



# 2011 GENERAL PLAN COMMITTEE

Community Development Department

## Agenda

**2011 General Plan Committee  
Regular Meeting  
Wednesday, June 22, 2011  
4:00 PM to 6:00 PM**

**Downstairs Conference Room, City Hall  
201 S. Cortez Street  
Prescott, Arizona  
928-777-1207**

The following agenda will be considered by the PRESCOTT GENERAL PLAN COMMITTEE at its REGULAR MEETING on WEDNESDAY, JUNE 22, 2011, in the DOWNSTAIRS CONFERENCE ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. Call to Order
2. Attendance

**MEMBERS**

Miriam Haubrich, Co-Chair	Elisabeth Ruffner
Terry Marshall, Co-Chair	George Sheats
Brad Devries	Gary Worob
Dave Fisher	
Glenn Gooding	<i>EX OFFICIO</i>
Zena Mitchell	Steve Blair, Councilman
Roxanne Nielsen	John Hanna, Councilman
David Quinn	

3. Announcements
4. Consider approval of the minutes of the June 8, 2011 meeting.
5. Presentation on Finance and Infrastructure: Finance Director Mark Woodfill and Public Works Director Mark Nietupski.

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

6. Suggested Topic(s) for the July 13, 2011 meeting:
  - Additional Discussions - Finance
  - Water Allocation Guest Speaker
7. Call to the Public.

9. Adjournment.

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on **June 14, 2011** at 4:00 PM in accordance with the statement filed with the City Clerk's Office.



\_\_\_\_\_  
Kathy Dudek, Administrative Assistant  
Community Development Department

**General Plan Committee Meeting 6-22-11**

Smith,Ryan

**Sent:** Tuesday, June 14, 2011 2:49 PM

**To:** McConnell,Craig; Worley,George; Hanna,John Sr; Blair,Steve; Guice,Tom; David Quinn [dbquinnaz@gmail.com]; Ed Dietrich [edietrich@land.az.gov]; Elisabeth Ruffner [elisabethf19@aol.com]; Glenn Gooding [ggooding@aol.com]; George Sheats [gsheats@aol.com]; Gordon Taylor [gtaylor@land.az.gov]; Gary Worob [gworob@yahoo.com]; Miriam Haubrich [mhaubrich@prescotthabitat.org]; Roxanne Nielsen [roxpb1@cableone.net]; Dave Fisher [thefishers2@hotmail.com]; Terry Marshall [tmarsaz@cableone.net]; Brad Devries [triangleforge@yahoo.com]

**Attachments:** Water Issues Committee Age~1.rtf (11 KB) ; Agenda 6-22-11.doc (491 KB) ; Minutes.doc (34 KB) ; Growing Smarter Elements G~1.pdf (218 KB) ; Growing Smarter summary f~1.pdf (3 MB) ; ARS 9-461.05, .06 & .07.pdf (6 MB) ; Growing Smarter Guiding Pr~1.pdf (8 MB)

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Good afternoon Committee members,

Attached is the agenda for the upcoming General Plan Committee meeting scheduled for June 22nd. The meeting will be held at the City Hall downstairs conference room. Our meeting will focus on City financing of infrastructure. Financing aspects of a General Plan occur when the Council moves to the next step of a strategic plan which lines out the elements, sets a calendar for actions, and the cost of implementation they choose to finance, similar to a budget preparation process, but related specifically to general plan elements. Except for open space acquisition which is financed through 2015 (month?) with the citizen generated and voter approved 40.7 million of the assured streets program sales tax extension. Of course there are other dedicated funds within the city budget. The Committee Co-chairs have elected not to include a copy the draft City Budget with this agenda since the presentations will cover several points important to the Committee. However, the City Budget will go before Council later this month and will be available on the Website sometime after it is approved. As always, I will be happy to provide a paper copy or disk to anyone who wishes a copy.

I have included some general information regarding the Growing Smarter statute, including the requested list of required and optional elements. Growing Smarter information is presented only to acquaint the Committee with the language authorizing the General Plan - no discussion is planned at this time unless requested. Also, attached is an agenda for the Water Issues Committee now scheduled to meet this Friday at 2pm in the City Hall downstairs conference room. I've been told this is written in "soft chalk" so please double check if you plan to attend. Anyone who wishes to attend must notify me more than 24 hours in advance of the meeting so I may post a Possible Quorum if needed. This is in order to satisfy open meeting laws. Thank you.

***Ryan***

**Ryan Smith, Community Planner  
City of Prescott  
201 S. Cortez Street  
Prescott, AZ 86303  
Phone 928-777-1209 Fax 928-771-5870**

## **TALKING POINTS FOR WATER ISSUES COMMITTEE**

### ADEQ progress Report and Future Work at the Lakes

Summary of work to date; Water Quality issues; TMDL Approach  
Limnology and strategy for approach for study  
Future activities

### Summary of Past Activities and Associated Costs

Watson Woods Riparian Preserve:	<b>\$1.4 million (ADEQ/PC)</b>
Stormwater Detention Basin, Prescott Lakes Pkwy:	<b>\$123,000 (PC/ADEQ 319Grants)</b>
Yavapai Reservation Slaughterhouse Gulch Wetland Restoration:	<b>\$88,000 (EPA/YPIT)</b>
Yavapai County/Pioneer Parkway Stormwater Quality:	<b>\$620,000 (ADEQ/YC)</b>
Storm Drain Markers:	<b>\$15,000 (ADEQ/PC&amp;COP)</b>
Creek signing Project	<b>\$3,000 (Private/PC)</b>
Creek Signing	<b>\$750 (Private/PC)</b>
Watershed Posters	<b>\$5,000 (Keep Prescott Beautiful &amp; Sharlot Hall/PC)</b>
Manure Management Brochure:	<b>\$7,000 (ADEQ/PC)</b>
Granite Creek Cleanup	<b>\$4,000/year (Community and corporate Sponsors)</b>
Rambling River (Education to Action)	<b>\$67,875 (ADEQ/PC)</b>

### Address Bathymetric Study

Sailing Club perform an initial study to evaluate the need for a more precise study later. Citizen Group is concerned about the Certification of Capacity in Lakes. Sediment may have reduced the designated allocation.

Addressing Capacity defines options for access improvements, habitat creation, and weed control for the lakes.

### Opportunities Available for City to Act Now on Water Quality

- Develop Ordinances for Erosion and Sediment Control and Rainwater Harvesting
- Encourage programs available in the Stormwater Permit
- Incorporate Watershed Planning into City Development Plans

## Minutes - General Plan Committee Meeting 6-8-11

1. Call to Order: 6pm. General announcements were made.
  - The Public Participation Plan will be heard by Council on June 28, 2011.
  - The Committee will take public comment regarding specific items before a vote is taken, rather than wait until the end of the meeting.
2. Attendance was taken by Mr. Guice. Two members were not in present - Roxanne Nielsen and Dave Fisher.
3. A motion was made to approve the minutes from May 18 and approved by unanimous vote.
4. 2003 General Plan Successes
  - Planner Smith outlined areas where the 2003 Plan was successful. Every long Range Plan must assume change is inevitable. Not just in growth, but must include things like census information regarding changes in population age and number of persons per household. The strategy and goal approach is widely in use in general plans because it works well, especially for staff use. Community quality and public interest discussions are important to have for voter approval, and should be in the introduction rather than in the goal and strategy sections. Open Space is a good example of a 2003 goal that was successfully executed over the last few years. While there is always room for improvement, a lot of open space was acquired.
  - Areas of improvement include repeated information, which contributes to make the 2003 plan hard to read. Obvious information such as feelings about Prescott and descriptions of neighborhoods should be in the introduction, again to help with voter approval. Assumptions about future events such as the big Chino Water Ranch and annexations should not be taken as certain when creating goals. Some goals are unattainable such as waiving impact fees due to ARS requirements.
  - The committee should have read the 2003 Plan. The views presented in staff reports should serve as a starting point for committee discussions regarding their own observations of the Plan.
  - Mr. Quinn requested staff to evaluate each goal in the 2003 Plan and provide comments as to the goal success, failure and why the outcome has occurred. Mr. Smith asked that if the Committee would like this type of evaluation, that it be provided on an element by element basis and at the appropriate meeting. Also, the General Plan is not a Strategic Plan where goals must be attainable. The General Plan is a guideline. The Council must consider many other aspects when making decisions. The Committee suggested that future goals and strategies should be written to be attainable.
  - Mr. Marshall asked staff if it is appropriate to not raise hands in favor of an open discussion. Staff replied yes.
  - Mr. Sheats expressed a concern that the General Plan should not reflect just what the State mandates, it should reflect what the citizens want. Staff replied that Growing Smarter mandates that a General Plan must be done and also what elements are required, however, the contents of the plan are up to the Committee using public input.

