knowing the width of future roads is important so that adequate alignments can be preserved, and particularly important to maintain consistent and cohesive **section line** and **mid-section line** roads. Maricopa County acknowledges the importance of maintaining future road alignments and will use this and other transportation plans to help maintain their integrity.

Strategies

- Preserve future road alignments identified in county-recognized transportation plans, with particular attention focusing on preserving mid-section and section line roads, arterials, parkways, freeways and interchanges.
- Implement the roadway classification system requirements identified in Maricopa County's Major Streets and Routes Plan.

Transportation Funding

The Great Recession fundamentally changed how people, businesses and governments operate and make investment decisions in light of limited financial resources. Maricopa County is no exception, especially prioritizing high cost items like roads, bridges and other expensive infrastructure. To help efficiently allocate its limited resources Maricopa County uses its annual TIP to identify five years of improvements to roads that are within the County's jurisdiction. The TIP identifies and prioritizes road improvements, with the highest priorities scheduled for the first year, the next highest in year two, and so forth through year five. As each year passes projects move up in priority and new projects are added to the back at year five. Although the TIP identifies improvements over a five year period only those projects listed in the first year are actually funded

since Maricopa County does not use a multi-year budget. However, as projects move up in priority they usually receive funding as well.

Because the TIP matches available funding to highest need deviations from the plan can be problematic. Therefore, when new development requires infrastructure improvements that are not in the TIP Maricopa County will determine whether such development should pay the costs of these improvements. This situation not uncommon in unincorporated Maricopa County – especially where large urban development is located in remote areas – but does underscore the need to ensure that new growth not overburden the county's limited financial resources, and that future improvements are done in a strategic and equitable manner.

Besides the TIP the *Cost of Development* element identifies several ways that Maricopa County allocates funding for new services and infrastructure.[1] Maricopa County supports using these methods to help pay for transportation improvements associated with new development.

Strategies

- Implement Maricopa County's TIP recommendations and determine whether new development should fund needed improvements not accounted for in the TIP.
- Use the preferred funding methods identified in the *Cost of Development* element to help ensure that new development pays for needed transportation improvements.

Alternative Transportation

For the foreseeable future travel in the Phoenix area will be done primarily by automobile because it is usually the most convenient and personal form of transportation. As a result most transportation-related resources are spent on constructing, reconstructing and improving roads, bridges and similar infrastructure. Maricopa County will continue to focus most of its transportation funding on roads and related infrastructure, but also recognizes the importance of making alternative transportation an appealing and viable option.

For the purposes of this comprehensive plan alternative transportation primarily means bicycle and pedestrian travel.[2] Maricopa County understands that alternative transportation helps create a more efficient and economical system and provides several important benefits:

- Helps reduce air pollution which is an ongoing environmental and public health problem;

[1] See the *Cost of Development* element for a description of its preferred funding methods.
[2] Public transit is not included because while Maricopa County helps fund public transit through Valley Metro it does not directly provide or operate such services.

- Helps reduce traffic congestion which then helps commuters save time, increases worker productivity and improves business efficiency;
- Saves commuters money on fuel, vehicle maintenance, insurance and depreciation;
- Reduces commuter stress which promotes better personal health.

To help make alternative transportation a viable option Maricopa County will evaluate new urban development to determine if bicycle, pedestrian, park-and-ride/public transit and similar transportation infrastructure are available as needed. Also as needed Maricopa County looks to have the *Maricopa Trail*, the *Maricopa County Bicycle Transportation System Plan*, and other appropriate practices included in the design of new development.

Strategies

- Evaluate new urban development to determine where alternative transportation facilities are needed.
- Evaluate new urban development to see if the Maricopa Regional Trail System Plan, the Maricopa County Bicycle Transportation System Plan, park-and-ride/public transit facilities and other appropriate practices as necessary are included in project design.

Road Annexation; County Islands

Future population growth will continue to affect the region's transportation system which is why close coordination between and with cities and towns is becoming so important. Maricopa County operates roads in unincorporated areas that are typically rural and remote, but as cities and towns expand Maricopa County considers it important that both land and roads be annexed. Historically, cities and towns sometimes annex land but not adjoining roads leaving the responsibility to fund, maintain and manage what are typically urban roads with the county. This should no longer occur because state law now requires cities and towns to annex adjoining roads which can help reduce financial burdens on county taxpayers and help address a hazardous condition known as **scalloped streets**. Although state law now prohibits selective road annexations, Maricopa County continues to be burdened with scalloped streets in many county islands.

As noted county islands are unincorporated areas completely surrounded by one or more municipality. Roads inside and adjacent to county islands are often scalloped, short segments that do not meet surrounding city standards so they are effectively rural roads within urban areas that are costly to maintain and difficult to eliminate. Maricopa County supports annexation of county islands when feasible, and where county island annexation is not possible Maricopa County supports working with municipalities to share the costs of repairing and improving roads to the applicable municipal standards.

Strategies

- Encourage annexation of roads adjacent to municipalities to help move people and goods efficiently across the region.
- Design and construct county island roads to the standards of the adjacent municipality where annexation is likely.
- Implement partnerships with cities and towns to fund repairs and improvements to county island roads.

Air Pollution

Maricopa County's air quality problems are well known and difficult to solve. Although important strides have been made over the past decade Maricopa County struggles to meet **National Ambient Air Quality Standards (NAAQS)** set by the federal **Clean Air Act**. The Clean Air Act establishes air quality standards for several types of pollutants like **carbon monoxide** and **ozone**, and the one that is always among the most difficult to address: **particulate matter**. Because of Maricopa County's dry, dusty environment particulate matter occurs naturally but is also caused by farming, fine road particles, construction and engine exhaust.

Air pollution causes serious health problems including respiratory and cardiovascular disease that affects the heart and lungs, and can reduce crop production which has negative economic consequences. Maricopa County considers air pollution a serious problem that requires regional cooperation, and leadership for this cooperation is the role of Maricopa County's Air Quality Department which is responsible for planning and monitoring air pollution reduction efforts and compliance enforcement of federal air quality standards. When a region fails to meet federal standards for any specified pollutant the Clean Air Act requires state and local governments to prepare a state implementation plan (SIP) that explains how the region will comply with NAAQS. The Air Quality Department is directly involved in preparing the SIP for the Phoenix area because portions of Maricopa County have been designated non-attainment for particulate matter, carbon monoxide and ozone.

Vision 2030 identifies ways to help ease the county's air pollution problem, most importantly by emphasizing balanced and efficient land use patterns that connect – rather than separate – where people live, work and perform daily activities. *Vision 2030* also promotes alternative transportation in new urban development and paving dirt roads as called for in the county's **PM-10 Dust Abatement Program**. Finally, Maricopa County will continue education and outreach programs like the *Clean Air Make More* campaign that explains the economic and health consequences of polluted air and how citizens and businesses can affect change. More information about Maricopa County's clean air efforts is available from the Maricopa County Air Quality Department.

Strategies

- Create balanced and efficient land use patterns for live, work and daily activities.
- Continue public education efforts about the consequences of air pollution.
- When necessary, play an active role in revising the SIP.
- Continue compliance enforcement of NAAQS.
- Pave dirt roads where directed by Maricopa County's PM-10 Dust Abatement Program.

Intelligent Transportation Systems

Intelligent Transportation Systems use modern technology to optimize traffic mobility and safety. Examples of such technology include synchronized traffic signals that respond to real-time demand, road monitors that continuously update drivers on travel times, and real-time data to help first responders clear accidents quicker. Where such technology is used across jurisdictions travel times can reduced, air quality improved, and cost savings realized for drivers through less fuel use. Moreover, with appropriate use Intelligent Transportation Systems can improve traffic capacity at lower costs compared to the traditional approach of adding additional lanes.

Strategies

- Identify transportation corridors where Intelligent Transportation System technology use would be beneficial and necessary.
- Use partnerships with cities and towns to implement Intelligent Transportation Systems where warranted.

TRANSPORTATION GOALS AND POLICIES

The importance of a safe and efficient transportation system is reflected in the goals and policies of this element. Each goal identifies desired transportation outcomes while the policies address specific issues, help prioritize financial decisions concerning transportation infrastructure, and protect public health and safety. Although the goals and policies identify its position Maricopa County encourages innovative solutions to achieve a quality, functional system.

Transportation Goal #1: Promote and protect public health through a safe transportation system.

Transportation Goal #2: Contribute to a safe, seamless and effective transportation system.

Transportation Goal #3: Coordinate land use decisions with transportation investments to help the county exercise sound financial management and build the county's fiscal strength.

Transportation Goal #4: Have a comprehensive transportation system that focuses on Transportation Systems Management and Operations to help reduce air pollution and promote efficient traffic movement and economic growth.

Transportation Policy #1: As necessary, Maricopa County supports preserving future road alignments, called for in county-recognized transportation plans, especially mid-section line, section line and arterial roads; parkways; freeways; and interchanges.

Transportation Policy #2: Maricopa County supports compliance with its Major Streets and Routes Plan.

Transportation Policy #3: Maricopa County supports adherence to its Transportation Improvement Program (TIP). Where new development requires deviation from the TIP Maricopa County supports such development funding unanticipated, accelerated, and non-programmed improvements.

Transportation Policy #4: Maricopa County supports using the preferred funding methods identified in the Cost of Development element to pay for transportation improvements necessary for new development.

Transportation Policy #5: As necessary, Maricopa County supports alternative transportation in the design of urban development, including the Maricopa Trail and related trail connections, the Maricopa County Bicycle Transportation System Plan, Park-and-ride/public transit facilities, and other appropriate practices.

Transportation Policy #6: Maricopa County supports municipal annexation of roads that are adjacent to county islands.

Transportation Policy #7: Maricopa County supports constructing roads in county islands to the standards of the surrounding city or town where these roads are intended to be annexed by the city or town.

Transportation Policy #8: Maricopa County supports partnerships with cities and towns in cost sharing for road repairs and improvements.

Transportation Policy #9: Maricopa County supports balanced and efficient land use patterns that reduce the number and length of vehicle trips.

Transportation Policy #10: Maricopa County supports participating in the State Implementation Plan (SIP) amendment process.

Transportation Policy #11: Maricopa County supports National Ambient Air Quality Standards (NAAQS) compliance.

Transportation Policy #12: Maricopa County supports improving low volume dirt roads as directed by its PM-10 Dust Abatement Program.

Transportation Policy #13: Maricopa County supports public education efforts that assist in reducing air pollution.

Transportation Policy #14: Where necessary, Maricopa County supports roadway planning that promotes identified scenic corridors, wildlife connectivity and linkages.

Transportation Policy #15: Maricopa County supports regional mobility and safety by integrating state, county and local traffic management systems.

Transportation Policy #16: Maricopa County supports using Intelligent Transportation Systems and Connected Vehicle technology for efficient and safe movement of people and goods.

Transportation Policy #17: Maricopa County supports state, county and local partnerships for interjurisdictional traffic operations and management.

ENVIRONMENT

OVERVIEW

One of Maricopa County's most important responsibilities is to help protect its environment because it has such a direct effect on everyone. Air pollution, water pollution, ground pollution and noise pollution can harm people's health, cause environmental damage and even undermine the economy. Awareness of these problems and the need to protect this area's unique desert setting led the county to create Strategic Priorities to maintain a healthy environment. Maricopa County recognizes that a healthy environment helps make healthy communities, and while there are many ways to define a healthy community it usually comes from maintaining a clean and healthy natural and **built environment**. Figuring out how best to accommodate growth given the inevitable impacts to this area's sensitive desert environment is a challenge that all county residents must face.

RESULTS AND ANALYSIS

While state laws, the county's Strategic Priorities and overall best practices direct how Maricopa County should address environmental problems, an observation can be made about environmental protection efforts put forth in the previous comprehensive plan. The environmental concerns that were identified – air quality, water quality, ground contamination and loss of habitat and cultural resources – remain important. However these are mainly regional problems that require a high level of cooperation among people and organizations to resolve.

CURRENT ISSUES & STRATEGIES

Most of the environmental concerns identified in the previous comprehensive plan still remain, so this section examines these and other concerns and the strategies that Maricopa County should use to address them.

Air Quality

Unhealthy air remains one of the most difficult and controversial environmental issues facing this region. Federal laws like the *Clean Air Act* set air quality standards that all areas of the country must meet or face potential punitive measures including a loss of federal highway funding, increased federal regulatory oversight, construction permit restrictions and loss of economic

development opportunities. States with areas that do not meet federal air quality standards must develop a plan – known as a state implementation plan (SIP) – that identifies how they will control air pollution. Periodic revisions to the SIP are made because of changing air quality conditions and federal requirements which are then submitted to the U.S. Environmental Protection Agency by the Arizona Department of Environmental Quality. Locally, however, the Maricopa County Air Quality Department is the agency responsible for ensuring compliance with federal clean air standards.

At the time this plan was written portions of Maricopa County were designated as a **nonattainment area** for two pollutants: coarse particulate matter (PM_{10}) and ozone. Given this area's dry climate it is also often challenged to meet air quality standards for the fine particle matter contaminant known as $PM_{2.5}$. Some pollutants are natural given the area's dusty soil while others are caused by human activity. Unfortunately, all are known to be health hazards. Eliminating them to the greatest extent possible is an important responsibility for the county, so to protect public health and the regional economy Maricopa County supports continuing the **Compliance Assurance Model** approach used by its Air Quality Department to achieve cleaner air and a better quality of life.[1]

Strategies

- Participate in revisions to the SIP.
- Implement the Compliance Assurance model approach to meet federal health standards and improve air quality.
- To reduce vehicle use, establish balanced land use patterns where employment, retail and residential land uses are proximate rather than separate.

Water Quality

The Water Resources element explains that a clean and safe water supply is a priority for Maricopa County, and two of the most important ways to protect water quality are the county's Drinking Water and Water and Wastewater Treatment programs. Clean water is essential for healthy growth and both of these programs help the county in its commitment to achieving this result.

[1] Additional information about Maricopa County's role and responsibilities in meeting federal air quality standards is available from the Maricopa County Air Quality Department.

Strategies

- Enforce the provisions of the county's Drinking Water program and its Water and Wastewater Treatment program.

Habitat and Cultural Resource Preservation

One thing that makes Maricopa County special is its unique Sonoran Desert setting that sustains many plants and animals, some of which are found nowhere else. Elevations ranging from about 300 feet near Gila Bend to over 7,600 feet in the mountains contribute to this diversity, as do the many washes and streams that pass through the county. Federal and state laws like the *Endangered Species Act* and the *Arizona Native Plant* law protect vulnerable and endangered plants and animals, but everyone has a role to play in safeguarding the county's ecosystem. For its part Maricopa County helps protect unique plants and animals by ensuring that new development is designed in a way that preserves needed open space for wildlife habitat and migration corridors, and by recognizing helpful practices in documents such as the MAG Desert Spaces Plan, the Maricopa County Wildlife Connectivity Assessment report, and the Maricopa County Parks System Strategic Master Plan.

Besides unique plants and animals Maricopa County also has important historical and prehistoric cultural resources. Humans have inhabited this region for thousands of years including the first permanent settlers known as the Hohokam. Evidence of the Hohokam's existence, including hieroglyphics, pottery, tools and campsites are found throughout the county. As with endangered plants and animals cultural sites are protected by federal laws like the *National Historic Preservation Act* that preserves sites, buildings and objects of significant historic and cultural value. At the state level SHPO assists in identifying and protecting historic and archaeological property of significance for local communities, Arizona, and/or the nation. For its part Maricopa County supports preserving significant cultural sites, particularly by coordinating with SHPO to ensure that where necessary land is surveyed for potential cultural resources before new development occurs, and that mitigation measures are used when needed.

Strategies

- Support protecting vulnerable plant and animal habitat and migration corridors, including within regionally significant rivers and washes.
- Mitigate loss of natural habitat and migratory corridors for native flora and fauna.

- Coordinate with the Arizona Game and Fish Department to determine if a biological survey is needed to identify practical and valuable species prior to new development, and that mitigation measures are completed prior to land disturbance.
- Use the Maricopa County Wildlife Connectivity Assessment when planning and designing new development.
- Coordinate with SHPO to ensure that, where necessary, cultural resource surveys are conducted prior to new development and that mitigation measures are completed prior to land disturbance.

Noise

Although often overlooked as an environmental issue noise pollution can be a serious problem because of its effects on individuals and communities. Persistent and/or loud noise can lead to sleep deprivation, psychological stress, high blood pressure, hearing loss, lack of concentration and lost productivity. While loud noise is a matter of personal tolerance the health effects can nevertheless be significant.

