

GOLDFIELD

PRELIMINARY

**LAND USE PLAN
MARICOPA COUNTY**

MARICOPA COUNTY LAND USE PLAN

GOLDFIELD PLANNING AREA

Adopted

1995



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INTRODUCTION

This introduction provides an overview of the process used to prepare the *Goldfield Land Use Plan* as part of the Maricopa County Comprehensive Land Use Plan. The "Introduction" is presented in three sections:

Area Plan Development
Organization of the Goldfield Land Use Plan
Update Process

AREA PLAN DEVELOPMENT

In April 1995, the Maricopa County Board of Supervisors entered into an Intergovernmental Agreement with the Fort McDowell Mohave-Apache Indian Community Tribal Council in an effort to develop a Land Use Plan for an area surrounding and including the Goldfield Ranch Subdivision and the Fort McDowell Indian Community. The effort was funded by the Fort McDowell Indian Community and the consultant, BRW, Inc. was managed by County Staff. A working group was formed and included representatives from the Fort McDowell Maricopa-Apache and Salt River Pima-Maricopa Indian Communities, the Goldfield Ranch Residents' Association, Goldfield Ranch Property Owners' Association, the Preserve Development, the Tonto National Forest and the Arizona Department of Game and Fish. The Tonto National Forest representative withdrew from formal participation in the working group in the middle of the planning process, but continued to act in an advisory capacity through the remaining tasks of plan preparation. The process was intended to be completed with a six month time frame.

For this planning effort, the consultant was contracted to provide professional services including collection and analysis of existing data, leading to specific goals and policies to guide general land development. Five alternative land use scenarios were also prepared, from which one preferred plan was ultimately to be decided on by the working group.

Throughout the planning process, community participation was achieved primarily through the information conduit provided through each working group member. One public workshop was held to solicit input from residents and property owners in the area, on the five alternatives developed by the Working Group members. Thorough coverage by the news media was encouraged to create awareness of the workshop and participation by the general public in the planning process.

The Working Group ultimately forward three alternative Land Use Plan maps to the Planning and Zoning Commission representing the preferences of the Fort

McDowell Mohave-Apache Indian Community, the Goldfield Residents' Association and the Preserve Development. With these different development scenarios as background, the Commission directed the Staff and BRW, Inc. to prepare a plan.

ORGANIZATION OF THE GOLDFIELD LAND USE PLAN

This document presents the Staff/BRW, Inc. recommended plan as a result of the planning process for the Goldfield Planning Area and is organized corresponding to the major work tasks.

"Inventory and Analysis," is a presentation and analysis of the data elements that describe existing conditions in the Goldfield Planning Area.

"Issue Identification," summarizes the major land development issues raised by the working group members of the Goldfield Planning Area.

"Goals and Policies," defines specific goals and policies which should help further guide decision makers in planning and transportation decisions.

"*Goldfield Land Use Plan*," presents the land use plan for the Goldfield Planning Area with definitions for each land use category and discussion of the land use plan, which will be implemented, in part, through the application of the policies presented in "Goals and Policies".

UPDATE PROCESS

The *Goldfield Land Use Plan* should be revised according to a reasonable schedule to reflect changes in information and data. The County is currently in the process of developing a Comprehensive Plan for its entire area of jurisdiction. It is anticipated this Area Plan and other County Area Plans will become part of that document. This plan will likely outline the update procedure for the Comprehensive Plan.

INVENTORY AND ANALYSIS

Development of the *Goldfield Land Use Plan* hinges on a thorough understanding of the various physical, social and economic aspects of life in the immediate and surrounding area. This chapter of the land use plan identifies and describes the following elements:

Natural Resources,
Social and Economic Characteristics, and
Land Use and Zoning.

The "Inventory and Analysis" chapter of this land use plan presents an analysis of data that describes existing conditions in the planning area. Population projections are also presented as part of the "Inventory and Analysis" so that the community, elected and appointed public officials, and planning staff have a thorough understanding of the anticipated growth in the planning area.

NATURAL RESOURCES

In describing natural resources in the Goldfield Planning Area the following five elements are identified:

Physical Characteristics
Hydrology,
Vegetation and Wildlife,
Archaeology, and
Policy Implications.

The purpose of this section of the *Goldfield Land Use Plan* is to describe the physical setting, to identify existing groundwater supplies and flood control measures, to locate habitat areas, to note any archaeological resources and to identify policy implications.