- The Committee suggested that the 7 required elements be taken in the order that Growing Smarter outlines them in, and that the finance and water elements should come later in the process. Staff replied that Growing Smarter does not require that elements be addressed in any particular order. Water and the Cost of Growth (Finance) elements are both part of the 7 required elements, therefore, it's appropriate to address those first if desired.

#### 5. Other Plans:

Mr. Smith provided examples and a brief explanation of the different types of plans. The 2050 Plan and Focused Future Plan were not adopted by Council but may be used as a resource to help define future trends in Prescott. A strategic plan is adopted by Council and will include a specific timeline and funding mechanism for each project. Federal Handbooks are useful since the concepts can be used to address local issues.

Neighborhood Plans are adopted as an addendum to the General Plan. There is no shortage of other plans. They may be used to create or back up the goals and strategies of the General Plan based on public input. Information from other available plans should not just be copied into the General Plan. It's appropriate to summarize information and then refer to original document where it came from.

#### 6. Optional Elements:

Mr. Smith outlined the 7 required elements. Then briefly discussed the 10 optional elements as indicated by the Growing Smarter Legislation. Ms. Ruffner asked to have this list in the packet for next meeting. Any or all of the 10 optional elements may be added to the 7 required elements to address current issues. A discussion ensued regarding housing with an emphasis on workforce housing. Councilman Blair commented that workforce housing is encouraged by allocating AMA water separately for workforce housing developments.

#### 7. Suggested topics for next meeting:

Mr. Smith suggested that Finance Director Mark Woodfill give the Committee a 20 minute power point presentation, followed by a question and answer session, regarding public finance, public infrastructure and existing challenges. The Committee indicated that they are in favor of continuing the learning process and would like to hear from Public Works Director Mark Nietupsky to discuss water, wastewater and transportation as well as the Finance Director at the next meeting.

#### 8. Call to the Public:

Daniel Mattson felt that educating the Committee was a favorable idea, the Plan should be kept simple and held to the list of requirements. Barbara Jacobsen commented that she felt that the Mission (Vision) Statement should be completed first prior to informational meetings or any elements. Staff stated that the Vision Statement may change depending on information received during the development of the Plan. Gary Worob stated that he felt the Mission Statement should be the appointed articles required by the State combined with improvements regarding the quality of life in Prescott.

*A review of A.R.S 9-461.5 (General Plans) indicates the following for Cities between 10,000 and 50,000 population.*

**Required Elements:**

- A land use element
- A circulation element
- An open space element
- A growth area element
- An environmental planning element
- A cost of development element
- A water resources element

**Voluntary Elements:**

- A conservation element
- A recreation element
- An enhanced circulation element including a transportation section and a transit section**
- A public services and facilities element
- A public buildings element
- A housing element
- A conservation, rehabilitation and redevelopment element
- A safety element
- A bicycling element
- An energy element
- A neighborhood preservation and revitalization element



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## GROWING SMARTER/PLUS: SUMMARY FOR MUNICIPALITIES

[www.azleg.state.az.us](http://www.azleg.state.az.us) (Title 9)

### PURPOSE OF THE ACT:

Strengthen the ability of Arizona's communities to plan for growth, acquire and preserve open space, and develop strategies to comprehensively address growth related pressures.

### KEY COMPONENTS:

- ♦ Growing Smarter Legislation became effective August 21, 1998
- ♦ Growing Smarter Plus Legislation became effective May 18, 2000
- ♦ Reforms to local planning and zoning laws for municipal, county, and State land
- ♦ Mandatory rezoning conformance with general plans
- ♦ More effective public participation in planning
- ♦ Major plan amendments are evaluated one time per year
- ♦ State Trust land planning
- ♦ Full compliance was required by December 31, 2002 for communities with *populations over 75,000*
- ♦ Full compliance was required by December 31, 2003 for communities with *populations between 2,500 and 75,000*
- ♦ Updates required every 10 years

1.

### REQUIRED NEW GENERAL PLAN ELEMENTS:

In addition to the Land Use and Circulation Elements already required, every General Plan for communities with a population of 2,500 but less than 10,000 persons and whose growth rate exceeded an average of two per cent per year for the ten year period before the most recent U.S. decennial census and for cities and towns having a population of 10,000 or more persons, must include (and others may include):

#### Open Space Element that includes:

- a) inventory of open space areas, recreational resources & access points to these areas
- b) analysis of future needs, policies for managing & protecting open space areas and resources AND implementation strategies to acquire additional open space and establish new recreational resources
- c) policies and implementation strategies to promote a regional system of integrated open space & recreational resources - these strategies must consider existing regional open space plans



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**Growth Area Element** that identifies areas suitable, if any, for planned multimodal transportation, infrastructure expansion, and improvements designed to support a variety of land uses, including tourism. It shall also include policies and implementation strategies to:

- a) make automobile, transit and other modes of circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development
- b) conserve significant natural resources and open space in the growth area and coordinate their location to similar areas outside the growth area
- c) coordinate development activity with public and private infrastructure construction

**\*\* Note \*\*** The planning agency may, or if so directed by the legislative body shall, prepare specific plans. These specific plans may, in addition to recommended zoning ordinances and subdivision regulations, include a plan and regulations determining the location of infrastructure service area boundaries, consistent with the growth areas element of the general plan, beyond which the municipality may limit or prescribe conditions on publicly financed extensions of water, sewer and street improvements that are necessary to service needs generated by new development. The plan and regulations shall consider all elements of the general plan, including the circulation and public facilities elements. For purposes of this paragraph, "publicly financed" does not include special taxing district financing other than municipal or county improvement district revenues or bonds. The regulations shall also provide for:

- (a) assigning or delegating administrative functions, powers and duties to municipal officers.
- (b) establishing the procedure for the initial infrastructure service area boundaries and the methodology and procedures for adjusting the boundaries.

**Environmental Planning Element** that contains analysis, policies and strategies to address any anticipated effects of the plan's elements and new development called for by the plan on air and water quality and natural resources. These policies and strategies will have community-wide applicability and will not require environmental impact statements beyond those already required.

**Cost of Development Element** that identifies policies and strategies that require development to pay its fair share toward the cost of additional public service needs created by new development. Must also:

- a) identify legal mechanisms to finance necessary public services such as bonding, special taxing districts, development fees, in lieu fees, facility construction, dedication, privatization & others
- b) identify policies to ensure adopted mechanisms result in a beneficial use to the development and bear a reasonable relationship to the burden imposed on the municipality to provide the additional public services



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**Water Resources Element** that addresses:

- a) the known legally and physically available surface water, groundwater and effluent supplies
- b) the demand for water that will result from future growth projected in the general plan, added to existing uses.
- c) an analysis of how the demand for water that will result from future growth projected in the general plan will be served by the currently available water supplies or supplies or a plan to obtain additional necessary water supplies.

**2.**

**NEW REQUIREMENTS FOR EXISTING PLAN ELEMENTS:**

**Land Use Element** of General Plans in all communities must identify specific programs and policies that the municipality may use to ~~promote infill or compact form development~~ and must identify areas where those patterns should be encouraged. It must also include policies to maintain a broad variety of land uses, including all existing uses.