There are many potential sources of loud noise including vehicles, aircraft, commercial and industrial activity, and lawn and garden equipment. Particular concern to Maricopa County is noise associated with military aircraft operations at Luke Air Force Base and its ancillary facilities. As noted in the Land Use element state law requires local governments to have land use plans and zoning ordinances that ensure future development is compatible with the high noise and accident potential of these facilities' operations. In addition, for areas inside and certain areas outside High Noise or Accident Potential Zones state law and Maricopa County's building construction codes require that noise reductions be included in the design of new buildings.[2] Going forward Maricopa County's dual responsibilities to protect Luke Air Force Base from encroachment and the public from the noise and safety hazards of military flight operations will guide its land use and development policies.

Recognizing the effects that persistent and/or loud noise can have on public health – and that it is in the best interest to control noise in a way that promotes commerce, the value and enjoyment of property, and overall environmental quality – Maricopa County enacted its first noise ordinance in 2006 to prohibit excessive, unnecessary, disruptive, and annoying noises in unincorporated areas.[3] Ordinance enforcement is the responsibility of the Maricopa County Sheriff's Office which is typically done on an individual

[2] More information about land use and noise reduction protections for Luke Air Force Base and its ancillary facilities is available in the Land Use element, Maricopa County Zoning Ordinance, Maricopa County Building Code, and Arizona Revised Statutes.
[3] The Maricopa County Noise Ordinance is available online at the Maricopa County Planning and Development Department website.

complaint basis. Maricopa County supports the noise restrictions included in this ordinance and will evaluate new development to ensure that, where necessary, noise reduction techniques are included in project design.

Strategies

- Continue the Military Compatible land use designation within the High Noise or Accident Potential Zones.
- Enforce the Military Airport and Ancillary Military Facility Overlay Zoning District.
- Enforce the county's noise ordinance.
- Review new development to determine if noise abatement is necessary. If so, use proper site design techniques to mitigate noise impacts in high noise generating land uses.
- Where necessary, coordinate with local jurisdictions to ensure compatible development near local/municipal airports.
- Ensure compatible land uses.

Hillside Development

While most development in the county is located on the flat desert floor, rugged areas – particularly in northern Maricopa County – do attract certain types of development, mainly custom homes that offer low densities, rural character, unobstructed and expansive views and privacy. However, if not designed carefully damaging and dangerous conditions can occur that affect the very features these individuals seek. Some of the potential problems and hazards can include:

- Destruction of scenic quality;
- Increased stormwater runoff and flooding;
- Loss of plant and animal habitat;
- Erosion;
- Soil/slope failure;
- Wildfire hazards;
- Lack of safe access for people and emergency vehicles;
- High utility and infrastructure/maintenance costs

Hillside stability can degrade as slope increases above 15%, making development financially unfeasible due to difficult and costly engineering

requirements.[4] Maricopa County recognizes the right to develop private hillside property, but also its responsibility to protect the health and safety of other residents that may be affected by such development. To help minimize potential dangers Maricopa County discourages development on hillside grades above 15% and favors the following general design characteristics:

- Cluster development in areas below 15%;
- Retain trees and native vegetation for slope and soil stabilization;
- Minimize scarring from infrastructure cut and fills;
- Minimize building footprints;
- Minimize hillside disturbance and allow for appropriate landscaping and natural stormwater runoff;
- Use appropriate materials, shapes, and colors that allow buildings to blend into the environment.

<u>Strategies</u>

- Discourage development on hillsides above 15% grade where possible.
- Use flexible zoning techniques to protect hillside areas.
- Use the general design characteristics identified in this element.

Excessive Nighttime Light

Excessive nighttime light – often referred to light pollution – occurs when outdoor lighting is misdirected, unshielded, and/or generally excessive and unnecessary. The resulting light that travels upward and outward causes glare and an orange-tinted glow overhead that obscures astronomical observation. Simple solutions, such as directing light towards the ground, light shielded fixtures, and proper fixture wattage are steps that can help limit excessive light.

The Maricopa County Dark Sky Ordinance includes provisions to control the use of outdoor, artificial illuminating fixtures emitting light into the night sky. This ordinance encourages good light practices that conserve energy and money, while also increasing safety, security and productivity. Maricopa County continues to consider this ordinance an important part of nighttime sky protection, while acknowledging that this is an issue that must be considered on a regional basis.

[4] A 15% slope is land that rises 15 feet in elevation over a distance of 100 feet.

Strategies

- Continue to enforce the Maricopa County Dark Sky Ordinance
- Support regional efforts to limit excessive nighttime light

ENVIRONMENT GOALS AND POLICIES

Maricopa County's unique and scenic desert setting is one of the reasons why so many people choose to live here, and why protecting it is such a high priority. The following goals and policies reaffirm the county's commitment to help protect and preserve its environment through responsible land use management.

Environment Goal #1: Provide regional leadership to promote all aspects of regional environmental quality.

Environment Policy #1: Maricopa County supports its Compliance Assurance model approach to meet federal air quality standards.

Environment Policy #2: To help improve air quality Maricopa County supports balanced and efficient land use patterns where employment, retail and residential land uses are proximate rather than separate.

Environment Policy #3: To help protect water quality Maricopa County supports compliance with its Drinking Water program and its Water and Wastewater Treatment program.

Environment Policy #4: Maricopa County supports innovative project design and development techniques that protect and mitigate damage to important plant and animal habitat and migration corridors.

Environment Policy #5: As directed by SHPO and Arizona Game and Fish Department, Maricopa County supports cultural resource and biological surveys being completed – and needed mitigation measures established – prior to new development.

Environment Policy #6: Maricopa County supports the Military Compatible land use designation for High Noise or Accident Potential Zones, and compliance with state laws relating to land use compatibility and consistency with the high noise or accident potential of Luke Air Force Base and the ancillary military facilities.

Environment Policy #7: Where necessary Maricopa County supports noise reductions in new development design and in the construction of new buildings.

Environment Policy #8: Maricopa County supports flexible zoning techniques when used to keep new development below the 15% hillside slope and to protect riparian areas.

Environment Policy #9: Maricopa County supports using the hillside general design characteristics identified in this element.

Environment Policy #10: Maricopa County supports enforcement of its Dark Sky Ordinance, and supports regional efforts to limit excessive nighttime light.

ECONOMIC GROWTH

OVERVIEW

A pleasant climate and traditionally strong job market have combined to help attract millions of people to Maricopa County over the past few decades. Recently, however, population growth has slowed because of the difficult economic downturn that took a serious toll on job availability and the local economy. Emphasis on industries like real estate and construction, which are directly tied to population growth, contributed to the severity of the downturn and demonstrated that over reliance on any industry is not good policy. Moreover, the rapid changes and competition that characterize what is now a **global economy** means that Maricopa County cannot simply rely on a pleasant climate and population growth as the basis for its economic development strategy. The global economy means business, industry, and the workforce are more mobile than ever and it is important to recognize that other places in the U.S. and around the world have advantages and characteristics that rival those of Maricopa County. Ultimately, Maricopa County must continuously compete to attract new businesses and diversify its economy.

Early this century the nation experienced one of its most severe economic downturns since the Great Depression. During this time Maricopa County fared worse than many other parts of the country because of the collapse in the construction and real estate industries brought on primarily by risky real estate conditions and overbuilding of residential and, to a lesser extent, commercial development. Although difficult to endure it provides a new perspective and opportunity to commit to having a stable and diverse local economy. Economic diversity creates economic resiliency, and economic resiliency can help Maricopa County avoid future “boom” and “bust” cycles that are so destructive.

Maricopa County promotes economic growth through an approach that strives to *“Build a vibrant, sustainable and environmentally responsible economy resulting in increased quality of job opportunities and income levels, strengthened tax base and enhancement of the quality of life for Maricopa County residents and communities.”* To implement this approach Maricopa County focuses on several strategies:

- Contribute to business attraction and retention efforts of established organizations;
- Support programs directed at improving the business climate in the region;
- Contribute to the promotion of professional sports, tourism and small business development;
- Broker resources for business and community development activities;

- Provide strategic information to enable business decisions;
- Administer the Western Maricopa County Enterprise Zone;
- Promote and contribute to comprehensive planning efforts to guide and promote development in the region;

The goals and policies in *Vision 2030* complement this approach, but also identify other ways to help the county achieve a long-term, globally competitive economic position. Ultimately, the most important principle put forth in this element is creating a diverse and resilient economy to avoid the damaging "boom" and "bust" cycles that periodically affect this region.

RESULTS AND ANALYSIS

Industrial Development Authority of Maricopa County

The Industrial Development Authority of Maricopa County (IDAMC) is a nonprofit corporation that provides low-cost financing for qualified projects by acting as a type of "conduit" for issuing **revenue bonds** that are exempt from state and sometimes federal taxation. Many types of projects are eligible for IDAMC financing including manufacturing, offices, healthcare facilities, nonprofit educational facilities, industrial parks and single- and multi-family housing. Overseen by a volunteer board of directors, since its establishment in 1973 the IDAMC has been influential in helping finance over $4 billion in new development. With its history and success of supporting financing for quality, non-speculative development Maricopa County continues to support IDAMC objectives.

Community Development Block Grant Program; HOME Investment Partnership Program

Administered by the Maricopa County Human Services Department, the Community Development Block Grant Program (CDBG) helps communities provide housing and economic opportunities to those of modest means. Through a cooperative arrangement with smaller cities and towns Maricopa County formed what is known as an "Urban County" which allows them to participate in the CDBG program so they can realize the economic benefits. However, not all requests for CDBG funding can be fulfilled so a Community Development Advisory Committee – consisting of elected officials from participating jurisdictions – makes funding recommendations to the Board which can then vote to authorize the expenditure of funds for specific projects. More information regarding the CDBG and Community Development Advisory Committee is available from the Maricopa County Human Services Department.

The HOME Investment Partnership Program (HOME Program) was established in 1996 to strengthen public-private partnerships and expand the supply of safe and affordable

housing. Federal funds for the HOME Program are received through the Maricopa HOME Consortium which is a legal entity created through an intergovernmental agreement between Consortium members that include Maricopa County and several cities and towns. Each member receives a pro rata share of HOME funds to meet their respective local needs which are identified in the Consortium's Five Year Consolidated Plan and Annual Action Plans. Additional information about the HOME program is also available from the Maricopa County Human Services Department.

The impacts of the Great Recession, most notably high unemployment and a significant number of home foreclosures, created economic problems unlike any this region has experienced in the past several decades. As a result the need for the CDBG and HOME programs is arguably greater than ever which is why Maricopa County supports the cooperative relationship it has with partnering jurisdictions to promote economic opportunities for low- and moderate-income residents.

Greater Phoenix Economic Council (GPEC):

Created in 1989 GPEC is a non-profit, public-private economic development partnership that works cooperatively to promote a regional identity and a competitive, vibrant economy. GPEC members include Maricopa County, 20 cities and towns, and over 150 businesses of varying size that leverage their resources to attract quality businesses from around the world. Attracting new business to this area is what differentiates GPEC from local chambers of commerce who primarily focus on existing business retention and expansion. According to GPEC since 1989 it has assisted more than 520 companies in locating to the Phoenix area, resulting in over 93,500 jobs, $11 billion in capital investment, and $3.3 billion in payroll.[1] GPEC maintains its goal to be one of the premier economic development organizations in the nation by marketing the Phoenix area nationally and internationally. Maricopa County supports the important role GPEC plays in helping build a strong local economy.

CURRENT ISSUES & STRATEGIES

The rapidly changing global economy requires new and dynamic ways to adapt and compete, and as the speed of change accelerates Maricopa County must carefully decide how it will position itself for future success. This section outlines several important issues that shape the county's policies, and that can help lead it to success.

Adapting to the "New Economy"

The New Economy is more a theory than an economic system, and although no formal definition exists the trends behind it are real and must be appreciated. Many agree that the New Economy began several decades ago but accelerated rapidly around the mid-

[1] Greater Phoenix Economic Council. Found at http://www.gpec.org

1990s with the introduction of the internet into many aspects of business and personal life. The New Economy is based on the idea that rapid changes in information technology and increasingly interconnected global economies and societies will continuously change the way businesses and workers operate. Unlike the past when economies were based primarily on manufacturing and industrialization, the New Economy is more knowledge-based, entrepreneurial and global in scope. However, even in traditional manufacturing industries knowledge-based skills and technology are becoming essential for success.

In a relatively short time the New Economy has changed and will continue to change:

- *How and where people work:* Employees are becoming less dependent on traditional offices and headquarters where face-to-face interaction with people and customers is necessary. Because of technology a growing number of businesses and professions now enable someone living in one part of the world to transact business or provide services to customers in another part without ever leaving home.
- *How people and businesses produce, buy and sell products and services:* The internet and a growing **service sector** are creating an **e-commerce** economy that is less reliant on "brick-and-mortar" plants, offices, and stores.
- *How people and businesses interact in a global society:* Technology allows for instant global voice and video communication for personal, social, educational and business purposes.

A report issued by the National Governor's Association (NGA) New Economy Task Force identifies several results of these transformative changes:[2]

- Products such as computers and cell phones are becoming smaller and lighter;
- Worker and business productivity is rising which allows wages to increase without causing a significant rise in inflation;
- Markets are global and competitive, and jobs are increasingly moving to where people reside rather than the other way around. Businesses look globally when choosing a location and advantages go to workers in regions that have needed skills and education;
- Entrepreneurs are the drivers of economic growth with small, fast-growing companies (known as Gazelles) creating most new jobs;
- Private-private partnerships (businesses–to–business cooperation) and public-private partnerships (government–businesses cooperation) are increasingly important;
- Workers need to constantly acquire new skills and "reinvent" themselves;

[2] National Governors Association Center for Best Practices. *State Strategies for the New Economy*. 2000. Found at http://www.nga.org.

- Markets and businesses are dynamic, flexible, and constantly changing;
- Information technology is fundamental to all types of businesses;
- Knowledge is the most important factor in the production of goods and services;

Maricopa County understands that the New Economy is changing the way businesses and societies function, and that there are positive and negative effects of these changes. This section summarizes how the New Economy influences the policies in *Vision 2030*.

- Maricopa County competes against other cities, states and nations for business growth and skilled workers.
- While keeping the county's business and living costs low is important, this alone is not a winning strategy since there will always be other areas where these costs are much lower. In fact, many high-cost areas like Seattle, Boston and the Silicon Valley of California are known for attracting **knowledge industries** and **knowledge workers** because of an emphasis on creating quality places and a high quality of life. To compete in the New Economy Maricopa County should implement policies that create the quality of life that attracts knowledge industries and the knowledge workers they require.
- Maricopa County must help identify ways to attract high-growth, knowledge-based industries through **industry clusters**, including a critical mass of competitors in those industries so that they have access to a broad pool of skilled workers and resources. Attracting industry clusters allows knowledge to be shared among firms, thus creating high levels of cumulative and synergistic knowledge which is appealing to businesses. While industry clusters are found in both high-tech and more traditional low-tech firms, and in both the manufacturing and service sector, it is important that their long-term growth prospects are stable so that the potential for raising the county's living standards remains strong.
- Fundamental to the New Economy is competition and choice for businesses, consumers and workers which means Maricopa County should continuously evaluate its place-based assets and socioeconomic conditions in relation to other areas, and constantly improve those aspects that attract knowledge industries and knowledge workers.
- Business and capital are very mobile in the New Economy, giving knowledge workers more options about where they choose to live which, in turn, affects where knowledge industries choose to locate. This change in work and relocation patterns means that decisions about where knowledge workers choose to live are increasingly made by them rather than for them, and is yet another reason why quality of place and quality of life are so important. This also explains why some high cost regions that focus on quality of place win out over low cost, low quality locations.

- The NGA identifies that attracting knowledge industries and knowledge workers is essential for raising living standards because of the correlation between knowledge workers with college degrees and per capita income.[3] The NGA also identifies that metropolitan areas with the most educated populations have per-capita income increases twice that of less educated areas, and highly educated areas appear correlated to increased levels of entrepreneurship, new firm formation and fast-growing firms.[4]
- The Great Recession showed that Maricopa County must continuously strive to diversify its economy. Overreliance on industries tied to population growth is not an effective long-term strategy if it wants to avoid "boom" and "bust" cycles and create economic resiliency. Therefore, Maricopa County should implement policies to help attract a variety of industries with long-term, stable growth prospects.
- Maricopa County recognizes that cooperative arrangements with the private sector are critical to solve problems, and will become increasingly necessary since both public and private capital may be limited for the foreseeable future.
- In the New Economy competition for growth is very intense so Maricopa County should continuously consider ways to support business start-ups, attract workers with the skills needed to staff those businesses, and create an environment where businesses and workers can succeed. In addition, given their increasing importance in the New Economy Maricopa County also supports the unique role and needs of entrepreneurs and the start-up businesses they create.