Physical Characteristics:

The "Physical Characteristics" section describes key features of the natural and man-made environment which affect growth and

development in the Goldfield Planning Area. "Physical Characteristics" are presented in the following six sections:

Physical Setting,
Soils,
Geology,
Topography and Drainage,
Slope,
Visual Features, and
Air and Noise Quality.

Each of the above factors will, to some extent, dictate the quality, character and direction of development in the planning area. The purpose of this section is to formulate an understanding of the environmental characteristics which are affecting and continuing to affect, growth and development in the planning area.

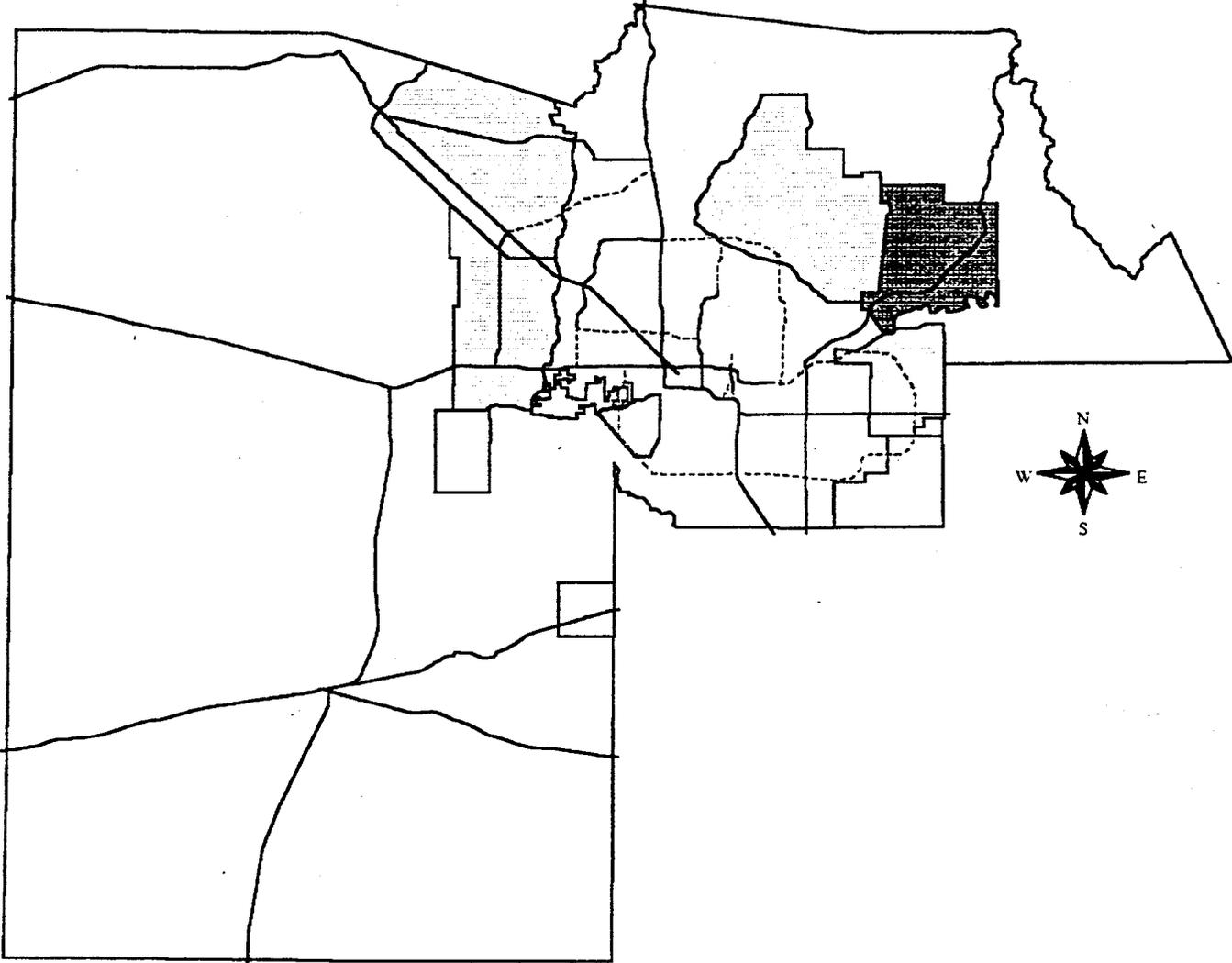
a) Physical Setting

The Goldfield Planning Area, as illustrated in *Figure-1*, is located in Northeast Maricopa County, north of the Salt River and Saguaro Lake, east of McDowell Mountain Park and Fountain Hills, and surrounded by Tonto National Forest to the north and east. Bordering jurisdictions include the Town of Fountain Hills, the City of Mesa, and unincorporated Maricopa County.