For communities with populations of 50,000 or more, the following changes are mandated:

- ♦ **Public Services and Facilities Element** must also show plans for police, fire, and emergency services.
- ♦ **Housing Element** must also include standards and programs for housing quality, variety, and affordability. It shall also include an identification and analysis of existing and forecasted housing needs.
- ♦ **Conservation, Rehabilitation, and Redevelopment Element** must also include plans and programs for neighborhood preservation and revitalization.

**3.**

**GENERAL PLAN AND AMENDMENT ~~ADOPTION AND READOPTION~~  
& PUBLIC PARTICIPATION:**

The new legislation promotes greater citizen and regional participation by replacing the phrase "maximum feasible participation" with more community-based specific guidelines and by expanding the list of groups with whom municipalities must consult about the General Plan. It also includes new verbiage on general plan development, adoption, and readoption procedures.

- ♦ The governing body is required to ~~adopt written procedures~~ to provide effective, early and continuous public participation from all geographic, ethnic, and economic areas of the



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municipality in the development and major amendment of General Plans. Procedures must include: a) broad dissemination of proposals and alternatives; b) opportunity for written comments; c) public hearings after effective notice; d) open discussions, communications programs and information services; and e) consideration of public comment.

- ♦ In addition to those previously listed in the statutes, governing bodies must consult and provide an **opportunity for official public comment** by public officials and agencies, the county, school districts, associations of governments, public land management agencies, public utility companies, and other appropriate government jurisdictions. Also, in addition to those previously listed, the municipality must also submit a review copy to any person or entity who requests in writing to receive a copy.
- ♦ Cities and towns are required to coordinate production of their General Plans with creation of **State Land** conceptual land use plans and cooperate with the Land Department to integrate the two. [Growing Smarter has complementary requirements of State Land Department].
- ♦ In applying an open space element or a growth element of a General Plan a municipality shall **not designate private land or state trust land as open space**, recreation, conservation or agriculture it receives written consent of the landowner or provides an alternative, economically viable designation in the General Plan or zoning ordinance, allowing at least one residential dwelling unit per acre.
- ♦ Adoption or readoption of any General Plan or "major amendment" must be approved with an **affirmative vote of at least 2/3 of the members of the legislative body**. **All major amendments proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made.**
- ♦ A **"major amendment"** means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing General Plan Land Use Element. The **municipality's General Plan shall define the criteria** to determine if a proposed amendment to the General Plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing General Plan Land Use Element.
- ♦ The legislative body of a city or town having a population of more than 2,500 persons but less than 10,000 persons and whose growth rate exceeded an average of 2% per year for the 10 year period before the most recent U.S. Decennial Census, and any **city or town have a population of 10,000 or more persons, shall submit each new General Plan adopted to the voters for ratification at an election held pursuant Section 16-204.**



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- If the majority of qualified voters approve the General Plan it shall become effective as provided by law. If the majority of qualified voters fail to approve the General Plan, the current plan remains in effect.
- The General Plan with any amendments is effective for up to ten years from date the plan was initially adopted or ratified or readopted and ratified or until a new plan is adopted and ratified.

On or before each Plan's tenth anniversary, the municipality must readopt the plan for up to ten years or adopt a new plan.

- Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection I of this section, adoption or readoption shall not be done as an emergency measure and is subject to referenda.

4.

**ZONING AND THE GENERAL PLAN:**

All rezoning ordinances and regulations adopted shall not only be consistent with, but must now conform to the adopted General Plan. The rezoning ordinance shall further the implementation of, and not be contrary to, the goals, policies, and applicable elements of the Plan. A rezoning ordinance conforms with the land use element if it proposes land uses, densities or intensities within the range for the subject property as stated in the General Plan.

The legislative body of the municipality shall adopt by ordinance, for each rezoning application that requires a public hearing, a citizen review process that includes components that identify the procedure through which:

1. adjacent landowners and other potentially affected citizens will be notified of the application.
2. the municipality will inform adjacent landowners and other potentially affected citizens of the substance of the proposed rezoning.
3. adjacent landowners and other potentially affected citizens will be provided an opportunity to express any issues or concerns that they may have with the proposed rezoning before the public hearing.



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**GROWING SMARTER & STATE TRUST LANDS**

- The State Land Department must prepare conceptual land use plans at least every 10 years for urban and other appropriate state lands. Open space to be conserved will be delineated.
- Conceptual Plans and annual 5-year disposition plans will be submitted to a newly created Urban Land Planning Oversight Committee for review and recommendations.
- Requires the Oversight Committee to recommend strategies to create the conceptual land use plans and provide advice on studies.
- Authorizes the sale of development rights on state trust lands at public auction.

**Contact Information:**

Arizona Department of Commerce  
Office of Smart Growth  
1700 West Washington, Suite 420  
Phoenix, AZ 85007  
602/771-1191 (phone); 602/771-1210 (fax)

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## GROWING SMARTER: WATER RESOURCES

### WHAT IS THE GROWING SMARTER/PLUS MANDATE FOR THE WATER RESOURCES ELEMENT?

Strengthen the ability of Arizona's communities to plan for growth, acquire and preserve open space, and develop strategies to comprehensively address growth related pressures.

A.R.S. 9-4561.05 and 11-821 require the following for municipalities with populations larger than 2,500 (unless under 10,000 AND with a growth rate of less than 2%) and counties with populations greater than 125,000:

A Water Resources Element [cities and towns] or Planning for water resources [counties] that addresses:

- a) Known legally and physically available surface water, groundwater, and effluent supplies;
- b) The demand for water that will result from future growth projected in the General/County Plan, added to existing uses; and
- c) An analysis of how the demand for water that will result from future growth projected in the General/County plan will be served by the currently available water supplies or a plan to obtain additional necessary water supplies.

Plans must be completed by the end of 2002 (for municipalities with populations of 50,000+ and counties) or the end of 2003 (for municipalities with populations under 50,000). Plans also must be updated at least every 10 years.

### WHAT IS THE INTENDED PURPOSE OF THIS ELEMENT?

This element provides the opportunity for local governments to consider water demand in tandem with land use, anticipated growth areas, and infrastructure. Issues, concerns, or ideas may be raised throughout the public participation program, and the substance of this element may be closely connected to the policies included in the environmental planning, cost of development, or other elements. Key questions to address in this element may include the following:

- Are there issues related to ensuring a physically and legally available, continuous and reliable supply of water?
- Do we have the infrastructure to deliver water in such a way to address the projected growth and land use/economic development goals in the plan?
- What are the costs involved in addressing infrastructure and other needs, and
- What are project priorities?
- What financing mechanisms exist or could be developed to address these costs?
- How can we use our effluent more efficiently?
- What water conservation measures should we be pursuing?



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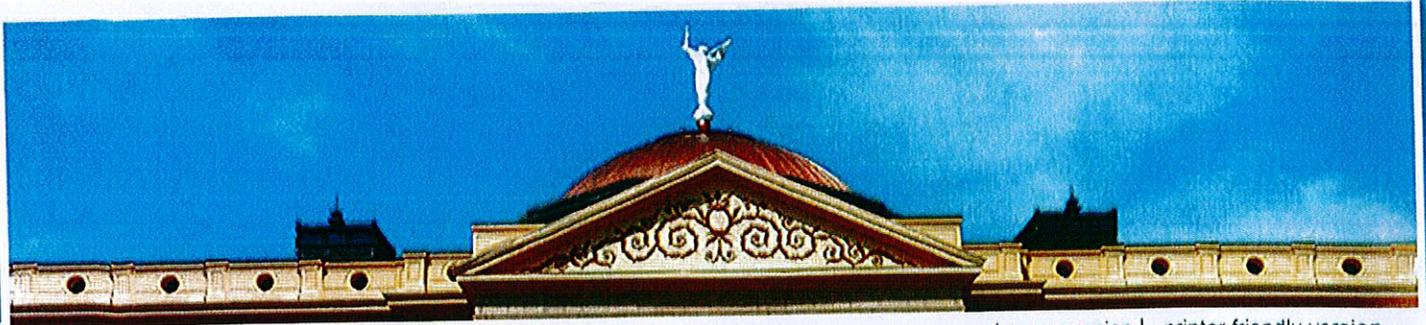
**WHAT IS THE INTENDED PURPOSE OF THIS ELEMENT (CONTINUED)?**