Strategies

- Implement policies that create and maintain quality of place so Maricopa County can compete for new businesses, capital formation and inflow and knowledge workers.
- Coordinate with GPEC and other organizations to implement strategies that support industry cluster formation in a variety of long-term, stable growth sectors.
- Identify ways to form partnerships with businesses and industries to address their needs and those of the broader community.
- Provide an economic climate that is supportive of entrepreneurial activities.
- Encourage programs that increase education and training for workers, with particular attention focusing on skills necessary to compete in the New Economy.
- Implement policies that help diversify Maricopa County's economy and help it compete for new business growth.

[3] National Governors Association. *The 2007 State New Economy Index: Benchmarking Economic Transformation in the States*. 2007. Found at http://www.nga.org.
[4] Ibid at http://www.nga.org

Quality of Place Matters

The New Economy requires that communities continuously find new and innovative ways to compete for economic growth, new capital and knowledge workers. Since quality of place is such an important factor in competing effectively it is essential that Maricopa County focus on providing the amenities, features and characteristics that create the quality places that knowledge industries and knowledge workers demand. Some of the factors that affect quality of place and quality of life include:

- The condition of the natural and built environment, including traffic congestion, air pollution, sprawl and dilapidation;
- The variety of employment opportunities;
- Access to quality services like health care, libraries and shopping;
- The variety of open space, recreation & leisure opportunities;
- Cultural amenities like museums, theatres and symphonies;
- A quality education system;
- Strong community and neighborhood character;
- Pleasant climate;
- Healthy and active residents;
- Community sustainability;
- Continuous revitalization, reinvention and innovation;
- Community support systems and community interaction;
- Public safety and a sense of security;
- A sense of place, acceptance and belonging (i.e. a belief that "this is home")

Maricopa County understands the importance of these factors and should continuously assess how it can strengthen its competitive advantage in these areas to establish itself as a good place to do business and a good place to live.

<u>Strategies</u>

- Continuously assess Maricopa County's quality of place to help achieve a competitive economic advantage; identify ways to strengthen the quality of place factors that impede economic growth.
- Implement policies that create orderly development patterns; make Maricopa County's quality of place a high priority.

Create a Good Business Climate

Maricopa County considers quality of place a high priority, but also understands the importance of having a good business environment that allows companies of all sizes to flourish. Establishing this environment must be a cooperative effort between the public and private sectors to identify effective and appropriate strategies such as incentives, business-responsive economic policies and aggressive marketing and outreach. The policies in *Vision 2030* focus on both **Basic Sector** and **Non-Basic Sector** businesses, each of which are important but require a different strategy.

Basic Sector

Maricopa County should support Basic Sector industries because they bring new capital, new jobs, and spending power to the region. There are certain characteristics many of these businesses look for when making location and relocation decisions, including:

- A strategic location that provides access to target markets, subcontractors, customers and raw materials;
- Access to an educated and trained or trainable workforce;
- Access to quality utilities, roads, and infrastructure;
- Low operating costs; state and local incentives;
- Developable land;
- Support for entrepreneurship and innovation;
- Access to financial capital;
- Low cost of living for employees;
- High quality of life and quality of place for employees;

Since most Basic Sector industries locate in cities and towns *Vision 2030* has a limited role in helping attract and support such businesses. However, it does play an important role in ensuring quality of place, designating land for business development, and coordinating new business development with needed infrastructure.

Non-Basic Sector

While Basic Sector industries are critical for raising living standards, Non-Basic Sector businesses are also important because many are locally-owned and provide valuable products and services to residents. These businesses also account for many professional jobs so they too are an essential part of the local economy. Some examples of Non-Basic Sector businesses include:

- Health care workers
- Attorneys
- Accountants
- Insurance agents
- Real estate agents
- Banking, loan, and financial agents
- Business consultants
- Architects
- Veterinarians

Vision 2030 supports small business development by promoting non-residential land availability, especially within master-planned communities and similar types of urban development.

Strategies

- Coordinate with GPEC and other economic development organizations to attract and retain Basic Sector industries.
- Provide information and assistance to prospective businesses about Maricopa County, and assist economic development organizations with information and data as needed.
- Provide information to businesses regarding assistance and incentive programs offered by state and local organizations.
- Consider incentives to attract Basic Sector industries.
- Encourage programs that support Non-Basic sector success and retention.

Small Business Development

One of the most important principles of *Vision 2030* is the need for efficient and balanced land use patterns. Such patterns are especially important within master-planned communities and similar urban development that can include hundreds of thousands of new residents. These communities provide excellent locations for small, entrepreneurial businesses to start and expand. Where possible **business incubator** programs in these communities could also help create new jobs and expand the local economy.

Strategies

- Support and assist entrepreneurial and early-stage small business development in master-planned communities and similar urban development.
- Where possible, encourage business incubator programs in master-planned communities and similar urban development.

Align Public/Private Sector Outcomes

The familiar phrase *the only constant is change* is appropriate for the New Economy because change is both frequent and rapid. For many businesses rapid and continuous change means increased competition to find new customers and markets for their products and services. While success is never guaranteed, those businesses that cannot compete effectively and efficiently will likely fail.

Maricopa County must also compete for new businesses and the workforce they need, and it's this commonality that should bring businesses and the county together to create a healthy and stable economy. Maricopa County can help businesses compete by developing partnerships and alliances that support their operations, and by treating them as customers whose needs must be understood. Some of the ways this can be achieved include:

- Continuously look for ways to improve its services using an entrepreneurial approach that focuses on enhancing efficiency, effectiveness, innovation and creativity;
- Continuously assess and reassess rules, regulations, and requirements to demonstrate their effectiveness, and whether desired outcomes can be achieved more efficiently;Identify ways to measure progress in aligning government and business needs so that successes can be replicated, deficiencies corrected and citizen support for outcomes increased.
- Clearly articulate policies and expectations so that uncertainty is minimized; measure progress towards achieving policy outcomes.

Although business and government serve different purposes they should build cooperative partnerships based on common interests and needs. For example, businesses need the services, infrastructure and quality of place that Maricopa County can help provide, while Maricopa County needs successful businesses so its residents have employment opportunities. Importantly, economic growth need not come at the expense of quality of life since both Maricopa County and businesses need to attract an educated and skilled workforce that demands quality places.

Strategies

- Use an entrepreneurial approach to become more efficient and effective in service delivery.
- Continuously assess the county's operations and regulations to ensure quality, effective, and competitive services.
- Implement *Vision 2030* consistently and clearly articulate policies and desired outcomes.

ECONOMIC GROWTH GOALS AND POLICIES

Stable, long-term economic growth is not assured in the competitive New Economy, so Maricopa County should continuously seek new and innovative ways to encourage such growth. Innovation is fundamental to this element's goals and policies to support existing county efforts, yet supplement them with additional business-oriented, labor force-oriented and place-oriented strategies.

Economic Growth Goal #1: Contribute to an effective regional economy.

Economic Growth Goal #2: Have a diverse and balanced economy to promote long-term economic stability and economic resiliency.

Economic Growth Goal #3: Attract knowledge industries in a range of Basic Sector clusters, and attract the knowledge workers they need by achieving quality of place and quality of life.

Economic Growth Goal #4: Create and grow a diverse business climate.

Economic Growth Policy #1: Maricopa County supports orderly and balanced land use patterns that include Basic and Non-Basic sector businesses, especially in master-planned communities and similar urban development.

Economic Growth Policy #2: Maricopa County supports public-private alliances to increase business success and address community needs.

Economic Growth Policy #3: Maricopa County supports increasing entrepreneurial activities and business formation.

Economic Growth Policy #4: Maricopa County supports programs that provide citizens with the education and training necessary to compete in the New Economy.

Economic Growth Policy #5: Maricopa County supports programs that attract a variety of Basic Sector industry clusters that have long-term, stable growth prospects.

Economic Growth Policy #6: Maricopa County supports efforts to recruit prospective businesses and industries to the county, and efforts to retain existing businesses and industries.

Economic Growth Policy #7: Maricopa County supports the IDAMC, HOME, CDBG and other incentive programs.

Economic Growth Policy #8: Maricopa County supports continuously assessing its regulations and processes to enhance effectiveness, ensure quality service, increase efficiency and establish a competitive advantage.

Economic Growth Policy #9: Maricopa County supports implementing *Vision 2030* in a clear and consistent way to help businesses make long-term investment decisions.

Economic Growth Policy #10: Maricopa County supports leveraging its solar resource potential to attract solar-related industries and alternative energy research and development.

GROWTH AREAS

OVERVIEW

In 1998 Arizona approved a sweeping new law known as *Growing Smarter* to help ensure sensible growth and protect the state's environment. Among its provisions the law requires that this comprehensive plan identify areas suitable for planned multimodal transportation and infrastructure expansion to support concentrations of urban land uses. The law also requires this plan to include policies and strategies that:

- Make multimodal transportation more efficient;
- Make infrastructure expansion more economical;
- Provide for rational land development patterns;
- Conserve significant natural resources and open spaces within identified growth areas, and coordinate and connect their locations to similar areas outside growth areas;
- Promote timely and financially sound infrastructure expansion

Steady and consistent growth is important to Maricopa County's future, but how and where growth occurs can affect the environment, transportation system, public finances and overall quality of life. This Growth Areas element is important because it requires that new growth occur in an efficient, orderly and responsible manner to help resolve problems like traffic congestion and air pollution. Also, by identifying areas appropriate for urban development this element helps Maricopa County implement its Urban Solutions for Urban Development strategy.

The Growth Areas element was one of several later added to the previous comprehensive plan in response to the Growing Smarter law. Although the time frame for measuring the results of previous efforts is limited, some noteworthy conclusions can be made.

RESULTS AND ANALYSIS

Growth Area Considerations:

The previous comprehensive plan identified several constraints that were expected to affect the amount and location of new urban growth in unincorporated areas:

- *Physical constraints*, including steep slopes, riparian areas, floodplains, land subsidence, Earth fissures, water availability and important plant and wildlife habitat.
- *Built constraints*, including the lack of infrastructure and services, and the location of noise sources like airports, automobile proving grounds, racetracks and highways.
- *Ownership considerations*, including public land managed by federal, state and local governments and Indian communities.

The previous comprehensive plan also identified where urban growth should occur including General Plan Development Areas, certain locations within county area plans, and within development master plans/master planned communities. In general, the constraints analysis was accurate as each did direct the types and intensities of development in certain areas. The opportunities and constraints analysis remains an important part of *Vision 2030*, and both existing and new opportunities and constraints are considered.

CURRENT ISSUES & STRATEGIES

Following many years of rapid growth the Great Recession took a serious social and economic toll on Maricopa County. While near-term population and economic growth are expected to be somewhat restrained as a result, most projections anticipate that stronger growth will eventually return which makes identifying areas appropriate for future urban development an important and timely priority. The following section considers several potential constraints to new urban growth and, as directed by state law and county policy, establishes where urban growth is most appropriate.

Growth Area Constraints

Physical Constraints

Soil

While not often thought of as an obstacle soil can affect the quality and character of land uses and sub-surface infrastructure. Some of the soil properties that can affect development include permeability, compaction, shrink-swell potential, plasticity, salinity, erosion vulnerability and corrosiveness.

Topography

The significant slope and elevation changes in Maricopa County directly affect land use. Slopes range from less than 2% on the desert floor to well over 20% in some areas making development very difficult and expensive. The result is that

rugged and steep areas are either bypassed for less challenging locations or developed at very low densities and intensities.

Floodplains

Floodplains are areas vulnerable to flooding during significant rain events, most notably in the Federal Emergency Management Agency's 100-year floodplain. While the 100-year floodplain includes areas that have a 1% chance of experiencing certain flood levels in any given year, such events frequently happen more than once every 100 years and can significantly exceed typical flood levels. Insurance, engineering and other technical obstacles can make development in these areas both difficult and expensive.

Subsidence/Earth Fissures

As noted earlier certain areas of Maricopa County have a difficult and chronic problem known as land subsidence, which occurs when too much groundwater is removed leaving a gap where the weight of the overlying soil and material compresses causing the ground to sink. Unfortunately, when ground sinks it usually does so unevenly creating cracks known as Earth fissures. Fissures typically start small but gradually expand due to erosion and can form deceptively dangerous gullies dozens of feet wide and equally deep. Once fissures begin they usually increase in number and length, and spread at uneven speeds and directions. Land subsidence of up to 18 feet has been recorded in certain areas of the county and some fissures are hundreds of feet in length. Subsidence and the resulting fissures can damage roads, utilities and irrigation systems; destroy buildings and livestock; alter drainage patterns; and become dumping grounds for hazardous materials that can affect water quality.

Water Quality / Availability

Maricopa County's water supply comes from groundwater contained in sub-basins of varying depth, and from surface water like the Central Arizona Project Canal and dam-impounded lakes. The amount of water available from both sources depends on precipitation, especially from winter snow melt in higher elevations of Arizona, Utah and Colorado. Water quantity and quality varies by location in the county which can affect the density and intensity of new development.

Vegetation/Wildlife Habitat

Maricopa County has many plants and animals unique to the Sonoran Desert that are protected by federal and state laws. These laws safeguard important habitat and can influence where development can occur, or at least restrict land disturbance.

Cultural/Archaeological Sites

Maricopa County has many archaeological sites associated with the Hohokam and other early inhabitants. The Arizona State Historic Preservation Office and the Arizona State Museum keep inventories of important cultural resources in the state, while other agencies like the Arizona State Land Department, U.S. Forest Service, U.S. Defense Department, Bureau of Land Management and Indian communities keep inventories of cultural resources for areas under their control. Depending on their scope and significance archaeological sites can affect where, when and/or if development occurs.

Built Constraints

Infrastructure and Services

One the most obvious constraints to urban development are the availability of infrastructure and services since they dictate the type and timing of new growth. While usually not necessary for rural development, appropriate infrastructure and services are required for urban development to help protect public health and safety, meet residents' needs, and support orderly and fiscally responsible growth patterns. This remains a fundamental principle of *Vision 2030* and the county's Urban Solutions for Urban Development strategy which necessitates the services and infrastructure identified in the Land Use element be confirmed before considering changes to this plan or zoning district boundaries. Infrastructure and service availability impact the type, timing, and location of urban development and is a key factor in where growth areas are appropriate.

Noise-generating Land Uses

Persistent, loud, and/or continuous noise can affect health, sleep, learning patterns, and even property values. While there are many sources of noise some of the most recognizable include:

- *Airports*: Given their potential for noise and safety hazards airports play an important role in determining the type and location of new development. Maricopa County has many airports including Sky Harbor International and Phoenix-Mesa Gateway that provide commercial airline service, general aviation airports that serve private aircraft, and so-called "fly-in" communities for light aircraft. While airports create noise and safety hazards they also have important economic benefits so compatible land use planning around them is an important factor in determining the location of growth areas.

- *Automobile Proving Grounds*: Automobile proving grounds are facilities where manufacturers test vehicle and related component capabilities in a controlled environment. Several manufacturers have such facilities in Maricopa County

that allow them to test equipment in hot climate conditions. Noise from automobile testing, along with security concerns about product design and performance, are considerations in determining the types and intensities of new growth in surrounding areas.

- *Major Roads & Highways:* Although roads and highways are sources of continuous noise they are vital to the economy and society. Because compatible land use near major roads and highways is important they are factors in determining appropriate growth areas.

- *Railroads:* Trains can generate brief but high noise events due to train speed, use of horns, track and other specific conditions. Like roads and highways, railroads are essential for the movement of people and products so adjacent land use compatibility can be a factor in determining appropriate urban growth areas.

Hazardous Areas

Hazardous conditions can also dictate the types and intensities of new development. Two of these hazards – floodplains and subsidence/Earth fissures – are discussed earlier in this chapter, but there are other potentially hazardous conditions that determine growth areas:

- *High Noise or Accident Potential Zone:* State law designates certain areas around military facilities as High Noise or Accident Potential Zones (HNAPZ), including near Luke Air Force Base, Luke Auxiliary Airfield #1 in Surprise, and the auxiliary airfield south of Gila Bend. The HNAPZ is defined as areas within noise contours that surround these facilities and the accident potential zones that extend off the ends of their runways. The HNAPZ helps ensure that future development is compatible with the high noise or accident potential generated by military aircraft that may have an adverse effect on public health and safety.