In the Goldfield Planning Area, which encompasses approximately 184 square miles, landscapes are characterized by typical Sonoran Desert scenes with intermittent rural development.

Most of the surrounding desert is composed of foothills where plants of the Palo Verde-Saguaro Community are found. The planning area is also composed of mountains that create impressive views.

Climate in the planning area is similar to the rest of the Phoenix area with generally mild fall, winter, and spring weather and hot, dry summer weather. *Table-1, "Average Monthly Weather Characteristics,"* summarizes the general monthly temperature and precipitation levels in the planning area.



GOLDFIELD

**LAND USE PLAN
MARICOPA COUNTY**

TABLE-1
Average Monthly Weather Characteristics

<u>Month</u>	<u>Average Daily Maximum Temperature (F)</u>	<u>Average Daily Minimum Temperature (F)</u>	<u>Average Total Precipitation (Inches)</u>
January	66.7	36.4	0.82
February	71.4	39.0	0.71
March	76.1	43.0	0.83
April	84.9	43.0	0.38
May	93.7	56.7	0.15
June	102.2	64.2	0.12
July	105.1	74.2	0.88
August	102.9	73.2	1.27
September	99.7	66.7	0.79
October	89.2	55.2	0.57
November	76.2	43.5	0.58
December	68.2	37.3	0.96
Total	86.4	53.2	8.06

Information based on a thirty year average.
Average Total Snow, Sleet and Hail Annually: Trace
Source: Arizona Department of Commerce

b) Soils

Soil characteristics can play an important role in determining the quality and character of development in the Goldfield Planning Area. For detailed information on soil types, their characteristics, and their locations in the planning area, refer to the U.S. Department of Agriculture Soil Conservation Service, "Soil Survey: Eastern Maricopa and Northern Pinal Counties, Arizona."

The characteristics of each soil association as related to development is illustrated in *Table-2*. Because of the locational variability of each soil type within the associations, soil testing should take place prior to actual development; particularly in any area that might contain soils which can pose problems for septic tank use, building and road foundation placement. *Figure-2, Soils and Geology*, shows the ten major soil associations in the planning area.

The Torrifluvents Association is highly varied in its makeup, and is composed of recent alluvium in river bottoms and creeks.

The Rillito-Gunsight-Pinal Association consists of shallow to deep, well drained, moderately permeable coarse loamy-skeletal soils formed in old mixed alluvium on fans and terraces. A hard cemented pan exists in the Pinal soils at a depth of 8 to 20 inches.

The Ebon-Pinamt-Tremant Association consists of deep, well drained, slowly to moderately permeable fine-loamy, loamy-skeletal, and clayey-skeletal soils formed in old mixed alluvium on old fans.

The Cherioni-Gachado-Rock Outcrop Association consists of shallow, well drained, slowly permeable loam skeletal soils formed in residuum from volcanic rocks on low hills and the toe slopes of hills and mountains. At a depth of approximately 9 inches, a duripan rests on andesite, basalt or conglomerate bedrock.

The Gran-Usery-Rock Outcrop Association consists of shallow to moderately deep, well drained, slowly permeably gravelly clay and gravelly loam soils on nearly level to very steep mountain slopes over highly weathered granite bed rock.

The Rolls-Cavelt-McDowell Association consists of well drained, nearly level to steep, shallow to very shallow, loamy and clayey soils on mountain fans, pediments, and low hills. These soils have formed in mixed alluvium and sandstone residuum. A strongly cemented sandstone occurs at a depth of 4 to 40 inches. The sandstone is usually rippable to a depth of 40 inches or more.

The McDowell-Cavelt-Rolls Association consists of well drained, nearly level to steep, shallow to very shallow loamy and clayey soils on mountain fans, pediments, and low hills. These soils have formed in mixed alluvium and sandstone residuum. A strongly cemented sandstone occurs at a depth of 4 to 40 inches. The sandstone is usually rippable to a depth of 40 inches or more.