- Inventories of currently available supplies and future supplies. This should include an assessment of the physical availability, legal availability, and supply continuity including reliability during droughts;
- Discussion of the extent of infrastructure and water services provided by private entities;
- Estimate of projected water demands, based on current use and anticipated growth;
- Assessment of adequacy of the supply to meet current and future demand;
- Assessment of infrastructure adequacy to meet projected demand;
- Plan for the acquisition of new supplies and/or infrastructure;
- Water conservation measures;
- Evaluation of the feasibility of using effluent or increasing effluent use to displace demand for other potable supplies;
- Assessment of the impacts of current and future water use on groundwater levels and surface water flows; for areas of declining groundwater levels, include an assessment of the impact on long term supply reliability;
- Wastewater system capacity;
- Programs to address future drought conditions;
- Subsidence due to groundwater pumping; if in an area of earth fissuring or subsidence potential, include a consideration of the land use hazards or other impacts;
- Use of groundwater recharge to increase water supply;
- Water quality programs;
- Preservation of washes / coordination of open space planning with flood control; and
- Assessment of impacts on or coordination with neighboring jurisdictions and other water users, including senior surface water right holders and other groundwater users

**WHAT SHOULD WE DO WHEN QUANTIFIABLE SUPPLY DATA IS NOT AVAILABLE?**

A.R.S. 9-4561.05 and 11-821 does not require that new independent hydrological studies or that community or county be a water service provider. More information has been compiled for AMAs to facilitate their regulation. Some non-AMA communities/counties may feel hindered by their limited ability to collect needed data within the mandated planning timeframe. To assist, a list of potential resources has been created and is attached. Some communities have also begun a more qualitative approach in considering their water resources, by focusing on practical applications of water supply and conservation measures (water harvesting, use of effluent, recharge projects). The planning process may provide an opportunity to bring stakeholders to the table who will contribute to the long-term process of planning for water resources: major water users, private water companies, public works and planning representatives. Identify the needs of your community, key issues and questions, and utilize the planning process as a means to start improving decision making with regard to water resources and their connection to the desired growth and development in your area.

## Arizona State Legislature

Bill Number Search:  

Fiftieth Legislature - First Regular Session

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## 9-461.05. General plans; authority; scope

A. Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality. The planning agency shall coordinate the production of its general plan with the creation of the state land department conceptual land use plans under title 37, chapter 2, article 5.1 and shall cooperate with the state land department regarding integrating the conceptual state land use plans into the municipality's general land use plan. The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.

B. The general plan shall be so prepared that all or individual elements of it may be adopted by the governing body and that it may be made applicable to all or part of the territory of the municipality.

C. The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following elements:

## 1. A land use element that:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

(f) For cities and towns with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations. On or before December 31, 2005, if a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport or ancillary military facility pursuant to section 28-8481, subsection J.

2. A circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes

of transportation as may be appropriate, all correlated with the land use element of the plan.

D. For cities and towns having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census and for cities and towns having a population of ten thousand or more persons according to the most recent United States decennial census, the general plan shall include, and for other cities and towns the general plan may include:

1. An **open space element** that includes:

- (a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
- (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
- (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

2. A **growth area element**, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

- (a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

3. An **environmental planning element** that contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

4. A **cost of development element** that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

- (a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
- (b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

5. A **water resources element** that addresses:

- (a) The known legally and physically available surface water, groundwater and effluent supplies.
- (b) The demand for water that will result from future growth projected in the general plan, added to existing uses.
- (c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

E. The general plan shall include **for cities of fifty thousand persons or more** and may include for cities of less than fifty thousand persons the following elements or any part

or phase of the following elements:

1. A **conservation element** for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation element may also cover:
  - (a) The reclamation of land.
  - (b) Flood control.
  - (c) Prevention and control of the pollution of streams and other waters.
  - (d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
  - (e) Prevention, control and correction of the erosion of soils, beaches and shores.
  - (f) Protection of watersheds.
2. A **recreation element** showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:
  - (a) Natural reservations.
  - (b) Parks.
  - (c) Parkways and scenic drives.
  - (d) Beaches.
  - (e) Playgrounds and playfields.
  - (f) Open space.
  - (g) Bicycle routes.
  - (h) Other recreation areas.
3. The **circulation element** provided for in subsection C, paragraph 2 of this section shall also include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:
  - (a) A **transportation element** showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities.
  - (b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.
4. A **public services and facilities element** showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.
5. A **public buildings element** showing locations of civic and community centers, public schools, libraries, police and fire stations and other public buildings.
6. A **housing element** consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.
7. A **conservation, rehabilitation and redevelopment element** consisting of plans and programs for:
  - (a) The elimination of slums and blighted areas.
  - (b) Community redevelopment, including housing sites, business and industrial sites and public building sites.
  - (c) Other purposes authorized by law.
8. A **safety element** for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures and geologic hazard mapping in areas of known geologic hazards.
9. A **bicycling element** consisting of proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.
10. An **energy element** that includes:
  - (a) A component that identifies policies that encourage and provide incentives for efficient use of energy.
  - (b) An assessment that identifies policies and practices that provide for greater uses of renewable energy sources.

11. A neighborhood preservation and revitalization element, including:

(a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.

(b) A component that identifies city programs that provide for the safety and security of neighborhoods.

F. The water resources element of the general plan does not require:

1. New independent hydrogeologic studies.

2. The city or town to be a water service provider.

G. The land use element of a general plan of a city with a population of more than one million persons shall include protections from encroaching development for any shooting range that is owned by this state and that is located within or adjacent to the exterior municipal boundaries on or before January 1, 2004. The general plan shall establish land use categories within at least one-half mile from the exterior boundaries of the shooting range that are consistent with the continued existence of the shooting range and that exclude incompatible uses such as residences, schools, hotels, motels, hospitals or churches except that land zoned to permit these incompatible uses on August 25, 2004 are exempt from this exclusion. For the purposes of this subsection, "shooting range" means a permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Shooting range does not include:

1. Any area for the exclusive use of archery or air guns.

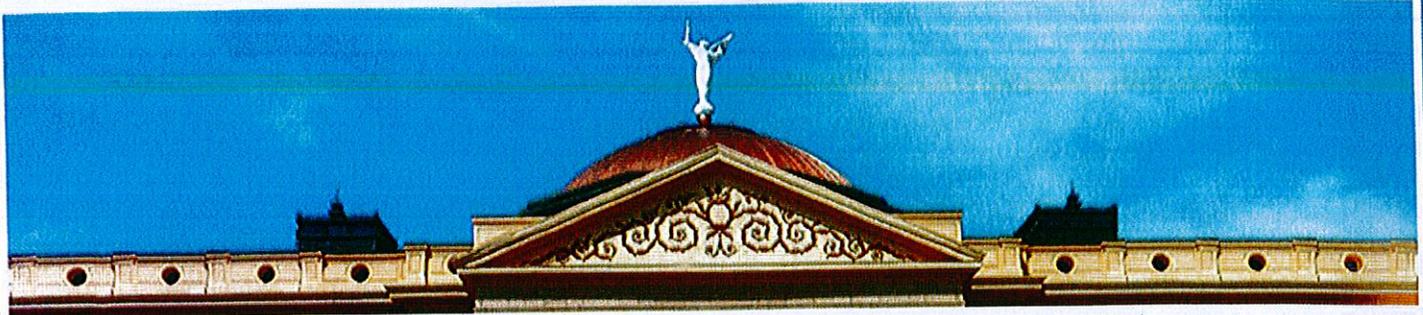
2. An enclosed indoor facility that is designed to offer a totally controlled shooting environment and that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.

3. A national guard facility located in a city or town with a population of more than one million persons.

4. A facility that was not owned by this state before January 1, 2002.

H. The policies and strategies to be developed under these elements shall be designed to have community-wide applicability and this section does not authorize the imposition of dedications, exactions, fees or other requirements that are not otherwise authorized by law.