  In 2004 Arizona enacted laws that enhance protections for Luke Air Force Base, add ancillary military facilities to the list of protected installations, and require local governments – Maricopa County, Surprise, Glendale, El Mirage, Goodyear, Youngtown, Buckeye and Gila Bend – to adopt land use plans and zoning regulations for property in the HNAPZ of each facility. These land use plans and zoning regulations must ensure that development is compatible with the high noise and accident potential generated by military airport or ancillary military facility operations that have or may have an adverse effect on public health and safety. State law restricts the types of land uses that are allowed in these areas and only those uses found by the state to be compatible and consistent with the high noise or accident potential generated

by these facilities are allowed, although other uses may also be permitted upon mutual consent of Luke Air Force Base and Maricopa County.

State law also identifies a larger risk area around Luke Air Force Base and Auxiliary Airfield #1 where military aircraft can impact public health and quality of life. Known as the Territory in the Vicinity of a Military Airport, this area extends outward from the center of the main runways at Luke Air Force Base and Luke Auxiliary Airfield #1. While land uses in these areas are not restricted, noise reductions are required for construction of occupied buildings which may influence the types and densities of new growth.

- *Palo Verde Nuclear Generating Station:* PVNGS is the largest power producer in the U.S. Few people lived near the plant when it was built several decades ago, and while the surrounding population is still relatively low several master-planned communities that could eventually be home to tens of thousands of new residents are planned within the *Plume Exposure Pathway Emergency Planning Zone* (Pathway). The Pathway is a ten mile radius surrounding PVNGS where protective actions could be required to safeguard the public from the effects of exposure to radioactive material should an unintended radioactive release occur. A larger safety area, known as the *Ingestion Exposure Pathway Emergency Planning Zone*, extends an additional fifty miles from PVNGS.

  While the Pathway will eventually be home to tens of thousands of residents, it is unknown whether this growth will occur before PVNGS is ever decommissioned. If it does then protecting public health and safety is a high priority in the unlikely event of a radioactive incident. Although the risk is very small, the potential consequences of not evacuating residents in the Pathway area within a short time frame could be catastrophic which is why careful planning and an efficient transportation system are so important. In addition, securing high-profile facilities like nuclear power plants is a priority for federal, state, and local officials so it is unknown whether future homeland security interests could eventually restrict or otherwise regulate the type, intensity and/or location of growth in that part of the county.

Ownership Constraints

Land ownership also affects the location of growth areas since only about 29% of Maricopa County's approximately 9,225 square miles is privately owned. By comparison, over 50% is controlled by the U.S. Bureau of Land Management (BLM), U.S. Forest Service, and U.S. Department of Defense; 11% by the state; and 5% by Indian communities. The remainder is controlled by various entities including Maricopa County.

Federal Land

The federal government is the largest land holder in Maricopa County, managing approximately 484,000 acres of the Tonto National Forest, nearly 508,000 acres of Wilderness areas, and about 1.5 million acres of military and other miscellaneous property. Most federal land is not available for development although in certain instances land managed by the BLM can be acquired for development via land trades or outright sales. Since most federal land is not available for development it is not considered a growth area.

The U.S. Department of Defense is the largest land holder primarily because of the Barry M. Goldwater Range (Goldwater Range) located approximately 70 miles southwest of Phoenix. The Goldwater Range includes approximately 2.7 million acres – approximately one-third of which is in Maricopa County – for air and ground training. Only a small portion of the Goldwater Range is actually used for training operations meaning the vast majority remains undisturbed desert. The entire range is off limits to private development, thus is not a growth area.

State Trust Land

The ASLD oversees more than 600,000 acres of Trust land in Maricopa County on behalf of beneficiaries like public and specialized schools, colleges, hospitals and charitable institutions to ensure that when land is sold or leased it receives the highest value-added return possible. State law mandates that fair market value be obtained for all Trust land sales and commercial leases, and all revenue derived from the sale and lease of Trust lands are placed in a fund administered by the State Treasurer. Whether Trust land is considered a growth area depends on several factors, including when such land is made available for auction or lease, the status of ASLD land management plans, and available infrastructure and services.

Indian Communities

Maricopa County includes approximately 200,000 acres of land controlled by various Indian communities including the Fort McDowell-Apache, Salt River Pima-Maricopa, Gila River and Tohono O'odham. While development can occur in these areas each respective nation controls the location, type and intensity of growth within their borders. Therefore, for the purpose of this plan these communities are not considered growth areas.

Maricopa County Regional Parks

Covering approximately 120,000 acres Maricopa County's eleven parks and conservation areas comprise one of the largest regional park systems in the nation. Each park offers various levels of recreation for the more than 1.2 million

residents and guests that visit the system annually. Except for recreational enhancements, development in the parks is prohibited meaning these are not growth areas.

Attitudinal Constraints

Public attitudes about development also affect the types, intensities and locations of new growth. For instance, while some residents prefer urban development others prefer more rural settings. Such contrasting opinions are usually strong among residents in unincorporated areas and do affect the types and character of development in certain areas. Public attitudes both for and against urban and rural development continues to be an important factor in how and where growth occurs.

Urban Growth Area

Although constraints can influence the types and locations of new urban growth, there are opportunities for such growth in some unincorporated areas. In light of these constraints, Maricopa County's expectations for responsible and orderly growth, and state requirements for this element Maricopa County considers the following as the urban growth area:[1]

Places designated for urban land use in *Vision 2030*, the respective county area plan or an applicable municipal general plan if urban services and infrastructure are readily available and timely annexation can occur. Areas designated for rural land use in *Vision 2030* and a county area plan could also be considered the urban growth area if those areas are designated for urban land use in an applicable municipal general plan, provided that urban services and infrastructure are readily available and if timely annexation can occur to avoid new county islands. Areas that do not meet these criteria are most suitable for rural land uses. Moreover, urban growth is unsuitable anywhere that the constraints identified in this chapter, as applicable, cannot be properly addressed.

Other Growth Area Considerations

- Maricopa County affirms that where possible urban development – especially urban residential development – should annex into cities and towns to avoid new county islands and to ensure urban services, urban infrastructure and a locally-elected government are available.

- Certain industrial land uses that require large amounts of land, but not urban services and infrastructure, are acceptable outside the urban growth area. These uses could include electric generating facilities, proving grounds and test facilities, agriculturally-oriented businesses and other rural-type industrial uses on a case-by-case basis.

[1] Except as noted in the *Other Growth Area Considerations*, all other unincorporated areas are appropriate for rural development. In all instances conformance with the approved land use designation is required unless it is modified via a comprehensive plan amendment.

- Maricopa County affirms that new urban development should meet state requirements for urban growth areas and the county's Urban Solutions for Urban Development requirements.

Strategies

- Monitor the constraints identified in this chapter to determine when changes are needed, and to determine their effect on the urban growth area.

- Monitor the urban growth area to determine when changes are necessary, and to evaluate its effectiveness in implementing state requirements and county policies.

- Strive for consistent implementation of the urban growth area by directing new urban development to these locations.

- Promote annexation of new urban growth prior to actual development.

GROWTH AREAS GOALS AND POLICIES

While the Land Use element presents the county's support for balanced and efficient land use patterns, this Growth Areas element complements it by identifying the most appropriate locations for urban growth. The goals and policies reinforce the most important positions that Maricopa County has with respect to future urban growth, in particular sensible and efficient development patterns that are well-integrated with those in cities and towns.

Growth Areas Goal #1: Achieve orderly urban growth that is fiscally and environmentally responsible, protects public health and safety and promotes sensible annexation patterns.

Growth Areas Goal #2: Have urban growth that is consistent with the county's urban growth area, meets statutory requirements, and implements the Urban Solutions for Urban Development strategy.

Growth Areas Policy #1: Maricopa County supports consistent implementation of its urban growth area except in the noted instances.

Growth Areas Policy #2: Maricopa County supports periodically evaluating the development constraints identified in this element to determine how they impact the urban growth area, and whether these constraints require reconsideration or modification.

Growth Areas Policy #3: Where feasible Maricopa County supports annexation of new urban development within the urban growth area.

OPEN SPACE

OVERVIEW

Maricopa County's rise to the fourth most populated county in the nation highlights the challenge and necessity of protecting its quality of life. Two important factors that determine the appeal of an area are the amount and quality of open spaces for people to enjoy. Open space provides places to relax and recreate, valuable plant and wildlife habitat and overall scenic beauty. Open space also helps moderate urban temperatures and reduce air pollution, both of which are especially important in this region. Importantly, open space also provides places for people be physically active and plays a part in the county's important tourism industry.

For this element state law requires that the county identify existing open spaces, forecast future open space needs, identify strategies to preserve and acquire open space as necessary, and integrate open space on a regional basis. To help meet these requirements *Vision 2030* supports the county's *Parks and Recreation Strategic System Master Plan* and *Regional Trail System Plan,* and considers open space and connectivity a fundamental part of future development.[1]

Maricopa County manages one of the largest regional park systems in the nation with 10 regional parks encompassing approximately 120,000 acres, and which hosts more than 1.4 million annual visitors. Each park provides a distinct level of **active** and/or **passive recreation**:[2]

- Adobe Dam Regional Park – 1,526 acres
- Buckeye Hills Regional Park – 4,474 acres
- Cave Creek Regional Park – 2,922 acres
- Estrella Mountain Regional Park – 19,840 acres
- Lake Pleasant Regional Park – 23,643 acres
- McDowell Mountain Regional Park – 21,099 acres
- San Tan Mountain Regional Park – 10,000 acres
- Spur Cross Ranch Conservation Area – 2,154 acres
- Usery Mountain Regional Park – 3,648 acres
- White Tank Mountain Regional Park – 30,000 acres

1 More information about both plans is available from the Maricopa County Parks & Recreation Department.
2 More information about each park is available from the Maricopa County Parks & Recreation Department.

RESULTS AND ANALYSIS

The previous comprehensive plan included several open space issues for consideration including public access, regional connectivity and declining recreation opportunities. While that plan included conceptual objectives and policies addressing these issues, *Vision 2030* provides clearer expectations and differentiates active recreational parks from undisturbed and passive natural open space.

CURRENT ISSUES & STRATEGIES

Preserving park and open space is one of the county's Strategic Priorities because it helps maintain the area's quality of life. However, there are many things that affect the county's ability to plan for and preserve open space, several of which are identified in this section.

Open Space Acquisition: Need vs. Cost

Before acquiring more open space it is necessary to consider how much additional space might be needed to support the county's growing population. To do this the Maricopa County Parks and Recreation Department uses a population-to-open space metric that estimates an appropriate amount of park space to meet public needs and expectations. Using a standard of 15 acres of open space per 1,000 people, the county's *Parks and Recreation Strategic System Master Plan* estimates that over the next 15 years an additional 30,000 acres of parkland open space could be needed, although this estimate could vary by up to 30% depending on actual population growth.

Most of the county's regional park system covers mountain areas that were acquired from the federal government for $2.50 an acre through the Recreation and Public Purposes Act of 1924. Although this historic law helps Maricopa County acquire parkland the cost to operate, manage and maintain large areas to acceptable standards is challenging. Despite this challenge Maricopa County is committed to having a first-rate regional park system for residents and visitors to enjoy, and will continuously look for innovative funding options and ways to increase operational efficiencies.

Strategies

- Implement the Parks and Recreation Strategic System Master Plan.
- Identify and implement efficiencies in park operations.
- Identify and implement innovative funding options for park operations, maintenance and capital improvements with consideration of user-based options.
- Develop and implement qualitative and quantitative land acquisition criteria.

Edge Treatment

The transition from urban development to open space along the edge of the county's regional parks is one of the most important issues affecting the park system. How best to minimize the effects of this transition – known as edge treatment – ultimately determines the quality, accessibility, security and sustainability of these parks. So-called hard edge treatments like walls and fences detract from a park's scenic quality and isolate it from surrounding areas. Conversely, so-called soft edge treatments like natural landscaping and increased building setbacks preserve scenery and help make the park a part of the surrounding area. Maricopa County supports coordinating with municipalities to implement effective soft edge treatment on a case-by-case basis in their respective jurisdictions, and supports soft edge treatment guidelines for unincorporated areas.

Strategies

- Use soft edge treatments around regional parks.
- Coordinate with cities and towns to address edge treatments on a case-by-case basis.
- Use soft edge treatment guidelines in unincorporated areas.

Regional Park Connectivity; Maricopa Regional Trail System

Maricopa County's regional parks are recognized as some of the best in the nation in part because each offers different amenities to suit visitor preferences. While each park is unique, for many years visitors have dreamed of finding a way for them to be conveniently and easily connected by a non-motorized trail system. This dream became a reality in 2003 when after much planning and preparation the Board adopted the *Maricopa Trail*.

When complete the approximately 242 mile multi-use Maricopa Trail – a component of the larger Maricopa County Regional Trail System – will connect each of the county's regional parks. The Maricopa Trail passes through many cities and towns, Indian communities and federal and state land so cooperative agreements will be critical to realize the trail's full potential. Maricopa County supports completing the Maricopa Trail and eventually the priority segments of regional trail system.[3]

3 More information about the Maricopa Trail and the Maricopa County Regional Trail System is available from the Maricopa County Parks & Recreation Department.

Strategies

- Implement the Maricopa Trail and, eventually, the remaining priorities of the Maricopa County Regional Trail System.

Security and Maintenance

Unauthorized access and misuse of county parks is an ongoing challenge to their quality, character and pristine nature. This challenge, coupled with unpredictable funding for capital improvements, maintenance and upgrades to existing facilities affects the County's ability to provide visitors with the recreational and contemplative experiences they expect. Therefore, Maricopa County will continue to identify and support efforts that deter unauthorized access, and that provide capital funding to enhance park security and overall quality.

Strategies

- Identify and implement cost effective measures to deter unauthorized park access and unauthorized activities.

Local/Neighborhood Parks

Maricopa County operates one of the largest regional park systems in the nation that offers the million plus annual visitors an opportunity to experience large, natural desert areas within a busy urban area. While the park system meets environmental, recreational and economic needs it is not a substitute for local and neighborhood parks.

Local and neighborhood parks are important to the stability of communities and neighborhoods because they provide places for recreation, socialization, and healthy lifestyles. Unlike cities and towns Maricopa County does not operate local parks, meaning those in unincorporated areas are private and overseen by homeowner associations or similar organizations. Regardless, Maricopa County considers local parks with adequate and appropriate amenities an important part of the community and will use the ratios in **Table 10**: Local Park Ratios as a guide when evaluating urban residential development:

Strategies

- Use the local park ratios as a guide when considering urban residential development.
- Evaluate urban residential development to determine if adequate and appropriate recreation amenities are included in local parks.

Table 10: Local Park Ratios

PARK TYPE	SERVICE AREA	APPROXIMATE SIZE	TYPICAL AMENITIES
Mini-parks	¼ mile	Up to 1 acre	playground equipment
Neighborhood Park	¼ - ½ miles	Approx. 5 - 15 acres	ball fields, ball courts, playground equipment, picnic facilities
Community Park	1 – 2 miles	Approx. 25 acres	Any combination of athletic complexes, playground equipment, picnic facilities, swimming pools, community & recreation facilities

OPEN SPACE GOALS AND POLICIES

Maricopa County is proud of its regional park system and the contribution it makes to the area's quality of life. Maricopa County also understands the importance of parks and open space because of the environmental, societal and economic benefits. Having quality parks and open space for residents and visitors is important to Maricopa County, thus sets forth the following goals and policies to achieve such quality.

Open Space Goal #1: Provide regional leadership to promote environmental quality, including the preservation of open, natural park and recreation lands.

Open Space Goal #2: Protect and expand the regional park system proportionately with population growth.

Open Space Goal #3: Build the Maricopa Trail and the Maricopa County Regional Trail System. Work with municipalities to connect the trail system to their park and preserve systems.

Open Space Goal #4: Have quality neighborhood parks and active and passive open space with adequate and appropriate recreation amenities in urban residential development.

Open Space Policy #1: Maricopa County supports implementing the Parks and Recreation Strategic System Master Plan.

Open Space Policy #2: Maricopa County supports dedication and improvement of trail right-of-way within new development, including the Maricopa Trail, the Maricopa County Regional Trail System, and wildlife linkages.

Open Space Policy #3: To help maintain quality and security, Maricopa County supports user-based funding options for its regional park system and, where feasible, regional trail system.

Open Space Policy #4: Maricopa County supports soft edge treatments along the perimeter of its regional parks, regional trail system and the El Rio corridor.

Open Space Policy #5: Maricopa County supports partnering with cities and towns to address edge treatments along the perimeter of regional parks and the regional trail system.