The Whitehouse-Wata-Eba Association consists of deep clayey and very cobbly clayey soils forming in an old alluvium with gently sloping bench tops and steep side slopes into the channels.

The Cellar-Lehman-Camborthids-Rock Outcrop Association consists of shallow, gently sloping to very steep sloping, very rocky sand loamy to very gravelly clayey soils formed on granite hills. Large outcroppings of bedrock also exist.

The Black Mesa-Delshay-Rock Outcrop Association consists of stony, clayey soils with shallow soils on very steep slopes and deep soils on gentle slopes. These soils are formed on basalt. In some instances the soils crack open to the surface when dry, resulting in a churning (vertisol) soil. Once these soils began to churn the process cannot be reversed to stabilize the soil.

The characteristics of these 10 associations generally are severe for development ranging from septic and absorption fields to dwellings without basements. The Rillito-Gunsight-Pinal Association appears to be the most amenable for future development while the Cherioni-Gachado-Rock Outcrop and Black Mesa-Delshay Rock Outcrop appear to be significant constraints for development.

The general soil properties applicable herein and which effect soil suitability for development are permeability and shrink-swell potential.

Permeability refers to the rate at which water moves through the soil and is usually determined by the texture of the soil. Soils with a slow permeability pose severe limitations for septic tank absorption fields. Soils with slow permeability do not allow adequate absorption of effluent from tile or perforated pipe into natural soil. Most of the soils in the planning area pose severe or moderate-to-severe restrictions for the use of septic tank absorption fields.

TABLE 2
Soil Association Limitations

Soil Association	Shrink/Swell Potential	Septic Tank Absorption Fields	Sewage Lagoons	Sanitary Landfills	Dwellings Without Basements	Recreation Potential
Torrifluvents (4)	Slight	Severe	Severe	Severe	Severe	Moderate
Rillito-Gunsight-Pinal (5)	Slight	Slight	Severe	Slight	Slight	Moderate
Ebon-Pinamt-Tremant (8)	Slight	Moderate	Severe	Severe	Moderate	Severe
Cherioni-Gachad-Rock Outcrop (15)	Slight	Severe	Severe	Severe	Severe	Severe
Gran-Usery-Rock Outcrop (16)	Slight	Severe	Severe	Severe	Severe	Severe
Rolls-Cavelt McDowell (18)	Slight	Severe	Severe	Moderate	Moderate	Severe
McDowell-Cavelt-Rolls (21)	Slight	Severe	Severe	Moderate	Moderate	Severe
Whitehouse-Wata-Eba (22)	Moderate	Severe	Slight	Moderate	Severe	Severe
Cellar-Lehman-Camborthids-Rock Outcrop (23)	Slight	Severe	Severe	Severe	Severe	Severe
Black Mesa-Delshay Rock Outcrop (24)	Slight	Severe	Severe	Severe	Severe	Severe

Source: Soil Associations; Maricopa County Planning Department; February 1977.

- looks like under currently proposed zoning, sewerage will be expensive at the present

Shrink-swell potential refers to the capacity of a soil to expand or shrink as the moisture content is increased or decreased. Generally, soils with a high percentage of clay have a tendency to have a high shrink-swell capacity. Soils with a high shrink-swell capacity can contribute to structural problems for buildings and roads. The Whitehouse-Wata-Eba Association has moderate shrink-swell characteristics. This soil accounts for approximately 5 percent of the planning area.

c) Geology

The geology that lies under the soil associations of the Goldfield Planning Area is comprised of sedimentary and igneous rock strata. The sedimentary strata comprises the majority of the planning area and includes silt, sand and gravel, and sand, gravel and conglomerate as shown on **Figure-2**. Igneous strata generally comprises the mountainous topography of the planning area including Stewart Mountain, Sugarloaf Mountain and Lone Mountain. These areas contain basalt, dacite and other granite and related crystalline rocks.