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9-461.06. Adoption and amendment of general plan; expiration and readoption

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The department of commerce or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.
6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.
7. If the general plan or an element or major amendment of the general plan is

applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.
2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the notice from the attorney general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or

readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

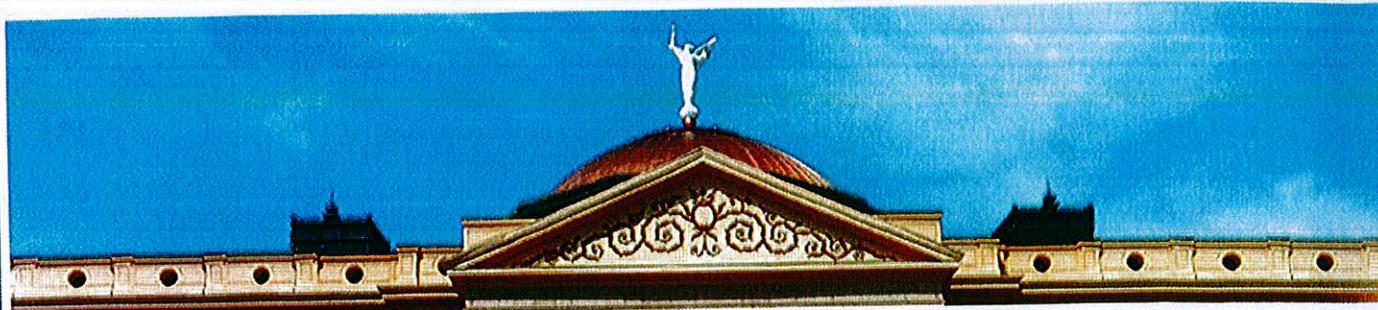
L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census, and any city or town having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet web site. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this

chapter before May 1, 2000 and the designation does not impose additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

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## 9-461.07. Administration of general plan

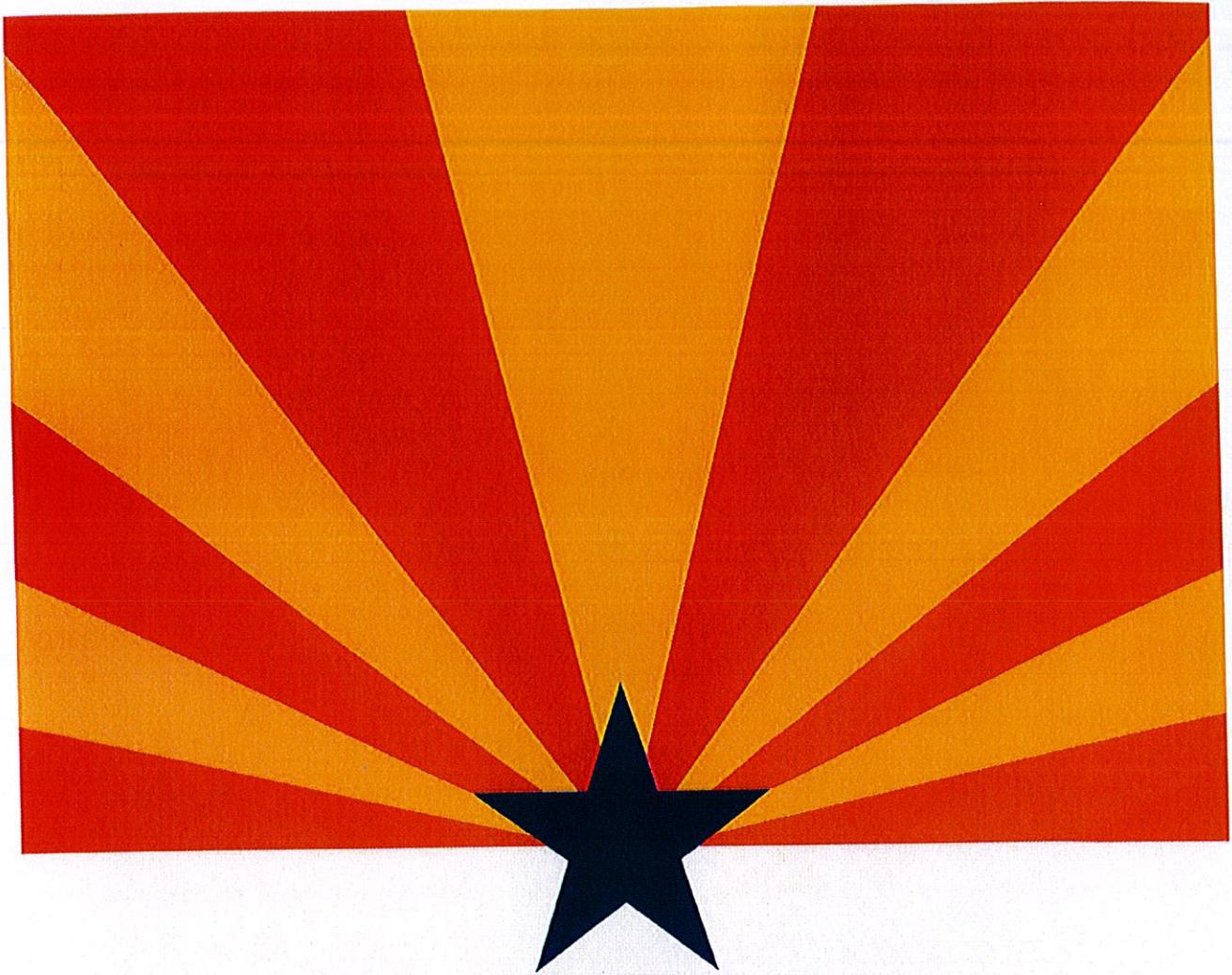
A. After the municipal legislative body has adopted a general plan, or amendment thereto, the planning agency shall undertake the following actions to encourage effectuation of the plan:

1. Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the general plan or part thereof in order that it will serve as a pattern and guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the general plan. The measures recommended may include plans, regulations, financial reports and capital budgets.
2. Render an annual report to the legislative body on the status of the plan and progress in its application.
3. Endeavor to promote public interest in and understanding of the general plan and regulations relating to it.

4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens generally with relation to carrying out the general plan.

B. Upon adoption of a general plan or part thereof, each municipal officer, department, board or commission, and each governmental body, commission or board whose jurisdiction lies entirely or partially within the municipality, whose functions include recommending, preparing plans for or constructing major public works, shall submit to an agency, as designated by the respective municipal legislative body, a list of the proposed public works located entirely or partially within the municipality recommended for planning, initiation or construction during the ensuing fiscal year. The agency shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the municipal planning agency for review and report to such agency as to conformity with the adopted general plan or part thereof.

C. No public real property may be acquired by dedication or otherwise for street, square, park or other public purposes, no public real property may be disposed of, no public street may be vacated or abandoned and no public building or structure may be constructed or authorized, if an adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with such adopted general plan or part thereof. The planning agency shall render its report as to conformity with such adopted general plan or part thereof within forty days after the matter was submitted to it. The provisions of this subsection do not apply to acquisitions or abandonments for street widening or alignment projects of a minor nature if the legislative body so provides by ordinance or resolution.



**Growing Smarter**  
*Guiding Principles*  
**for Arizona**

**Governor's Growing Smarter Oversight Council**  
**September 2006**

As Arizona prepares for its Centennial, the people of our state must assess and build upon the landmark Growing Smarter Acts to ensure that Arizona's built environments and diverse landscapes remain desirable now and for its next 100 years and beyond. **One thing is for certain: how we have grown in the past will not necessarily work in the future.** To ensure Arizona's desirability as a geography that combines incredible natural resources with a dynamic and energetic global economy, livability, sustainability, quality growth, must be integrated with our everyday lives, choices, and expectations for our future growth and development.

The Arizona Growing Smarter Oversight Council, volunteers appointed by the Governor, and key state agency representatives, have been given the responsibility of continuously assessing the successes and challenges of Arizona's planning and growth management legislation, the 1998 and 2000 Growing Smarter Acts. For the last five years, we have steadfastly worked for continuous improvement of the statutes. Just as the planning process is dynamic, so must the enabling legislation for planning and growth management provide the best direction and tool box to help communities and counties achieve the best results.