Open Space Policy #6: Maricopa County supports compliance with the local park ratios identified in this plan.

WATER RESOURCES

OVERVIEW

For centuries inhabitants of this area's dry desert environment have understood the importance of carefully planning for and wisely using its water supply. Given how little precipitation this region receives it's this careful planning and wise use that allows millions of people to live in one of the driest places in the world. But supplying an ever-growing population with a reliable water supply will require finding new ways to increase efficient use as supplies unpredictably expand and contract depending on yearly weather patterns. With this consideration state law requires that Maricopa County include this Water Resources element to help protect and manage the region's limited water. Specifically, this element assesses available water supplies, expected water use demands in relation to future growth, and how water use demand can be met. The policies and recommendations in this element try to present a balanced and long-term approach to water use.

Maricopa County's water supply comes from three sources: groundwater, effluent/ reclaimed water and surface water including that brought through the Central Arizona Project (CAP) Canal. The following is an overview of each source.

Surface Water; CAP Canal

Surface water is considered the State's major **renewable water** source and comes from rivers, streams and lakes. However, surface water availability is somewhat unpredictable and varies from year-to-year based on precipitation in Arizona and surrounding states. To fully benefit from precipitation reservoirs and dams along the Salt, Verde, Gila and Agua Fria Rivers capture rain and snowmelt from northern and eastern Arizona for use in Maricopa County and other desert areas which helps smooth out water supplies during periods of high and low runoff.

The CAP Canal, managed by the Central Arizona Water Conservation District, brings approximately 1½ million acre feet of water annually from the Colorado River to Maricopa, Pinal, and Pima Counties. The CAP Canal extends nearly 340 miles from Lake Havasu to the San Xavier Indian Reservation near Tucson, and is considered a vital source of water for the Phoenix and Tucson metropolitan areas. Colorado River water is allocated to several western states based on the 1922 Colorado River Compact where Arizona, California and Nevada comprise what are known as Lower Division states, while Wyoming, Colorado, Utah and New Mexico comprise the Upper Division states. Each Division receives 7½ million acre-feet annually that is apportioned to each state in various amounts. Arizona has rights to 2.8 million acre-feet annually which is either used or stored in underground aquifers to help alleviate potential future water

shortages. The complex process of storing and managing water in these aquifers is overseen by the Arizona Water Banking Authority.

Groundwater

Groundwater comes from rain and snowmelt that slowly soaks into deep underground aquifers over many years. Because it takes a long time to naturally recharge these aquifers once water is withdrawn, groundwater is typically considered a non-renewable water source. To help manage this limited source Arizona created the *Groundwater Management Code* which controls groundwater depletion and effectively allocates its use.[1] Areas with the most severe groundwater depletion are Active Management Areas (AMA) and are overseen by the Arizona Department of Water Resources (ADWR). There are five AMAs in Arizona, including the Phoenix AMA which covers most of Maricopa County. The Phoenix AMA has a management goal of achieving safe-yield, meaning a balance between the amount of groundwater withdrawn and the amount of groundwater naturally and artificially recharged, by 2025.

Effluent / Greywater

Greywater is wastewater from activities like bathing and washing that is retrieved and treated to a level where it can be used for landscape irrigation, industrial production and other applications where **non-potable** water is acceptable. As of April 2010 there were 92 wastewater treatment facilities in the region producing 324,000 acre-feet of treated greywater annually.[2] As Maricopa County's population grows and concerns about ground and surface water availability intensify, greywater will likely become an increasingly important water source.

Projected Water Demand

Projecting future water demand for all of Maricopa County is difficult given the increasing number and mix of residential, commercial, business, industrial and agriculture users, and the lack of available countywide data. However, ADWR data is available for the Phoenix AMA which covers most of Maricopa County including the Phoenix area. In 2010 ADWR published its *Phoenix AMA Demand and Supply Assessment* which includes historical supply and demand data for groundwater, surface water, CAP, and effluent/greywater use from 1985 to 2006.[3] The assessment shows that in 2006 total water use in the Phoenix AMA was 1,118,409 acre-feet. The assessment also projects future water use based on different scenarios of population and climatic change, and on amounts of reclaimed water use to 2025. Using the mid-level projection – a midpoint of high and low water demand – ADWR estimates that in

[1] Additional information about the Groundwater Management Code is available from the Arizona Department of Water Resources.
[2] Arizona Department of Water Resources. *Arizona Water Atlas Volume 8 Active Management Area Planning Area April 2010.* Found at www.azwater.gov/AzDWR/StatewidePlanning/WaterAtlas/ActiveManagementAreas/documents/Volume_8_final.pdf
[3] Arizona Department of Water Resources. *Draft Demand and Supply Assessment 1985-2025 – Phoenix Active Management Area.* 2010. Found at www.azwater.gov/azdwr.

2025 demand within the Phoenix AMA for ground, surface, CAP and reclaimed water will be 1,763,467 acre-feet; a nearly 60% increase from 2006. The increased water consumption over this and longer periods highlights the importance of using groundwater efficiently, and using renewable water to help ensure a long-term supply.

RESULTS AND ANALYSIS

The previous comprehensive plan encouraged water conservation and identified crop fertilization and pest management strategies as necessary to limit water contamination. *Vision 2030* includes new goals and policies to address these and other water-related issues. The previous plan also discussed water settlement claims between Indian Communities and the federal government, but since Maricopa County has no specific role in this issue it is not included in *Vision 2030*.

CURRENT ISSUES & STRATEGIES

An important part of regional environmental quality is ensuring a stable water supply. Future growth in this arid region means that water consumption and availability remain important concerns so the following are some issues that shape the strategies and policies in this element.

Agriculture Irrigation

Agriculture is one of the largest water users in Arizona and accounts for about ⅓ of the state's total consumption.[4] In many unincorporated areas farming is an allowed use so Maricopa County supports efforts by the ADWR and agriculture industry to use efficient crop irrigation methods.

Strategy

- Support efforts by the ADWR and agriculture industry to use efficient crop irrigation methods.

Water Service

Unlike most cities and towns Maricopa County is not a water provider so those living in unincorporated areas must have self-sufficient wells, have water delivered, or have a contract for water service with a municipality or private company. Water service is one of the most important factors that determines where and when urban growth occurs

[4] Arizona Department of Water Resources. *Draft Demand and Supply Assessment 1985-2025 – Phoenix Active Management Area.* 2010. Found at www.azwater.gov/azdwr.

which is why Maricopa County requires new development to demonstrate that a safe and adequate water supply is available for future needs.

Strategy

- Ensure that safe and adequate water service is available for new urban development prior to amending this comprehensive plan or zoning district boundaries.

Renewable Water

Continuous population growth means that a diverse water supply is a critical part of long-term economic growth. Maricopa County can help promote efficient water use by supporting water conservation in the design of new development, and renewable water use for landscaping, fountains and decorative features and park and common area irrigation.

Strategies

- Ensure that water conservation is included in the design of new development.
- Use renewable water, such as reclaimed water, surface water or CAP water for large common area landscape irrigation, golf course irrigation, and decorative lakes.

Adequate Water Supply

Water use in the AMA is regulated by state laws that require land subdividers obtain a **Certificate of Assured Water Supply**. However, the authority to control water use outside AMAs was limited until 2007 when the state provided clear authority for cities, towns and counties to require newly subdivided land outside AMAs to obtain what is known as a Water Adequacy Determination. While the requirements for a Water Adequacy Determination are not as rigorous as those of a Certificate of Assured Water Supply, new subdivisions must nonetheless ensure that water is physically, legally and continuously available; that the subdivision is financially capable of providing necessary water; and that water quality meets required safety standards. Maricopa County considers Water Adequacy Determinations to be an important and reasonable part of quality growth outside AMAs.

Strategy

- Have new subdivisions outside AMAs obtain Water Adequacy Determinations.

Water Quality

Having safe and clean water is an obvious priority, and because of state and county health regulations Maricopa County is able to review plans, perform inspections and issue permits for water services. The county's Drinking Water program regulates **public water systems** to ensure that water meets or exceeds federal standards and provides outreach, instruction, and advice to public water system administrators about compliance with drinking water rules. Maricopa County's other major program – the Water and Wastewater Treatment program – regulates water and wastewater treatment facilities, reclaimed water facilities and reuse water systems. Although Maricopa County does not own or operate these facilities, both programs demonstrate its commitment to helping ensure clean and safe water for the public.

Strategy

- Implement Maricopa County's Drinking Water and Water and Wastewater Treatment programs.

Water Demand

In 2010 ADWR reported that while water demand in the Phoenix AMA shifted between major users in previous 20+ years, overall use remained relatively stable because reduced water use for agriculture offset much of the rising demand from population growth.[5] Water use for agriculture fell from 57% of total demand in 1985 to 33% in 2006, while demand from other water users like Indian Communities and industrial consumers increased only slightly.[6] This gradual shift from agriculture to municipal use will probably continue as urbanization displaces farmland, but going forward another potentially large water user may affect demand and consumption: solar electric generating plants.

Interest in solar electric energy production is increasing nationwide but especially in Maricopa County where abundant sunshine offers some of the highest potential in the world for solar energy. Many companies have already discovered this potential, evident by the number of large- and small-scale solar generating plants that are either planned or are already in operation. While these plants offer economic and air quality benefits they can consume a lot of water depending on the technology used to generate electricity. Maricopa County welcomes the benefits solar electric plants offer, but should remain vigilant to ensure that these facilities do not deplete groundwater.

[5] Arizona Department of Water Resources. *Draft Demand and Supply Assessment 1985-2025 – Phoenix Active Management Area*. 2010. Found at www.azwater.gov/azdwr.
[6] Ibid

Strategies

- Reduce water consumption in new development.
- Encourage low water use solar electric generating technologies.
- Reduce groundwater depletion.

Water Conservation

As the county's population grows water conservation will play an increasingly important role in ensuring an adequate water supply. Because water conservation requires cooperative efforts by governments, businesses, and individuals Maricopa County is helping provide important leadership through its Green Government program by reducing water use in its facilities and promoting conservation in new development. The county should continue to raise awareness that conservation helps the environment, saves money and protects a needed resource for future generations. The county also reiterates its support for water conservation in new development design.

Strategies

- Increase public awareness about the importance, methods and benefits of water conservation.
- Make water conservation a priority in the planning and design of new development.

WATER RESOURCES: GOALS AND POLICIES

The Water Resources element emphasizes three important aspects: reducing water use, expanding water supply and protecting water quality. All three are necessary to achieve quality growth and are the focus of this element's goals and policies.

Water Resources Goal #1: Promote and protect public health with a clean water supply.

Water Resources Goal #2: Provide leadership to promote regional water quality and water use.

Water Resources Goal #3: Increase renewable water use.

Water Resources Goal #4: Increase water conservation.

Water Resources Policy #1: Maricopa County supports water adequacy determinations for new subdivisions outside Active Management Areas.

Water Resources Policy #2: Maricopa County supports water conservation techniques in the planning and design of new development.

Water Resources Policy #3: Maricopa County supports renewable water use for landscape, park and common area irrigation; artificial lakes; and decorative water features.

Water Resources Policy #4: Maricopa County supports compliance with its Drinking Water and Water and Wastewater Treatment Programs.

Water Resources Policy #5: Maricopa County supports low water use solar electric generating technologies.

Water Resources Policy #6: Maricopa County supports informing the public about the importance and benefits of water conservation.

Water Resources Policy #7: Maricopa County supports low water use and drought tolerant landscaping.

Water Resources Policy #8: Maricopa County supports reclaimed water, surface water or CAP water use for large common area landscape irrigation, golf course irrigation, and decorative lakes.

ENERGY

OVERVIEW

In 2007 Arizona enacted a law requiring Maricopa County to include this Energy element in *Vision 2030* to encourage and provide incentives for energy efficiency, and to identify policies and strategies that increase **renewable energy** use. Because energy is used throughout society, including in transportation, the production of goods, and the consumption of electric power efficiency is becoming increasingly important because of concerns about the environment and the long-term costs and availability of natural resources. Finding ways to promote efficient and renewable energy use is good environmental and economic policy, and helps Maricopa County become a leader in supporting a lasting, dependable energy supply.

Maricopa County recognizes that technological innovation leads to cost effective energy production and use, which ultimately creates economic and environmental benefits. To realize these benefits Maricopa County developed a new and innovative *Green Government* program which lays out short- and long-term strategies it uses to reduce its own energy consumption and thus save money. The Green Government program uses a “lead by example” approach to encourage energy conservation and efficient energy use.

RESULTS AND ANALYSIS

Although this is a new element, the previous comprehensive plan did consider some energy-related issues. Specifically, the previous plan promoted infill development, employment proximate to housing, and efficient approaches to development. The previous plan also supported mixed-use development and innovative practices to encourage energy efficiency and renewable energy use. Other aspects of the previous plan advocated trip reductions and transit ridership, alternative fuel and electric powered vehicles for short trips, and energy efficient building materials and construction standards. These remain important issues that will continue to influence county efforts to achieve and promote maximum energy efficiency.

CURRENT ISSUES & STRATEGIES

Energy Costs

Obviously Maricopa County has no control over future rises in global energy prices, but it can control its own expenses by practicing energy conservation in all aspects of its operations. It can also help reduce residential and business energy costs by supporting energy efficient development techniques and technologies.

Strategies

- Implement Maricopa County's Green Government program.
- Increase energy conservation and energy efficiency in new development.

Balanced Land Use

Energy use in the county will increase as it becomes more urban which could further affect its already challenged air quality. Therefore, Maricopa County reiterates its support for efficient land use patterns that combine – rather than separate – residential, commercial and employment land uses.

Strategies

- Promote balanced and efficient land use patterns to reduce energy consumption.
- Connect new development with alternative transportation options.
- Discourage scattered urban development in remote areas.

Energy Efficient Development

The most cost effective way to achieve energy efficiency is at the initial planning and building design stages which is why Maricopa County supports innovative techniques that help conserve energy. Although Maricopa County reviews plans to determine if energy conservation is included in project design, it also continuously assesses its design and construction requirements to ensure they do not impede energy conservation. Going forward, Maricopa County could also consider incentives to help increase energy efficient design and construction.

Strategies

- Review new development to determine if energy conservation is included in design and construction.

- Continuously evaluate new approaches to construction codes that help promote energy efficiency.
- Consider incentives as a way to promote energy efficiency.

Renewable Energy

Maricopa County has the potential to be a global leader in renewable energy research and development, especially with respect to solar energy. **Figure 3**: **Photovoltaic Solar Potential** and **Figure 4: Concentrated Solar Potential** show that Maricopa County is one of the most productive spots in the world for both **photovoltaic** and **concentrated solar** energy generation. Many companies have already discovered this potential, evidenced by the large number of utility-scale plants being planned in unincorporated areas. Solar energy is also available to businesses and homeowners through custom solar systems for buildings and homes.

Because of the economic and environmental benefits Maricopa County supports state and local efforts to attract solar research and development to this region. Maricopa County also supports expanding other forms of renewable energy, although options such as wind energy production are limited. The region does have a limited but promising **biofuels** industry but its potential as a cost-competitive alternative remains unknown.

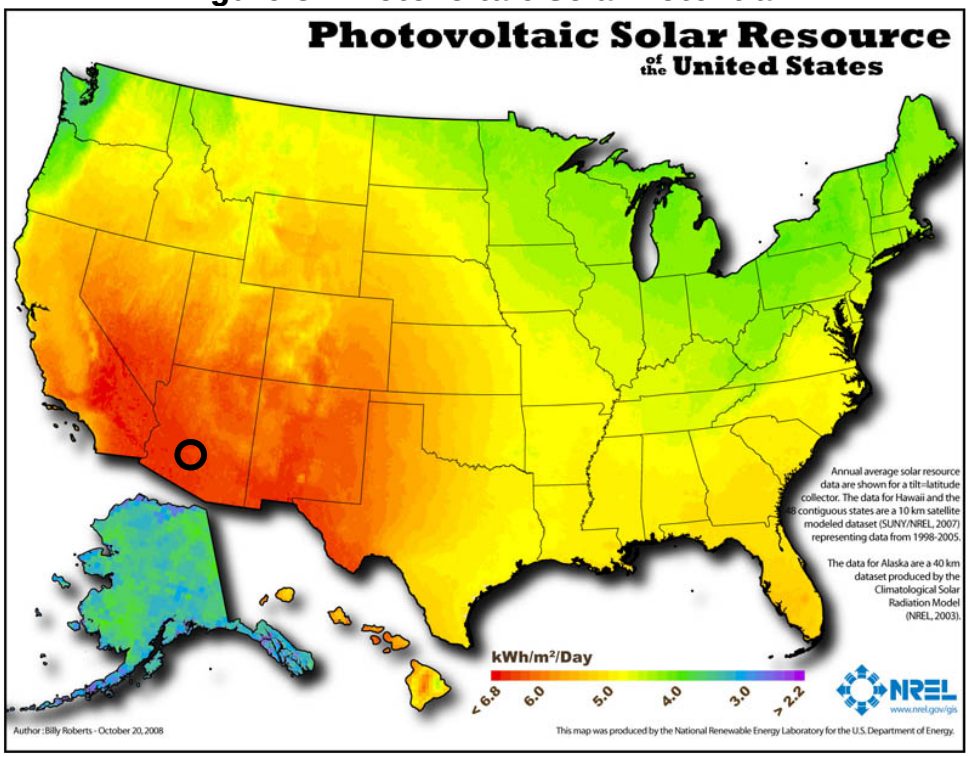
Strategies

- Attract solar and other alternative energy research and development to Maricopa County.