d) Topography and Drainage

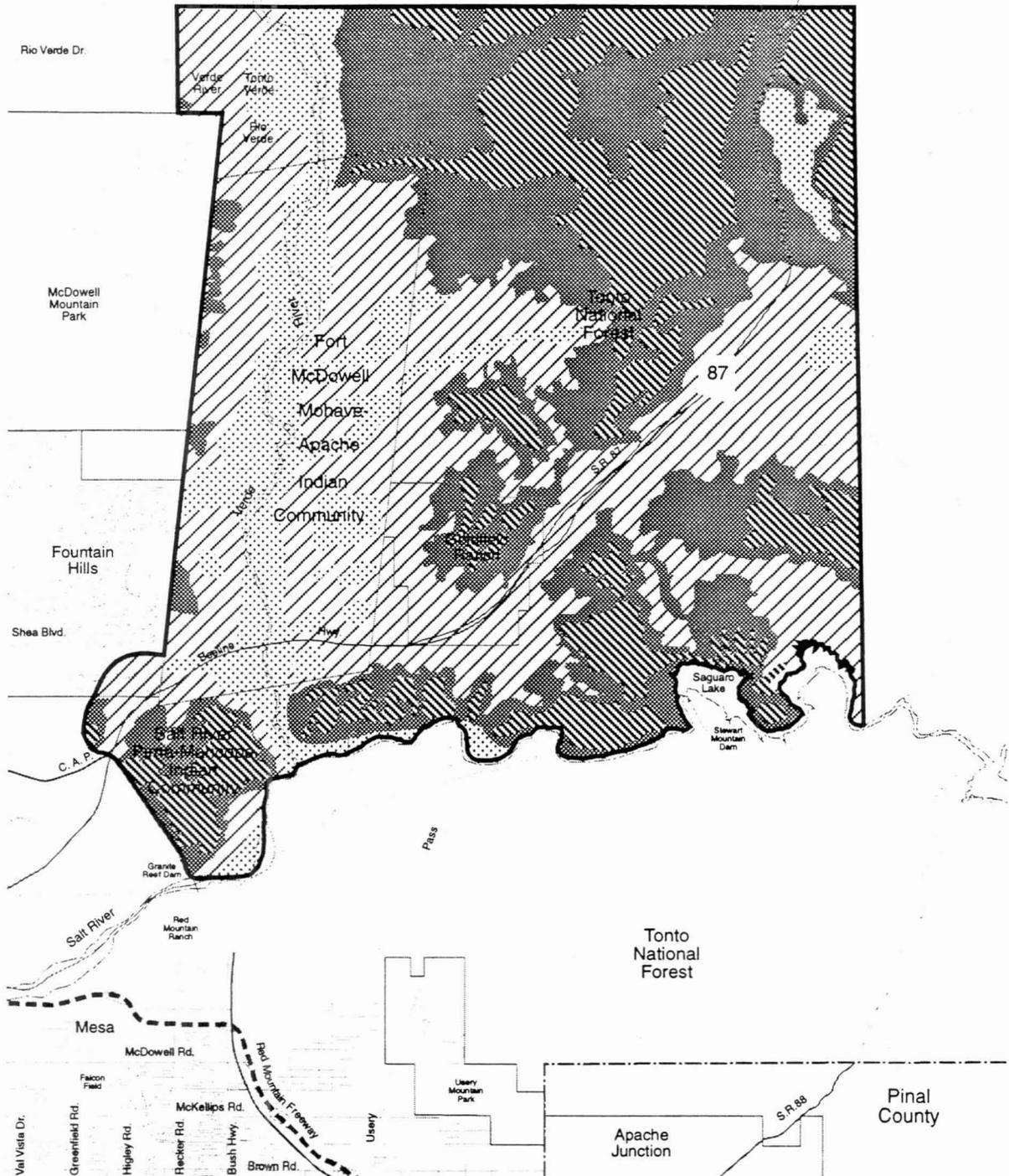
Elevation in the planning area ranges between approximately 1,100 to 3,000 feet above mean sea level. Significant topographic features include the hills and mesas in the Tonto National Forest comprised of Sheep Mesa, Stewart Mountain, and Sugarloaf Mountain. The Verde River and the Salt River have moderately sloping banks. The overall topography slopes downward to the southwest as the two rivers merge and flow west towards Phoenix. Several seasonal washes and Sycamore Creek create minor slope conditions throughout the area. The only 100-year floodplains in the Goldfield Planning Area are located along the Verde and Salt Rivers and Sycamore Creek.

Summer thunderstorms can create potentially damaging floods with high flow velocities and volumes occurring within natural drainage washes.

d) Slope Generalized slope characteristics shows the percent of slope in the Goldfield Planning Area as shown on **Figure-3**. Slopes are one of several geological characteristics that relate to the development of land for urban uses. The various slope categories were selected to represent, in a general way, their limits on future land development. Slope is measured in percent. A slope of one percent indicates a one foot rise in elevation for each 100 feet of horizontal distance, and ten percent slope comprises a ten foot rise in 100 feet of horizontal distance.