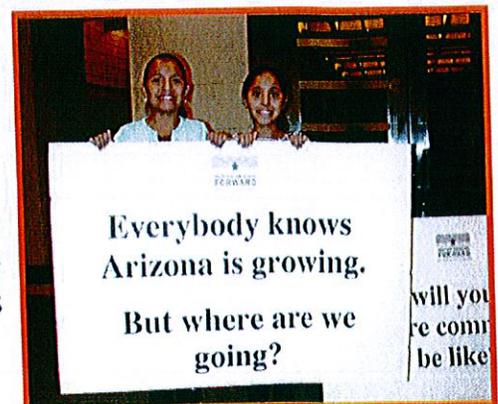
**In 2004, Governor Janet Napolitano requested the Growing Smarter Oversight Council initiate a statewide conversation toward a vision for Arizona, and to develop a set of Guiding Principles to help Arizona not just grow, but reach for the next level in developing quality growth.** It has been appropriate that this dialogue begin at the same time we prepare to celebrate Arizona's Centennial anniversary. Once adopted, these Guiding Principles will assist Arizona, its agencies, local communities and regions by establishing a framework to:

1. Coordinate the activities of state agencies to enhance quality growth throughout Arizona in collaboration with the efforts of local communities;
2. Incorporate into other statewide plans, such as the Commerce and Economic Development Commission's 10-year Economic Strategy;
3. Guide future updates of local government general and comprehensive land use plans;
4. Highlight best management practices from around the state;
5. Develop performance criteria for state and local decision-makers to assess whether state and local land use planning goals are being accomplished.

The Council, with the able assistance of the Community Planning Office at the Arizona Department of Commerce, held 18 Listening Sessions around the state, from Page to Nogales and Show Low to Yuma. We asked three basic questions:

- Everybody knows Arizona is growing. But where are we going?
- What will your ideal future community be like?
- How will we know when we get there?

**Over 600 people across the state participated in the Listening Sessions which resulted in thousands of valuable ideas.** We heard a lot. Each listening session was different with comments and thoughts unique to that area of Arizona.



But there was a high degree of commonality as well. So where was that agreement?

- **Water** — developing reliable information for all areas of the state and incorporating long-term available assured supplies in all future planning efforts.
- **Transportation** — ensuring efficient, effective transportation systems and links both locally and regionally simultaneous with future development.
- **Housing** — providing an array of workforce and affordable housing choices to assure that people can live in the same community where they work.
- **Community Character** — preserving a sense of place and distinctive identities.
- **Education** — assuring quality schools, education and workforce development opportunities to prepare for global competition.
- **Economic Development** — pursuing stable, diverse economies statewide and preserving traditional economic sectors, such as agriculture, while moving into the global knowledge economy.
- **Local Authority** — providing cities and counties the powers and means to manage new development, especially giving counties an array of statutorily authorized powers to manage growth, including subdivisions and lot splits.
- **Energy** — making the necessary investments and providing incentives in reliable energy supplies and alternative energy sources.

To test the results from the Listening Sessions and ensure that they were representative of attitudes in the state, we commissioned a random sample telephone survey (sample size 700). The survey data both validated the type of responses we received at the Listening Sessions and gave us additional feedback on Arizonan's thoughts and desires on growth related issues.

Based on our knowledge gained from over five years of work, the listening session results, the survey, and much deliberation, the Council crafted a draft proposal of Guiding Principles and recommendations. The proposed Guiding Principles were publicly distributed and further reviewed over a several month timeframe. Additional public input has helped the Council accomplish putting forth the following Growing Smarter Guiding Principles.

The Growing Smarter Guiding Principles are organized in 6 major categories.

**Responsibility and Accountability** ★ **Preservation of Community Character**  
**Stewardship** ★ **Opportunity** ★ **Infrastructure** ★ **Economic Development**

The Principles are derived from the Growing Smarter Acts, and the following basic assumptions:

- Arizonans value their quality of life and recognize its importance to our current and future economic success.
- Growth patterns and urban form have long-term social, environmental and economic consequences.
- Free market forces and individual choices will affect growth.
- Solutions to growth-related challenges need to be flexible and respectful of individual and property rights and the uniqueness of our communities.
- Looking well into the future, up to 50 to 100 years, will highlight key issues and inform Arizona's vision of how we want to grow.
- Arizonans prefer tools, authority, and resources that empower people to make better decisions at the local level.
- Tribal governments play an increasingly important role in community development, and they are a key part of the state's economic future.
- Arizonans recognize that good planning at the local, regional, and state levels can return higher economic, social and environmental dividends.
- Arizonans have a responsibility to participate in this state's governance and planning.
- Growing Smarter is about creating and sustaining healthy landscapes, livable communities and vibrant economies.

Each category contains three components:

- *Guiding Principles*
- *Observations from Public Input*
- *Recommendations to Facilitate Implementation*

**The Guiding Principles are the foundation for a vision for managing Arizona's rapid growth and long term planning for our next 100 years.** Collectively, they light the path toward an Arizona that works together, that engages its diverse citizenry, that builds great livable communities on a human scale, that grows and prospers, and that embraces the many natural landscapes that called us here in the first place.

Each set of Guiding Principles is followed by Observations the Council made on the public input from Arizona residents on key topics covered by the Principle. The entirety of the public comments we received is available as an Appendix to this report.

Finally, each set of Guiding Principles includes one or more Recommendations for immediate action toward implementation of the Principles. It should be noted that the recommendations are intended to initiate first steps and are not exhaustive work programs that cover every observation. Rather they represent the Council's considered judgment on some key items to direct Arizona toward success in achieving a common vision, recognizing the diversity of our people, our communities and our landscapes.

**Arizona is going to grow.** That's the easy part. Whether we grow smarter is up to us. If we can harness our collective energy, demonstrate our power to think and our will to act for the long term and embrace the concepts embodied in these Guiding Principles, we will prosper as a people, we will enhance the beauty of the state, and we will collectively leave a legacy for the next generations of Arizona in our next 100 years.

# **R**esponsibility & Accountability

## *Guiding Principles*

**S**tate and local government officials should embrace the responsibility for guiding local communities toward beneficial long-term growth and development that recognizes the desires and expectations of local residents and property owners, but transcends narrow or immediate interests and seeks the broadest possible community benefit.

*Local public officials, property owners (private and public, including state and federal land managers), and other community leaders should work collaboratively to establish, coordinate, communicate, and implement local planning and land use decisions. Local public officials should also facilitate compliance with and enforcement of local planning and land use decisions.*

*Regional partnerships involving appropriate local, state, federal, and tribal representatives should encourage collaboration on local planning and land use decisions, share revenues as appropriate, and work together to address common concerns to build strong local communities, strong regions, and a strong Arizona. Planning processes should engage people in issues, encourage cooperation in addressing local and regional issues, and facilitate the implementation of a consensus community vision.*

*State laws, procedures, expertise, resources, and actions should seek to reinforce local planning efforts.*

## Observations from Public Input

### Local Authority

- ★ Local governments need more authority and a greater array of tools available at local option with local control.
- ★ In recognition that fast-paced growth and development is increasingly occurring in unincorporated areas, county governments need tools similar to those of cities to more effectively manage such growth.

### Planning

- ★ Increased long-term planning would facilitate greater recognition of the impacts and requirements of future growth and development.
- ★ Current planning requirements are largely unknown to many residents.
- ★ Some citizens favor greater emphasis on mixed-use development and higher densities.
- ★ Planning should reflect the people living within the physical environment, including their diverse needs, desires, character, and history.
- ★ All future planning should recognize the roles and responsibilities of tribes as local governments, while respecting tribal sovereignty, and foster open dialogue among the tribes, state agencies, local authorities, and private development interests, especially in areas of common interest, like transportation, flood control, and others.