Green Government Program

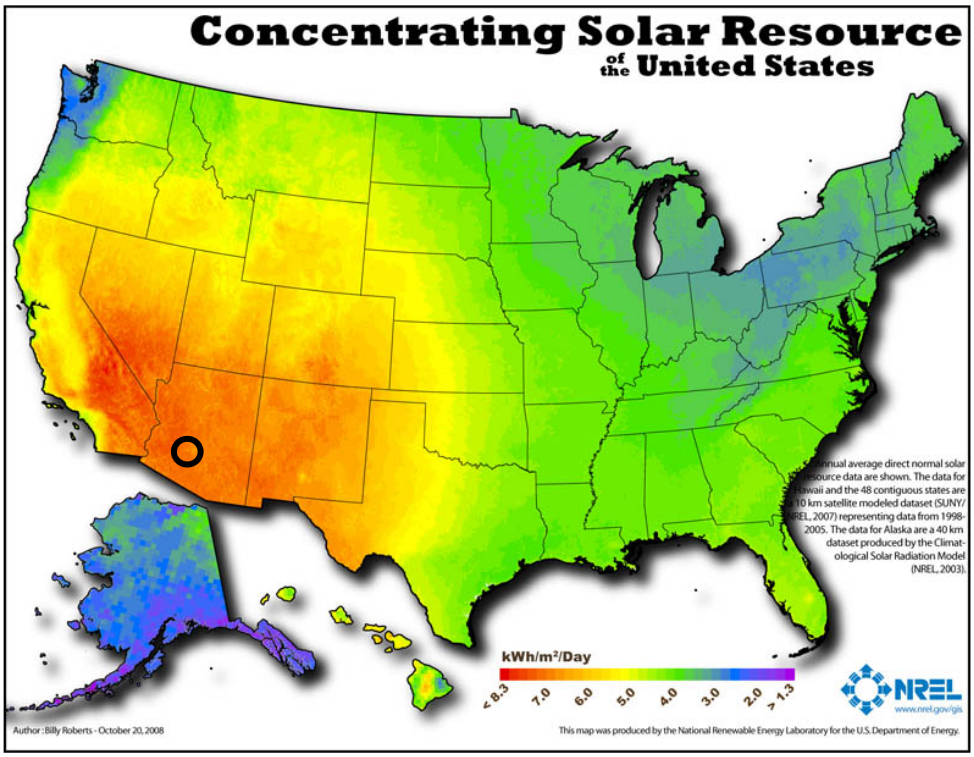
Future growth will likely increase energy consumption which, in turn, may exacerbate the county's already difficult air quality problem. Consumption can be reduced if conservation becomes a priority which is why Maricopa County adopted an innovative plan known as the *Green Government* program to help reduce its energy use, save money and protect the environment. The energy conserving methods in the Green Government program primarily address county operations, but broader regional efforts that consider land use, design and building construction are also included. What's more, as an important source of

Figure 3: Photovoltaic Solar Potential



Source: National Renewable Energy Laboratory

Figure 4: Concentrated Solar Potential



Source: National Renewable Energy Laboratory

information the Green Government program can help individuals and businesses make energy efficient choices that help the environment and save money.

Strategies

- Implement Maricopa County's Green Government program.
- Increase public awareness about the financial and environmental benefits of energy conservation.

ENERGY GOALS AND POLICIES

It can be difficult to realize just how much of an impact energy consumption has on society and individuals. At a societal level it affects the environment and economy, while at an individual level it can affect personal finances and even personal health. For these and other reasons Maricopa County considers energy efficiency, conservation and diversification important priorities.

Energy Goal #1: Provide leadership to promote regional environmental quality.

Energy Goal #2: Make Maricopa County a leader in alternative energy research and development.

Energy Goal #3: Have balanced and efficient development patterns.

Energy Goal #4: Increase energy efficiency in new development.

Energy Policy #1: Maricopa County supports energy efficient design and construction of new development through methods that are proven and cost effective.

Energy Policy #2: To limit energy consumption Maricopa County supports balanced and efficient development patterns where residential, commercial and employment land uses are proximate rather than separated.

Energy Policy #3: To limit energy consumption Maricopa County supports having new urban development locate in cities and towns, and in the appropriate growth areas identified in this plan.

Energy Policy #4: To limit energy consumption Maricopa County supports alternative transportation options in new development.

Energy Policy #5: Where feasible and effective, Maricopa County supports incentive programs that promote energy efficiency.

Energy Policy #6: Maricopa County supports being a responsible leader in alternative energy research and development.

Energy Policy #7: Maricopa County supports efforts to assist businesses and individuals with renewable energy options and energy conservation.

Energy Policy #8: Maricopa County supports implementing its Green Government program.

COST OF DEVELOPMENT

OVERVIEW

Maricopa County's population growth consistently ranks among the highest in the nation. This growth has many benefits but also brings challenges to meet requirements for new roads, health care and criminal justice facilities, law enforcement, parks and other community needs. Recognizing that these can be very costly Maricopa County must carefully and wisely allocate its limited service and infrastructure investments.

Because of concerns about the financial impacts that new development can have on local governments and taxpayers, Arizona requires Maricopa County to include this Cost of Development element and identify policies and strategies it will use to make new development pay its fair share of the costs of new public facility needs. State law also requires that this element analyze techniques that can be used to fund additional public services borne from new development, and ensure that these funding techniques bear a reasonable relationship to the financial burden imposed on the county. Notwithstanding this mandate the Cost of Development element is important to help the county prepare and implement responsible budgets that use public money as efficiently as possible.

RESULTS AND ANALYSIS

Cost Sharing Methods

It is important to understand whether the cost sharing methods considered in the previous comprehensive plan were effective in achieving their desired results. None of these methods was specifically identified as a preferred alternative, but rather were used as a general guide.

Urban Service Area

The previous comprehensive plan defined the Urban Service Area as places where timely and adequate infrastructure and services are provided to new urban development. The Urban Service Area was not a cost sharing strategy per se, but it did try to help minimize capital outlays by directing urban development to such areas. Directing urban development to where urban services and infrastructure can be provided efficiently and effectively remains an important priority.

Development Agreements

Maricopa County used **development agreements** to ensure equitable cost sharing, particularly with large master-planned communities. As contracts development agreements make clear the financial responsibilities of the county and developers so they are both mandatory and effective. Development agreements proved successful so Maricopa County continues to support their use to ensure financially stable and efficient growth.

Conditions of Approval

Conditions of approval are specific responsibilities that property owners must meet when granted changes to the comprehensive plan and/or changes to zoning district boundaries. Conditions identify a property owner's obligations for infrastructure improvements, service requirements and/or financial obligations. Most local governments use conditions because they are an effective way to help ensure equitable cost sharing and protect taxpayers. Because of their effectiveness Maricopa County considers conditions of approval an important part of its overall cost sharing program.

Volunteer Contributions

Voluntary contributions from developers were not a practical method of cost sharing. Therefore, *Vision 2030* recommends more dependable and equitable cost sharing techniques.

CURRENT ISSUES & STRATEGIES

Implementing a fair and effective cost sharing program can be difficult as there are several factors to consider. Cost sharing programs must be designed and implemented in a way that does not harm the local economy, trigger affordable housing problems or burden the county with unanticipated legal and administrative costs. This section summarizes several considerations and identifies available and preferred methods for funding new growth.

Issues & Considerations

Legal Considerations

One of the most important considerations is the legal limit to which Maricopa County can require new development to pay for services and infrastructure.

Although state law requires that new growth pay its fair share for needed infrastructure and services, it also requires that any cost sharing method result in beneficial use to the new development and that it bear a reasonable relationship to the financial burden imposed by that new development. This requirement for a *rational nexus* is also fundamental to Arizona and U.S. Constitution protections.

Due Process

The Fifth and Fourteenth Amendments to the U.S. Constitution, along with Article 2 of the Arizona Constitution, prohibit government from depriving people of property without the due process of law. Protections include both *procedural due process* (ensuring that the process by which cost sharing methods are adopted and implemented is fair and according to protocol) and *substantive due process* (ensuring that the cost sharing methods are appropriate and not unduly oppressive). Importantly, substantive due process requires that government demonstrate a legitimate relationship between the cost sharing methods and the public purpose they serve. Due process protections prohibit cost sharing methods that are unreasonable, arbitrary and/or unpredictable.

Takings

The *takings* clause of the Fifth and, through court interpretation, Fourteenth Amendments to the U.S. Constitution prohibit private property from being taken by government for public or other use without just compensation. With respect to cost sharing, takings issues typically only arise from discrepancies over the rational nexus described earlier and *rough proportionality* which is the fair share relationship between a cost sharing requirement and the impacts intended to be addressed.

Equal Protection

The *equal protection* clause of the Fourteenth Amendment to the U.S. Constitution ensures that all people are given equal protection under the law, which for cost sharing means the assurance that a system must not unreasonably differentiate between similar circumstances. Although courts have generally interpreted that circumstances do not have to be dealt with identically, it does mean that if distinctions are made those distinctions should be relevant to the specific instance.

Private Property Rights Protection Act of 2006 (“Proposition 207”)

Passed by Arizona voters in 2006, Proposition 207 includes a provision that protects private property owners from certain **eminent domain** actions by state and local government. While eminent domain is not related to cost sharing, Proposition 207 also restricts state and local governments from approving any

land use law if such law reduces the value of a property. The potential for broad interpretation of this provision requires careful review of cost sharing methods to ensure compliance with this law.

Economic Considerations

Economic

It is also important that a cost sharing program not discourage economic growth because while the costs of services and infrastructure for new residential development are usually greater than the tax revenues received, the construction industry is an important part of the local economy. This is usually not a significant problem in areas where there is a proper balance between residential and non-residential development.

Non-residential development is critical because it helps create a stable economy and prevents what could otherwise be high residential property taxes to pay for parks, schools, libraries and other services. Since non-residential development is so important for a diverse tax base the county's cost sharing program should not hinder business expansion, but also not encourage inefficient development patterns.

Land Use Considerations

While most cities and towns require some type of cost sharing the requirements and expectations can vary significantly. These variations can have the unintended effect of creating inefficient land use patterns where new growth is drawn to areas with the lowest cost sharing requirements. Since inefficient land use patterns are strongly discouraged Maricopa County should work to ensure that its cost sharing program does not contribute to this problem.

Administrative Considerations

Maricopa County should also be mindful of potential administrative costs associated with the continuous oversight needed to ensure proper and consistent implementation. Given these inherent costs the county should periodically review the efficiency of its cost sharing program to identify if changes or more efficient methods are needed.

Still another important consideration is whether the long-term and ongoing costs of new development are factored into the cost sharing methodology. Specifically, while many cost sharing strategies address upfront costs, facilities and services also require continuous funding for maintenance and upkeep. Long-term costs are difficult to estimate and recoup so they are typically the responsibility of all taxpayers rather than those that directly benefit. That said, Maricopa County can consider the complete **life cycle costs** for new development so that informed

land use decisions can be made and appropriate budgets can be implemented.

Available Funding Methods

This section identifies methods that Maricopa County can use to help pay for new growth and development.

- ***User Fees:*** Maricopa County charges fees to customers, applicants, and other governments that use or directly benefit from its products, goods, and services. Examples include court-filing fees, kennel fees, park entrance fees, vital record document fees and probation service fees. Maricopa County's policy is to recover the costs of providing goods and services, although fees are carefully calculated to avoid unfairly discriminating against those most in need. The Board sets all user fees unless otherwise directed by state law.

- ***Property Tax:*** Maricopa County can assess taxes on both **real** and **personal property** through a primary property tax (used to fund general obligations and special overrides) and secondary property tax (used to fund voter-approved general obligation bonds and overrides). A uniform property tax rate is set by the Board each year, but because of differences in assessed property valuation the actual tax owed on individual property varies. As of the writing of this comprehensive plan Maricopa County only levied a primary property tax.

- ***Excise Tax/Special Sales Tax:*** An excise tax is a locally-imposed sales tax that is limited in scope and purpose. As of the writing of this comprehensive plan the only county-administered excise tax is a $\frac{1}{5}$ of one-cent jail excise tax used to fund construction and operation of adult and juvenile detention facilities. This excise tax is voter-approved and temporary.

- ***Intergovernmental Revenues:*** Maricopa County receives a lot of its operating revenue from three different state programs. Since it is not allowed to levy a general-purpose sales tax, it instead receives a portion of Arizona's state sales tax collection which is distributed to every municipality and county based on a set formula. Maricopa County's portion is initially collected by the state but later transferred to the county where it is used for general operations. Maricopa County also receives a portion of the state tax levied on motor fuel which is known as Highway User Revenue Funds (HURF). At the time of plan implementation, twenty percent of HURF funds are allocated to counties based on fuel sales, estimated fuel consumption and county population. Finally, Maricopa County also receives a portion of the Arizona Vehicle License Tax (VLT) which is assessed annually on all vehicles based on their estimated value. The VLT is paid by owners at the time of annual vehicle

registration, but since VLT rates are based on a vehicle's depreciating value the actual revenue derived from it depends on the growth in vehicle sales.
Other intergovernmental revenues come from agreements with other jurisdictions including payments in lieu of taxes, charges for services and federal grants and payments. However, federal grants typically carry restrictions on how they can be used so their effect on general operating revenues is unpredictable and limited.

- ***Licenses and Permits:*** Maricopa County collects fees from the various licenses and permits it issues. Unless directed by state law rates for all licenses and permits are set by the Board and are used to offset costs related to their issuance. Examples of county-issued licenses and permits include building permits, environmental health permits and animal and marriage licenses.

- ***Bonds:*** State law allows Maricopa County to issue general and special purpose bonds to fund operations, including:
  - ✓ *General Obligation Bonds*, which are backed by the full faith and credit of a government including a pledge of general revenues and the ability to raise tax rates to cover the outstanding debt;
  - ✓ *Revenue Bonds*, which are paid back by specific and not general revenues. Revenue bonds are self-supporting through the fees or rents collected on the use for which the bonds were issued.
  - ✓ *Special Assessment Bonds*, which are issued to special districts where property owners within a defined area agree to pay for specific infrastructure improvements through a supplemental property tax. Repayment of these bonds is the responsibility of those property owners who most directly benefit from their issuance.

- ***Conditions of Approval:*** Conditions of approval establish the responsibilities that property owners must meet when granted changes to the comprehensive plan and/or changes to zoning district boundaries, including their obligations for building and financing new infrastructure and services. Conditions are used by most local governments because they are an effective way to ensure equitable cost sharing.

- ***Development Agreements:*** Typically required as a condition of approval, development agreements are contracts between a government and a property owner that establishes the terms, conditions and financial obligations concerning future development. These terms can address allowed uses, densities and intensities of development, reservations and dedications of land for public purposes, phasing or timing of construction, financing terms

for new infrastructure, improvement district formation and other related matters. Maricopa County typically requires development agreements for master-planned communities and other large-scale projects where necessary.

- ***Special Tax Districts:*** Special tax districts, also known as special purpose or community improvement districts, provide a specific service that might not otherwise be offered by a city, town or county. There are many types of special districts in Arizona including those for hospital and health services, agriculture irrigation, community parks, libraries, jails, flood control, domestic water and sewer, fire protection, road improvements, stadiums and schools. Special tax districts can be small and localized or regional and countywide, but typically have non-partisan elected or appointed officers that oversee tax assessment and bond issuance to cover the cost for which the district exists. Special tax districts can provide numerous benefits, including:

  - ✓ Offering a service that local governments lack the authority to provide, lack the ability to provide due to tax and debt limitations, or otherwise choose not to provide;
  - ✓ Providing local control and oversight of a service;
  - ✓ Enjoying support from district citizens since they typically initiate district formation;
  - ✓ Focusing attention exclusively on a particular service or problem

  While special tax districts are not without their drawbacks they do fulfill an important objective: having those that want, need and benefit from a service pay for that service.