### Governance

- ★ Arizonans would like their elected leaders to be thoughtful and provide vision, but feel that they often fail to exhibit sufficient leadership or courage.

### Public Participation

- ★ The public wants (and expects) the opportunity to be involved in important decisions about their future, but is often not sure how to be involved (or if it matters).
- ★ Public hearings, while mandated, are often an ineffective method of gathering public input,

so creative and respectful ways are needed to facilitate public participation, especially given the large number of new residents.

### Regional

- ★ Some of the most crucial components of future local plans, as identified by the public, are regional issues like water and transportation.
- ★ Arizona has benefited from regional cooperation in critical areas, like the Central Arizona Project, and such cooperation could serve as a model for other planning issues and encourage greater collaboration between city and county governments.

### State's Role and Responsibilities

- ★ The State should support local efforts – with resources and tools – and state agencies should be responsive to local plans.
- ★ It is the State's responsibility to protect individual rights.
- ★ State agencies should coordinate their efforts to reinforce positive local planning.
- ★ State agencies should practice design solutions that recognize the natural environment and community context in which they operate.
- ★ State agencies should exercise appropriate stewardship of our state's natural environment.
- ★ State agencies should foster constructive collaboration among state and local government agencies as well as private interests, while recognizing the different missions and obligations of each.

### Tax System

- ★ Tax revenues and tax distribution formulas should not overly influence planning decisions.

### Urban / Rural

- ★ The urbanization of smaller cities and the spillover effects of larger urban cities is a concern to local residents because of the resulting changes in the character of their communities.

## *Recommendations to Facilitate Implementation*

- ◆ Strengthen the State's capability to provide valuable guidance and assistance to local governments on managing growth and development, especially in areas experiencing rapid conversion from rural to urban or suburban form. The State should also compile information related to "best practices" in local planning activities, including balancing land use, providing adequate and timely infrastructure, and cost of development planning.
- ◆ Modernize and harmonize state law so that county governments are fully authorized and empowered to manage and enforce land use plans and development in the unincorporated areas of Arizona similar to the authorities of cities within incorporated areas. For example, counties should have the authority to meaningfully manage lots splits.
- ◆ Demonstrate state agency leadership in encouraging comprehensive growth planning by coordinating their respective efforts, acting to reinforce local planning decisions, rewarding regional cooperation, and recognizing quality planning efforts through grants and incentives, similar to programs in other states.
- ◆ Appoint a state and local task force to examine future growth and development in the three county region of Maricopa, Pima, and Pinal Counties, as an example of regional cooperation and planning. This region is projected to be one of the four western "megapolitan" areas with populations in excess of 10 million people. The task force should examine potential tools necessary to manage this type of growth, including but not limited to mechanisms to finance infrastructure in advance of development, to facilitate job corridor development, and land preservation and taxation policies. Recommendations should be made on any necessary changes in state law or policy and on any actions that should be take by state or local agencies and report its findings to the Governor, the Legislature, and local governing boards.
- ◆ Examine the fiscal structure of cities and towns, their reliance on local sales tax collections, and how that reliance affects planning and development decisions.

# **P**reservation of Community Character

## *Guiding Principles*

**F**uture local plans should be based on a “vision” of each community’s future that incorporates citizens’ input and reflects the community’s desires within a regional context.

Strengthening and preserving each community’s culture and history are important to local residents and should be important considerations in all future local planning discussions and decisions.

The public and private sector should partner to preserve and/or conserve special places and provide reasonable access to them.

Communities of differing character and heritage define our state; and future state and local plans and investments should conserve and maintain each local community’s “sense of place” and promote distinct community identities.

Access to undeveloped, public, natural areas is critical to maintaining the character and identity of Arizona and its many differing geographic areas and should be included in all future development plans.

The myriad of consequences, both short-term and long-term, some unintended, resulting from zoning and density decisions must be thoroughly and carefully evaluated as a part of the local planning review process for such decisions.

# **P**reservation of Community Character

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## *Observations from Public Input*

### **Community Character and Identity**

- ★ Residents would like to see communities around the state preserve their distinctive identity.
- ★ Preserving a sense of community character is an important component of future development.
- ★ Local plans and land use designs should reflect the character, diversity, interests, and expectations of current residents and attempt to anticipate the needs of future residents.
- ★ Planning must address the unique aspects of local communities, including the natural landscape, the built environment, as well as the character diversity, interests, and expectations of residents.

### **Culture, Diversity and Historic Preservation**

- ★ Future local plans should recognize, protect and appreciate local cultural character and history.
- ★ A diverse population including people of different ages, economic statuses, and cultural backgrounds enhance and strengthen local communities.

### **Urban Open Spaces**

- ★ Developed open spaces, such as parks, greenbelts, and access points to surrounding public open areas are important community amenities, and, when well designed, can contribute to overall public health.
- ★ Parks and other open spaces in urban areas should be connected by greenbelts or trails.

### **Growth**

- ★ New development should compliment and enhance the existing character and identity of existing communities.
- ★ Future growth and how it is managed will determine the quality of life in local communities and all of Arizona.
- ★ Zoning decisions, especially those related to density, have a wide variety of growth and development consequences, many of which are unanticipated at the time such decisions are made.

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## *Recommendations to Facilitate Implementation*

- ◆ Commission a comprehensive inventory of the natural, cultural, and historic assets of Arizona, which make Arizona unique, to be undertaken by the State, in partnership with regional, local, and tribal agencies and interested stakeholders. Such an inventory would be a blueprint to assist local, regional, state, and tribal agencies and interested stakeholders to conserve assets that define Arizona.
- ◆ Assess the funding tools available to preserve and protect Arizona's natural, cultural, and historic assets, such as the Arizona Heritage Fund.
- ◆ Amend the Growing Smarter law to require general and comprehensive plans to include a statement of the community's vision for its future, which is developed with active citizen participation.
- ◆ Amend the Growing Smarter law to include a "checklist" of planning issues that should be considered during the development of all future local plans, such as consideration of the inter-relationships among plan elements (environmental needs relative to proposed land uses), zoning and density choices, infrastructure requirements, open space preservation, and other key planning decisions.

# **S**teewardship

## *Guiding Principles*

**F**uture planning should recognize that clean water and clean air are essential elements of public health and quality of life for Arizona residents, visitors, and future generations. These vital resources should be preserved and protected, and future land use and infrastructure planning should incorporate this recognition.

Natural open land and native wildlife have intrinsic value and are critical to maintaining the character, identity, and health of Arizona for residents, visitors, and future generations and should be accommodated in all future planning decisions.

Effective stewardship of natural areas is essential to preserve and protect their intrinsic character and beauty and should be integrated in all future plans.

## *Observations from Public Input*

### **Air Quality**

- ★ Preserving good air quality should be a component of future local plans.

### **Natural Resources, Wildlife, and Conservation**

- ★ Residents want to preserve Arizona's natural character, wildlife, and environmental assets, including open spaces and natural areas, as development occurs.
- ★ State agencies must recognize and incorporate wildlife needs when designing and operating both new and existing facilities.
- ★ Local planning needs to better recognize wildlife, its habitat (natural landscapes and corridors), and accessible open spaces for active recreation, as having important economic value, especially for tourism and community quality of life, and needs to emphasize development to preserve and enhance these opportunities.

### **Open Space and Natural Areas**

- ★ Open spaces between communities should be preserved.
- ★ Open spaces and effective design in communities can promote public and environmental health and can also play a role in reducing the urban heat island effect.
- ★ Specific financial mechanisms must be developed to facilitate the purchase or preservation of critical open space and such mechanisms must be structured to meet their specific intended purposes, especially preserving natural open spaces.
- ★ Mechanisms should be developed and implemented to compensate both public and private landowners for the value of land that is to be preserved as open space.

### **State Trust Land**

- ★ State and local agencies should work together to plan for the development of State Trust Lands, including the conservation of some state lands as open space, consistent with local planning objectives and the mission of the Trust to earn revenue.
- ★ Appropriate tools, including financing mechanisms, should be developed to facilitate the preservation of some State Trust Lands as open space.

### **Sustainability**

- ★ Energy and water conservation, waste reduction, alternative land use patterns, and green development / infrastructure are important considerations for local, regional, and state planning efforts.
- ★ Walkable communities, alternative transportation choices, open spaces and recreational opportunities can facilitate active and healthy community lifestyles.

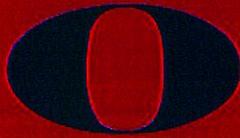
### **Water**

- ★ More reliable, independent information and data on existing groundwater and surface water supplies is needed, especially outside the existing Active Management Areas.
- ★ Local governments (especially counties) need the authority to use the long-term availability of water as a criterion for permitting or prohibiting new development.
- ★ Local community and land use planning should recognize and reflect the amount of available good, quality water and incorporate consumption levels that are sustainable over the long term.
- ★ Some have questioned the adequacy of the Ground Water Management Act to address the needs of future growth.

# **S**tewardship

## *Recommendations to Facilitate Implementation*

- ◆ Increase State efforts to develop reliable, independent, objective, information regarding the available supply of water for each hydrologic region of Arizona.
- ◆ Assure that the availability of clean, safe water is one of the criteria for evaluating all future land use and development plans in all areas of Arizona.
- ◆ Create the tools necessary for state and local agencies to manage and balance the current and future use of water for all municipal, industrial, commercial, agricultural, and natural purposes in all areas of Arizona.
- ◆ Work to conserve the open spaces separating Arizona's communities that define much of the character of Arizona. Portions of these open areas, especially key parcels of State Trust Lands and federal lands, should be conserved even as Arizona continues to grow and prosper. Appropriate compensation mechanisms are needed to facilitate such conservation.



## *Guiding Principles*

**F**uture planning and development should assure the availability of a range of choices in housing, employment, education, and other essential services. Safe, secure circumstances to enjoy these opportunities are a fundamental requirement of all future planning.

Future local plans should consider and incorporate the need for school sites and facilities in conjunction with other development activity.

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## *Observations from Public Input*

### **Crime and Safety**

- ★ Safe communities with low crime rates are essential aspects of successful future growth and development.
- ★ Forest health based economic development can help mitigate the risks of forest fires.

### **Education**

- ★ Quality schools and educational opportunities that prepare students and workers for global competition should be a priority in future development planning.

### **Healthcare**

- ★ Adequate, available, affordable health care is a critical issue for Arizonans, especially those residing outside the larger metropolitan areas.

### **Housing**

- ★ An array of housing choices, including both affordable and workforce housing, within communities assures that people can live and work in the same community.
- ★ Variety in housing types helps assure diversity in the residents and the character of new and established communities.
- ★ Effective community and land use planning must balance the trade-off between small and larger lot sizes and the consequent density, affordability, and resource utilization issues.

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## *Recommendations to Facilitate Implementation*

- ◆ Develop information and expertise on a variety of approaches and practices to facilitate local communities' growth and development efforts to provide local residents a range of opportunities in housing, employment, education, and other essential services.

# I nfrastructure

## *Guiding Principles*

**M**eeting each community's long-range needs for adequate essential infrastructure such as water, sewer, power, communications, and transportation systems as well as public facilities, in a timely and fiscally responsible manner should be an essential objective of all future plans.

*Future land use plans and community infrastructure plans should be integrated and implementation of such plans coordinated.*

*Future local planning efforts should encourage public and private organizations, working cooperatively, to efficiently and effectively develop and use community infrastructure and to develop methodologies that provide for the cost of this essential infrastructure to be borne equitably by all beneficiaries.*

# I nfrastructure

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## *Observations from Public Input*

### **Sustainable Energy**

- ★ Future community design, development and construction should increase energy efficiency.
- ★ Reliance on traditional energy sources can be reduced through increased conservation, greater efficiency, and expanded development of renewable energy sources and should be encouraged with appropriate incentives.

### **Transportation, Utilities, and Communication Infrastructure**

- ★ Effective, efficient, integrated transportation systems are essential to successful future growth and development and should incorporate context sensitive design solutions,

which recognize the natural environment and community context in which they operate. Infrastructure planning and land use planning are inextricably intertwined. Future planning should ensure that community infrastructure, including transportation systems, expands as new development occurs.

- ★ State transportation planning and development should be consistent in purpose and design with local planning objectives.

### **Water**

- ★ Adequate, quality future water supplies (including delivery and treatment systems) should be a prerequisite to future development.
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## *Recommendations to Facilitate Implementation*

- ◆ Ensure that state and regional planning agencies work with local communities to fully understand the regional traffic congestion impacts of future, proposed development on both local transportation systems as well as major inter-regional systems. Future local plans should recognize that efficient, effective, and reliable transportation for people and products is essential for economic vitality and quality of life.
- ◆ Adopt local government policies to ensure that residents of newly developed areas can reasonably expect that essential infrastructure, particularly transportation links, both locally and regionally, will be completed within five years.
- ◆ Create appropriate financing mechanisms to allow the development of critical infrastructure, especially transportation, in areas where future development is targeted.
- ◆ Plan at the State level, working with private energy providers, to ensure that reliable energy supplies, especially from sustainable energy sources, will be available to meet to Arizona's future needs. The State, working with private energy providers, should facilitate the necessary investments to ensure that future energy needs are met.
- ◆ Amend the Growing Smarter law to require general and comprehensive plans to include policies that encourage and reward energy efficiency and greater reliance on sustainable energy sources in, at a minimum, construction standards and community development patterns.

# **E**conomic Development

## *Guiding Principles*

**F**uture planning should promote a broad spectrum of business and employment that serve diverse community needs and encourage the personal and financial growth and development of existing residents as part of a healthy statewide economy.

*Local, state and tribal leaders should work together to strengthen local and regional opportunities for business growth and diverse economic development.  
Future planning should encourage regional economic and fiscal cooperation to be more effective in a climate of increasing global competition.*

**Economic development and vitality should be an integral goal of future local planning activities.**

# **E**conomic Development

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## *Observations from Public Input*

### **Economic Diversity**

- ★ Future local plans should recognize the importance of a stable, diverse local economy, especially in smaller communities.
- ★ While moving toward a knowledge-based economy, future local planning should accommodate the preservation of traditional economic sectors, such as agriculture, mining, forestry, local businesses, tourism, and recreation.
- ★ The development of sustainable energy supplies, such as those resulting from constructive forest management, can benefit some Arizona communities.
- ★ Future local plans should seek to balance the availability of national retailers, businesses, and employers, while encouraging local entrepreneurship and locally owned businesses.
- ★ Encouraging innovation and creativity are important objectives for future economic development efforts.

### **Education, Workforce Development, Youth, and Seniors**

- ★ Quality schools and educational and training opportunities that prepare current and future workforce participants for the knowledge-

based economy should be a priority in future development planning. Opportunities for retraining and personal enrichment should also be emphasized.

- ★ Communities should plan for and encourage development that accommodates the needs of senior citizens, including access to housing, health care, transportation, and community services.
- ★ Future local development should encourage the development of employment, housing, and services for younger workers and families.

### **Growth**

- ★ Appropriate growth is different and relative to each community's character, natural environment, infrastructure capacity, expectations, and regional circumstances.
- ★ While larger urban areas confront the challenges of effectively managing rapid growth, many smaller communities seek to promote growth and economic development.

### **Tax System**

- ★ An effective tax structure includes regional revenue sharing mechanisms and can be a valuable planning and economic development tool.

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## *Recommendations to Facilitate Implementation*

- ◆ Amend the Growing Smarter law to require general and comprehensive plans to include appropriate economic development components to reflect the importance of economic opportunities in future development.
- ◆ Amend the Growing Smarter law to require general and comprehensive plans to include an evaluation of the availability of employment and housing, within a regional context for current and future residents.
- ◆ Establish a state and local task force to consider tools, both financial and regulatory, that are needed to facilitate local communities reserving land designated for future employment sites and corridors.



# cknowledgements

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*Information about the Growing Smarter Guiding Principles project is available on the Arizona Department of Commerce website at [www.azcommerce.com](http://www.azcommerce.com).*



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