- ***Development Fees:*** Development fees, also known as impact fees, are special charges levied on new development to partially or wholly pay for the costs of providing new services and infrastructure. Like special tax districts development fees pass the costs of new infrastructure and improvements to the property owners that directly benefit. Development fees are typically calculated on a per unit basis for residential development, per square foot basis for non-residential development, or some similar alternative. State law restricts Maricopa County from levying impact fees except to cover the capital costs for water, sewer, streets, parks and public safety if a capital improvement plan exists. Since Maricopa County is not a sewer or water provider development fees would be limited to its regional parks, roads and law enforcement activities. However, the major downside of development fees is that they can only be used to fund upfront costs and not long-term operations and maintenance.

- ***Fines, Forfeitures, and Other Resources:*** Although not a significant revenue source money collected from civil traffic citations, court fines, patient charges for health services, concessions and food sales, land and equipment sales, building rentals and interest earnings are nonetheless important because they help Maricopa County recoup costs associated with specific services.

Preferred Funding Methods: New Growth and Development

While there are many funding methods available only a few are used exclusively to fund improvements for new development. Both the state and Maricopa County support new development paying its fair portion of improvement costs so the county will use the following methods to ensure reasonable cost sharing:

- **Development Agreements:** Maricopa County supports using development agreements for master-planned communities and other projects where an agreement is deemed necessary.

- **Community Improvement Districts:** Maricopa County supports community improvement districts on a limited basis where a specific public improvement is considered necessary.

- **Intergovernmental Agreements:** Maricopa County supports agreements with cities and towns to help share infrastructure improvement costs. Intergovernmental agreements are particularly important for road and other enhancements that benefit multiple jurisdictions.

- **Fee for Service:** New development requires oversight to ensure compliance with federal, state and local regulations, and to ensure proper permitting for public health and safety. Therefore, Maricopa County supports fully recovering the costs of its services in a way that does not unfairly burden those most in need of such services.

COST OF DEVELOPMENT GOALS AND POLICIES

The goals and policies in this Cost of Development element help Maricopa County use taxpayer money efficiently and effectively by ensuring that new development pays its proportionate share for needed improvements. The goals identify expected outcomes and the policies specify the county's position on important financial issues. These goals and policies also reinforce the strategic priority to build the county's fiscal strength.

Cost of Development Goal #1: Exercise sound financial management and build the County's fiscal strength.

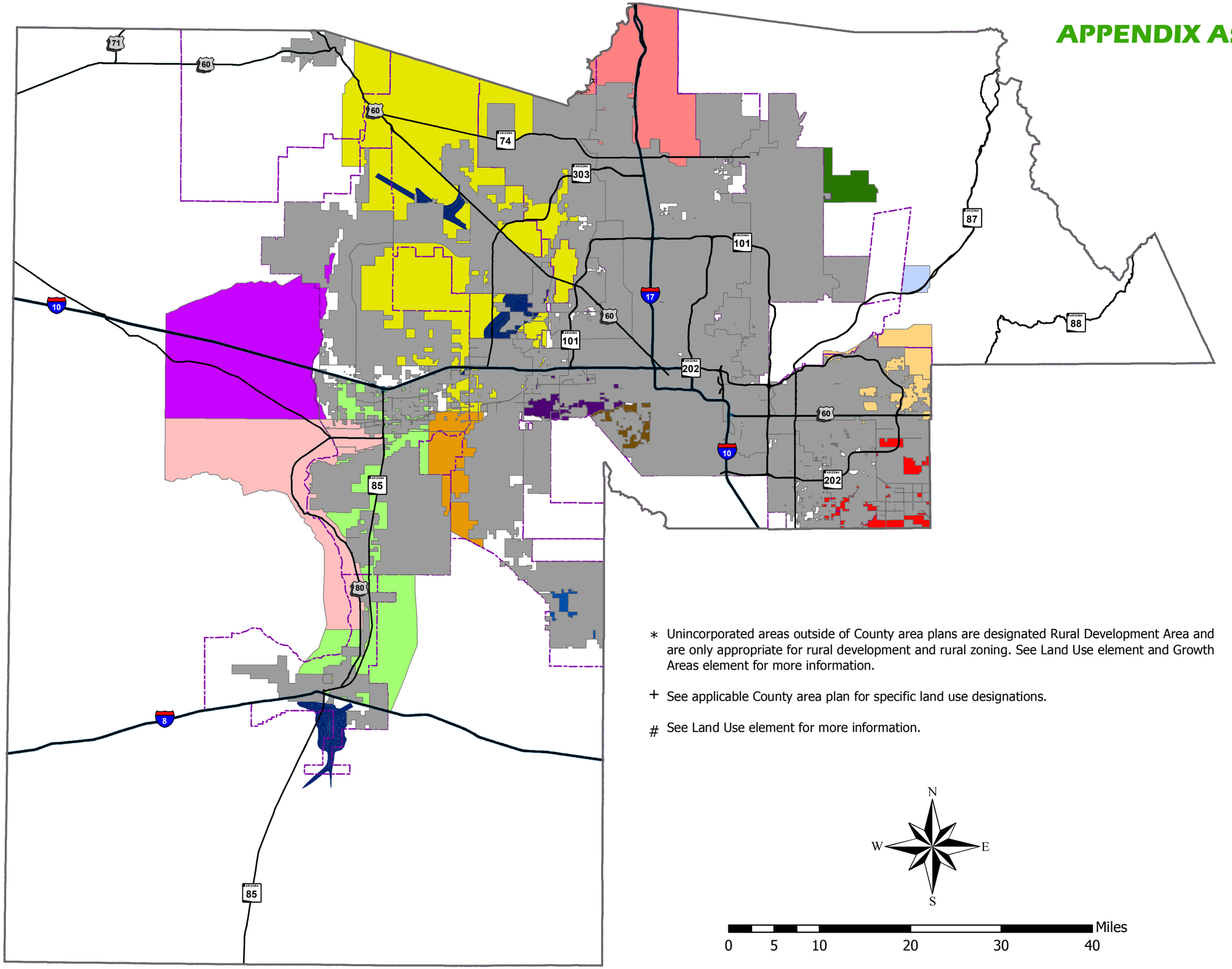
Cost of Development Goal #2: New development pays its proper and reasonable share of the costs of new infrastructure, services and other public improvements.

Cost of Development Policy #1: Maricopa County supports recouping the costs of its products and services without unfairly burdening those most in need of its products and services.

Cost of Development Policy #2: Maricopa County supports using the preferred funding methods identified in this plan to offset costs of new development.

Cost of Development Policy #3: Maricopa County supports continuously evaluating the preferred funding methods with respect to the legal, socioeconomic, land use and administrative considerations identified in this element, and making changes when deemed necessary.

APPENDIX A: LAND USE GUIDE



LEGEND

Jurisdiction

- Unincorporated Maricopa County
- Incorporated Muncipalities ✔
- Indian Communities

County Area Plans * +

- East Mesa Area Plan
- Estrella Area Plan
- Goldfield Area Plan
- Laveen Area Plan
- Mobile Area Plan
- New River Area Plan
- Old US Highway 80 Area Plan
- Queen Creek Area Plan
- Rainbow Valley Area Plan
- Rio Verde Area Plan
- State Route 85 Area Plan
- Tonopah / Arlington Area Plan
- White Tank / Grand Ave Area Plan

Other

- Unincorporated Maricopa County
- Incorporated Muncipalities
- Municipal Planning Areas
- High Noise or Accident Potential Zone #

✔ As of 11/01/2012.

* Unincorporated areas outside of County area plans are designated Rural Development Area and are only appropriate for rural development and rural zoning. See Land Use element and Growth Areas element for more information.

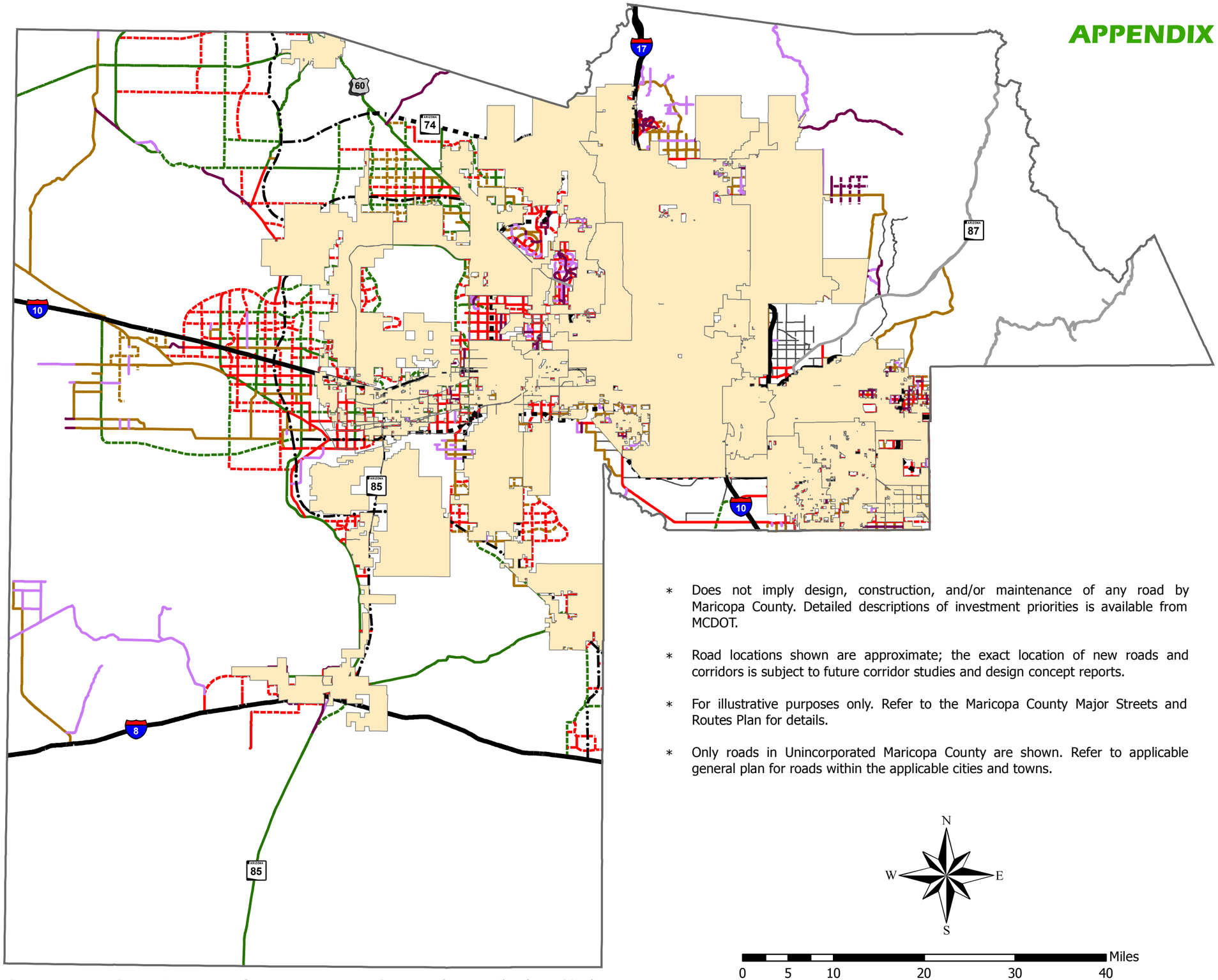
\+ See applicable County area plan for specific land use designations.

\# See Land Use element for more information.

N
W E
S

0 5 10 20 30 40 Miles

APPENDIX B: TRANSPORTATION*



Source: Maricopa County Department of Transportation Major Streets and Routes Plan (June 2011).

LEGEND

Jurisdiction

- Unincorporated Maricopa County
- Incorporated Municipalities ✔

Streets and Routes

High Capacity Roadway

- Highway
- Freeway
- Planned Freeway
- Proposed Freeway

MCDOT Classification

- Major Collector
- Minor Collector
- Principal Arterial
- Minor Arterial
- Parkway
- Future Principal Arterial #
- Future Minor Arterial #
- Future Major Collector #
- Future Minor Collector #
- Future Parkway #
- Other Roadway

* Does not imply design, construction, and/or maintenance of any road by Maricopa County. Detailed descriptions of investment priorities is available from MCDOT.

* Road locations shown are approximate; the exact location of new roads and corridors is subject to future corridor studies and design concept reports.

* For illustrative purposes only. Refer to the Maricopa County Major Streets and Routes Plan for details.

* Only roads in Unincorporated Maricopa County are shown. Refer to applicable general plan for roads within the applicable cities and towns.

Dashed roadways represent future corridors, please refer to the Maricopa County Major Streets and Routes Plan.

✔ As of 11/01/2012.

N
W E
S

0 5 10 20 30 40 Miles

APPENDIX C: DEFINITIONS

The following definitions are intended to help readers and users of *Vision 2030* interpret and implement its content, policies, and recommendations. These definitions are considered applicable only to this plan and should not necessarily be used in any other capacity. Readers are encouraged to seek additional information on any of these concepts and terms if needed.

100-year Floodplain: A high risk area that is susceptible to a one percent chance of experiencing a 100-year flood event in any given year. The amount of water needed to create a 100-year flood event varies by location.

208 Amendment: A change to Section 208 of the federal Clean Water Act which requires regional water quality management planning, and which facilitates the review of projects to ensure they are consistent with the certified regional water quality management plan of a local jurisdiction.

Accessory Dwelling Unit: A small, self-contained residential unit built on the same lot as an existing single-family home and most often used by extended family members or renters.

Acre-feet: A measure of volume, it is the amount of water that is needed to cover one acre of land to a depth of one foot (one acre-foot = 325,851 gallons).

AMA - Active Management Area: Portions of the state identified in the Arizona Groundwater Code as being heavily reliant on groundwater use. Groundwater in such areas is managed to achieve a safe-yield, meaning no more groundwater is withdrawn than is annually being replaced.

Active Recreation: Type of activities found in parks with facilities such as athletic fields, courses, courts, pools, playgrounds and related equipment, and/or buildings and structures for various pursuits.

Aggregate Material: A category of raw material such as sand, gravel and stone that is used to make concrete and asphalt.

Alternative Transportation: Modes of travel other than private cars such as walking, bicycling, carpooling and mass transit.

Ancillary Military Facilities: In Maricopa County this includes Auxiliary Airfield #1 located in the city of Surprise, and the auxiliary airfield located south of the town of Gila Bend.

Aquifer: An underground geological formation containing saturated materials capable of storing water that can be extracted via a well.

Area Drainage Master Plan: Prepared by the Maricopa County Flood Control District, these plans identify and recommend strategies to mitigate flood hazards in specific watersheds of Maricopa County.

Area Plan: A subcategory of *Vision 2030*, these are specific plans for particular areas or regions of Maricopa County.

ADWR – Arizona Department of Water Resources: State agency responsible for helping protect and ensure long-term, reliable water supplies.

ARS – Arizona Revised Statutes: The state laws of Arizona.

ASLD – Arizona State Land Department: State agency responsible for managing State Trust lands within Arizona.

Arizona Water Bank Authority: A system where Colorado River water is stored primarily in underground aquifers for use in times of shortage.

Arterial Road: A major route that carries moderate to high levels of traffic regionally. Arterial roads are normally located at one mile intervals.

Basic Sector: Businesses and industries that export most or all of their products or services, thus creating new incomes and new spending power in the economy of their country or region of origin.

Biofuel: A gaseous, liquid or solid biomass material used as a fuel source.

Built Environment: Includes all structures and spaces in which people live, work, recreate and conduct other activities.

Business Incubator: Programs designed to accelerate the development of entrepreneurial and early-stage businesses through business resources, including workspace, coaching, networking and other support services.

BLM – Bureau of Land Management: Part of the U.S. Department of Interior, this is the federal agency responsible for sustaining the health, diversity, and productivity of America's 247 million acres of public lands, and for managing public lands and public land resources for a variety of uses.

Capital: Assets in the form of money, property and other tangible resources that have economic value.

Capital Improvement Program: A five-year plan that identifies funding priorities for infrastructure and services needed to serve the public.

Carbon Monoxide: A colorless, odorless, toxic gas formed by the incomplete combustion of carbon or other material.

CAP – Central Arizona Project: Steward of central Arizona's Colorado River water entitlement and delivery.

Certificate of Assured Water Supply: Document issued by the Arizona Department of Water Resources which confirms that a water supply will be physically, legally and continuously available for the next 100 years.

Certificate of Convenience & Necessity: Document issued by the Arizona Corporation Commission which confirms that a utility is authorized to provide service in a particular area. A CC&N must be obtained before a utility can begin constructing or operating any utility system.

Clean Air Act: Federal law first enacted in 1970 that authorizes the establishment of regulations limiting stationary and mobile sources of air pollution.

CDBG – Community Development Block Grant: A program from the U.S. Department of Housing and Urban Development which helps fund local community development activities.

Compliance Assurance (model): A system of methods used by the Maricopa County Air Quality Department to increase air quality compliance rates and remove incentives for noncompliance.

Comprehensive Plan Amendment: Changes to Maricopa County's comprehensive plan and/or area plan.

Concentrated Solar: A system that uses mirrors to reflect high-temperature sunlight which heats water, creates steam and ultimately powers an electric generator.

Conditional Zoning: A change in a zoning district boundary that is preconditioned upon a schedule for development.

County Island: Unincorporated area completely surrounded by one or more municipality and/or Indian Community.

Density: A numerical average of the number of people or dwelling units per unit of land (*ex: a population density of 200 people per square mile; a residential density of 4 houses per acre*).

Development Agreement: A contract between Maricopa County and a property owner or developer which establishes funding and operational responsibilities for infrastructure and services.

Development Community: Refers to builders, brokers, realtors and others involved in the financing, transacting and construction of new development.

E-Commerce: Business transactions conducted electronically via the Internet or other online system.

Emergency Response (service): Includes law enforcement as well as fire and emergency medical services.

Eminent Domain: The power of a government to take private property for public use following payment of fair compensation to the property owner.

Entitlement: The right to develop and use land based on the established zoning district and, as applicable, plan for development.

Firebreak: An area of cleared or plowed land intended to stop the spread of a wildfire.

Floodway: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to efficiently carry and discharge flood waters.

General Plan: A plan that is similar to a comprehensive plan but is prepared by and for cities and towns.

Global Economy: Economic activity not limited to one specific country, but rather includes an international integration of markets for goods, services, labor, production, commerce and capital.

Great Depression: A period from 1929 to about 1940 characterized by a worldwide economic collapse and mass unemployment.

Great Recession: A term frequently used to describe the severe economic downturn that began in 2008, ran for several years, and which by many measures was the worst since the Great Depression.

GPEC – Greater Phoenix Economic Council: A public-private partnership group that works to attract quality businesses to the Greater Phoenix region from around the world, and that advocates for improving this region's competitiveness.

Hazard Mitigation Plan: Plan that identifies natural hazards, assesses vulnerability and risks to people and structures, and identifies and implements strategies for mitigating the identified natural hazards.

HNAPZ - High Noise or Accident Potential Zone: Defined by state law, in Maricopa County this includes all areas within the noise contours and accident potential zones of Luke Air Force Base and the ancillary military facilities.

HURF – Highway User Revenue Fund: A fund consisting of fees and charges relating to the registration and operation of motor vehicles on Arizona highways which are distributed to cities, towns, counties and the State Highway Fund for highway construction, improvements and related expenses.

IDAMC – Industrial Development Authority of Maricopa County: A political subdivision of Arizona whose mission is to create and maintain jobs within Maricopa County, and assist county residents through providing affordable single- and multi-family housing.

Industry Cluster: A geographic concentration of competing, collaborating and interdependent businesses, suppliers and associated institutions in a common industry sector that helps increase business productivity.

Infill: Development of empty or skipped-over land in otherwise built-up and urban areas.

Knowledge Industry: A type of business where the creation and use of knowledge and information to develop products, ideas and intellectual property are the dominant activity.

Knowledge Workers: Individuals whose primary job is the acquisition, management, analysis, processing, interpretation and communication of information or data as opposed to physical goods.

Land Use Transition: A change in land use pattern to or from a more intense land use such as a commercial or industrial, from or to a less intense land use like residential.

"Leapfrog" Development: Growth that occurs well beyond existing development and which is separated by a substantial amount of vacant land.

Life Cycle Costs: The total cost of a service, structure, or system including all recurring (ongoing) and non-recurring (one-time) expenses. Such expenses include purchase price; installation; operation, maintenance, and upkeep; upgrades; and end-life residual value.

Lot Split: The unregulated division of one land parcel into five or fewer separate parcels.

MSRP – Major Streets and Routes Plan: A plan prepared by the Maricopa County Department of Transportation that includes functional classification categorization, geometric design standards, and a street classification atlas.

Manufactured Home: A home constructed in a controlled factory environment and transferred to the site it is to be located.

MAG - Maricopa Association of Governments: An organization consisting of local governments that serves as a regional planning agency for the Phoenix metropolitan area, and that convenes to make policy decisions for transportation, air and water quality and human services.

Maricopa Association of Governments Regional Council: The governing and policy-making body for the Association which is comprised of elected officials from each of the member jurisdictions.

MCDOT – Maricopa County Department of Transportation: Maricopa County agency responsible for planning, designing, constructing, and maintaining roads in unincorporated areas.

Master-Planned Community: A wholly and deliberately planned, relatively autonomous community consisting of residential, non-residential, recreational and public land uses.

Mid-section Line Road: Roads that run north-south or east-west at half-mile intervals between section line roads.

Mixed-Use (projects): A single building that contains more than one type of use, or a development that combines several different but complementary types of residential, commercial, civic and business uses on a single parcel or area.

Mobile Home: A home placed on a permanent chassis that is capable of being moved to the site it is to be located.

Multimodal (transportation): A combination of two or more methods of transporting goods and people.

Multiple-Family Housing: Multiple and separate residential units that are contained within a single building. Such housing typically includes duplexes, condominiums, townhouses and apartment buildings.

Municipal Planning Area: Unincorporated area that has been identified by a municipality as likely to be annexed in the future.

NAAQS - National Ambient Air Quality Standards: A requirement of the federal Clean Air Act, limits set by the U.S. Environmental Protection Agency with respect to specific air pollutants.

NGA – National Governors Association: Bipartisan organization of the nation's governors that share best practices and work collectively on policy.

Non-Attainment Area: Location where air pollution levels typically exceed National Ambient Air Quality Standards.

Non-Basic Sector: Businesses and industries that sell their products or services within a community, and thus are dependent upon local economic conditions since existing money is recirculated locally.

Non-Potable Water: Water that is not of drinking water quality but can be used for industrial production, irrigation, cooling towers and other applications not involving human consumption.

Opportunity Costs: The most highly valued opportunity or alternative forfeited when a choice is made (also known as a trade-off or substitution).

Ozone (surface level): A colorless, odorless gas formed by reactions with societal pollutants and found most often in hot, stagnant weather.

PM-10 Dust Abatement Program: A MCDOT-administered plan to reduce air pollution primarily by paving roads.

PVNGS – Palo Verde Nuclear Generating Station: Nuclear power plant in west-central Maricopa County that annually generates approximately 29,000 gigawatt hours of power.

Parcel: A legally recognized, continuous plot of land usually resulting from the division of a larger land area.

Particulate Matter: Air pollutants that vary in size and composition (solid or liquid droplets) and which originate from stationary sources like power plant and industrial processes, from mobile sources like diesel vehicles, and naturally from dust and soil.

Passive Recreation: Unimproved or minimally improved parks that lack the facilities typically found in parks intended for active recreation.

Personal Property: Privately owned items that are movable and not affixed to land such as vehicles, watercraft, furniture, collectibles, etc.

Phasing Plan: A deliberate and incremental plan for development based on appropriate sequences and timeframes.

Photovoltaic Solar: A device or system that directly converts light energy into electrical energy through the process of photovoltaics.

Primary Road: Roads intended to serve regional travel.

Public Improvement: Infrastructure or service financed by Maricopa County that is for the benefit or use by the general public.

Public Water System: Any water system with at least fifteen service connections, or any system that regularly serves an average of at least twenty-five people daily for at least sixty days a year.

Quality of Life: The social, economic, environmental and physical well-being that an area offers individuals.

Quality of Place: The features and characteristics of a specific area or region that are considered appealing to individuals with respect to livability.

Real Property: Buildings, structures, and anything else affixed to land that is not considered movable, including the land itself.

Renewable Energy: An unlimited source of energy that is naturally regenerated over a short time period, including sunlight, wind, rain, tides and waves and geothermal heat.

Renewable Water: Water from sources like rivers, streams and lakes that are continuously and frequently replenished.

Revenue Bonds: A limited-liability bond (i.e. not backed by the full-faith and credit of the issuing jurisdiction) whose debt service requirements are paid only from the earnings of a project.

Rural Development: Agriculture-related and residential land uses with a density of one dwelling unit or less per gross acre.

Scalloped Streets: Roads with uneven and irregular widths.

Secondary Road: Roads intended to serve sub-regional travel.

Section Line Road: Roads that run north-south or east-west at one mile intervals.

Service Sector: That part of the economy that produces services rather than goods.

SHPO – State Historic Preservation Office: A division of Arizona State Parks, it provides assistance in identifying, evaluating, protecting, and enhancing historic and archaeological properties that have significance for local communities, the State of Arizona, or the Nation.

Single-family Housing: Separate or free-standing dwelling intended for occupancy by just one household or family.

SIP – State Implementation Plan: Cumulative record of all air pollution strategies, state statutes, state rules and local ordinances implemented in accordance with the federal Clean Air Act by government agencies in Arizona.

Site-built Home: A home that is primarily constructed on the site in which it is located.

Special District: Government unit that is separate and independent from a general purpose government a like city, town or county, and that exists to provide a specific service not provided by a general purpose government.

Sprawl: The unplanned, uncontrolled spreading of urban development into rural and undeveloped areas near cities.

Standard City Planning Enabling Act: An advisory proposal developed during the 1920s that includes various features of planning legislation, and that serves as a model for most state planning enabling laws.

Standard State Zoning Enabling Act: An advisory proposal developed during the 1920s that serves as a model zoning enabling statute in most states. Among its main components, this act provides that zoning regulations should be in accordance with a comprehensive plan.

TIP – Transportation Improvement Plan: The five-year planned roadway systems improvements for Maricopa County.

Transportation Systems Management & Operations: An integrated program to optimize the performance of existing infrastructure through multimodal, cross-jurisdictional systems designed to preserve road capacity and improve safety and reliability of the transportation system.

TSP – Transportation System Plan: Maricopa County's long-range plan for transportation.

Trust Beneficiaries: Organizations that receive monetary proceeds from the sale or lease of State Trust land. The largest beneficiary of revenues are Common Schools (K-12), but other public institutions also receive revenue including universities, specialized schools and the state hospital.

Unincorporated: Areas not included within a city or town.

Urban Development: Commercial and industrial land uses as well as residential land uses with a density greater than one dwelling unit per gross acre.

Urban Interface Area: Areas where urban- and rural-type land uses are adjacent to or intermixed with one another.

"Urban Solutions for Urban Development": A Maricopa County planning model based on the view that to protect public health, prevent new county islands, and create fiscally and environmentally efficient development patterns comprehensive plan amendments and zoning district boundary changes for new urban development should be predicated on clearly demonstrating that urban services and infrastructure are available to serve new residents and businesses.

VLT – Vehicle License Tax: A state tax charged in lieu of a personal property tax on vehicles.

Watercourse Master Plan: Prepared by the Maricopa County Flood Control District, these are similar to Area Drainage Master Plans but focus on watercourses (such as rivers and major washes) rather than on larger watersheds.

“Wildcat” Subdivision: A de facto subdivision that occurs through repeated lot splits of a large parcel or area. Wildcat subdivisions are not subject to local subdivision regulations or related health and safety requirements.

Zoning District Boundary Change: A change to the boundary of a zoning district which results in property transferring from one zoning district to another.

APPENDIX D:
COMPREHENSIVE PLAN AMENDMENT GUIDELINES

Vision 2030 is intended to be a consistent, predictable, and transparent guide for making land use decisions in unincorporated areas. The goals and policies in this plan support consistent and predictable decisions, but to remain relevant the plan must be periodically modified to adapt to changes in state law, the environment, the economy, elected leadership and community priorities. Although amendments are sometimes necessary Maricopa County reaffirms that any change should improve the county's overall condition and not undermine the plan's core principles.

Amendments include changes to the goals, policies and/or land use designations in the comprehensive plan or county area plan, and changes to previously approved development master plans and comprehensive plan amendments. All amendments are processed according to state laws and require approval by the Board of Supervisors (Board). Applicant initiated amendments are classified as one of the following:

Category 1: Goal, Policy, and Condition Amendments

Category 1 comprehensive plan amendments change the goals and policies of this comprehensive plan or a county area plan, or change the conditions of previously approved development master plans and comprehensive plan amendments. Category 1 amendments are standard amendments, must comply with State laws and county requirements, and must be approved by the Board.

Category 2: Major Comprehensive Plan Amendments

Category 2 comprehensive plan amendments apply to changes of more than 640 gross acres and should include various types, densities and intensities of residential, commercial retail, office/non-retail employment, open space and community land uses in a **master-planned community** design. However, exceptions are considered for single- or limited-use industrial and other large-scale employment projects on a case-by-case basis. Category 2 amendments are major comprehensive plan amendments, must comply with county and state requirements, and must be approved by the Board. Category 2 amendments are evaluated for consistency with the goals and policies of this comprehensive plan and applicable area plan.

Category 3: Standard Comprehensive Plan Amendments

Category 3 comprehensive plan amendments apply to changes of 640 gross acres or less. Category 3 amendments are standard amendments, must comply with State laws and county requirements, and must be approved by the Board. Category 3 amendments are evaluated for consistency with the goals and policies of this comprehensive plan and applicable area plan.

Major Comprehensive Plan Amendments; Standard Comprehensive Plan Amendments; Application Deadlines; Hearings

In accordance with state law major comprehensive plan amendments are considered at a single public hearing in the calendar year that the amendment is requested. Since the Board considers major amendments at a public hearing in December, the application filing deadline for major comprehensive plan amendments is the last business day of May of the calendar year in which the amendment is requested. No filing deadline is necessary for standard comprehensive plan amendments (Category 1 and Category 3) since they are considered by the Board throughout the calendar year.

Comprehensive Plan Amendments: Right and Privileges

Comprehensive plan amendments do not grant entitlement or protected development rights, do not vest any development right, and do not confer any other rights beyond those outlined in state law. When approved by the Board comprehensive plan amendments do allow requests for zoning district boundary changes consistent with the approved comprehensive plan amendment, Arizona Revised Statutes and other applicable county requirements.

PROCESS

1. Preliminary Discussion ("preapplication" meeting)

Before official amendment application the applicant must participate in a preapplication meeting with Maricopa County. The preapplication meeting determines the extent of the changes needed, potential issues and considerations, the amendment process necessary to meet county requirements and the submittal requirements.

2. Application

Once the preapplication meeting is complete official application can occur. Submittal and fee requirements are included in the application packet along with information about the required public participation process. Applicants should carefully review these requirements to help avoid potential delays in processing.

3. Official Review

Upon receipt of the official application and fees the Planning and Development Department will refer the application to the appropriate internal and external stakeholders for review. As necessary, official review will also include a technical advisory committee (TAC) meeting where stakeholders will provide comments and recommend changes needed to meet county requirements and/or stakeholder requests. Information and details about the TAC meeting are provided at the preapplication meeting.

4. Public Hearing – Planning and Zoning Commission

Once TAC requirements are met the amendment application will be scheduled for public hearing by the Maricopa County Planning and Zoning Commission (Commission). Adjacent landowners and other stakeholders and affected parties will be notified of the date/time of hearing based on the applicant's required site posting and notice in a newspaper of general circulation (Note: additional information about site posting and other notification requirements is available in Maricopa County's *Community Participation Guidelines*). If the Commission makes a recommendation of approval or denial of the application it will be transmitted to the Board for final consideration and action.

5. Public Hearing – Board of Supervisors

As the governing body for land use decisions in unincorporated areas, the Board is responsible for making a final determination of approval or denial of the application. Notice of Board hearing is provided in the same manner as the Commission hearing, and the Board may either accept or reject the Commission's recommendation. If the Board approves the application it is effective immediately and the applicant is thenceforth responsible for meeting all required conditions of approval.

Contact Agency

For further information about the comprehensive plan amendment process please contact the Maricopa County Planning and Development Department:

Maricopa County Planning and Development Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008
Telephone: (602) 506-3301
Fax: (602) 506-3711
Email: pdcustomerService@mail.maricopa.gov