Due to relatively sparse vegetation and steep slopes

Tonto National Forest



Generalized Slope Characteristics

-  0 to 2 Percent
-  2 to 10 Percent
-  10 to 20 Percent
-  20+ Percent

11 July 1995

RE	RE
RE	RE



Goldfield Area Plan
Maricopa County, Arizona

Source: Maricopa County Planning Department, January 1978



Agricultural development is located on land with slopes of less than two percent to accommodate economic irrigation practices. Most urban development is also generally sited on slopes less than two percent. However, a significant amount of urban development has occurred in the 2 to 10 percent category, particularly in Fountain Hills.

Most slopes up to five percent can be utilized for cultivated agricultural purposes provided that soil conditions are appropriate. These slopes are also suited to intensive urban development such as high density residential, commercial and industrial uses. Lower density or large lot residential development can be accommodated on slopes up to 10 percent.

When slopes exceed 10 percent, construction costs and the provision of support services becomes more difficult and costly.

Urban development on moderate and steep slopes increases the potential for erosion when the ground cover is disturbed or removed. As the surface for absorption of rain water is reduced by impervious surfaces (e.g. roofs, streets, patios, etc.) runoff is increased and the potential for erosion is also increased. The increased runoff for steep slope development dictates the construction of increasingly expensive and sophisticated flood control systems. In addition to the potential erosion, the scarring of the mountainous terrain and destruction of the natural vegetation is irreparable.

Sanitary sewage disposal has always been a serious problem on steep slope areas. Where provision is made for a public sewage collection system, the difficulties and costs are significantly greater on steep slopes.

The area required for streets is significantly increased in steep slope areas as the land cannot be utilized as efficiently, thus increasing the construction and maintenance costs. Unless design standards are carefully adhered to, blind street intersections and driveways can create a safety hazard. Also roadfills of loose rock are hazardous to dwellings below.

Public safety facilities and services are more difficult to provide in steep slope areas. To provide water pressure for fire protection purposes requires separate lift stations. Also, the system must be specifically designed to prevent excessive pressure at the bottom of each zone. The cost of these extra facilities, added to that of excavation in rocky areas, makes water systems in steep slope areas abnormally expensive. Fire protection problems are further compounded by streets and driveways that lack adequate turnaround space or are too narrow or steep to accommodate standard fire fighting vehicles. Police protection requires more miles of driving to patrol the same number of dwelling units in a large lot residential area. Police

records show that vandalism and burglary are directly related to remoteness of residential dwellings.

Steep slopes can provide many values if left undeveloped. If left undeveloped, the steep slopes can enhance the impression of openness than their area would indicate. Such land areas can provide a sense of place by physically defining and separating neighborhoods and communities from one another.

Lands exhibiting slopes of more than 20 percent should be preserved for recreation purposes and natural open spaces. Many areas in the 10 to 20 percent slope areas are also unsuited for urban development.

f) Visual Features

The Goldfield Study Area is located within an environment that contains many scenic resources and visual amenities. The Study Area is framed by four distinctive mountain ranges to the north, south, east and west. To the north, Black Mesa, (elevation 3,132), Black Mountain (elevation 2,992) and Sugarloaf Mountain (elevation 2,884) provide dramatic natural features within the Study Area. As shown on *Figure-4, Visual Assessment* other significant landforms surrounding the Study Area are located outside the Goldfield Study Area boundaries. To the south, the Goldfield Mountains provide a distant aesthetic view.

The focal point of the range is Dome Mountain, which is sited at an elevation of 3,381 feet above sea level. The view to the southeast is extremely dramatic as Weavers Needle (elevation 4,535) and Fish Creek Mountain (elevation 4,140) provide aesthetic focal points. To the east, Mine Mountain (elevation 5,162), Browns Peak (elevation 7,657), and Buckhorn Mountain (elevation 6,612) provide significant termini for distant viewsheds. To the west, the McDowell Mountains frame the Town of Fountain Hills and the Fort McDowell Mohave-Apache Indian Community.

In addition to the dramatic landforms that provide strong viewsheds and focal points, the existence of the Verde and Salt Rivers and Sycamore Creek have created unique riparian and agricultural view corridors that are both distinctive within the region and the state.

g) Air and Noise Quality

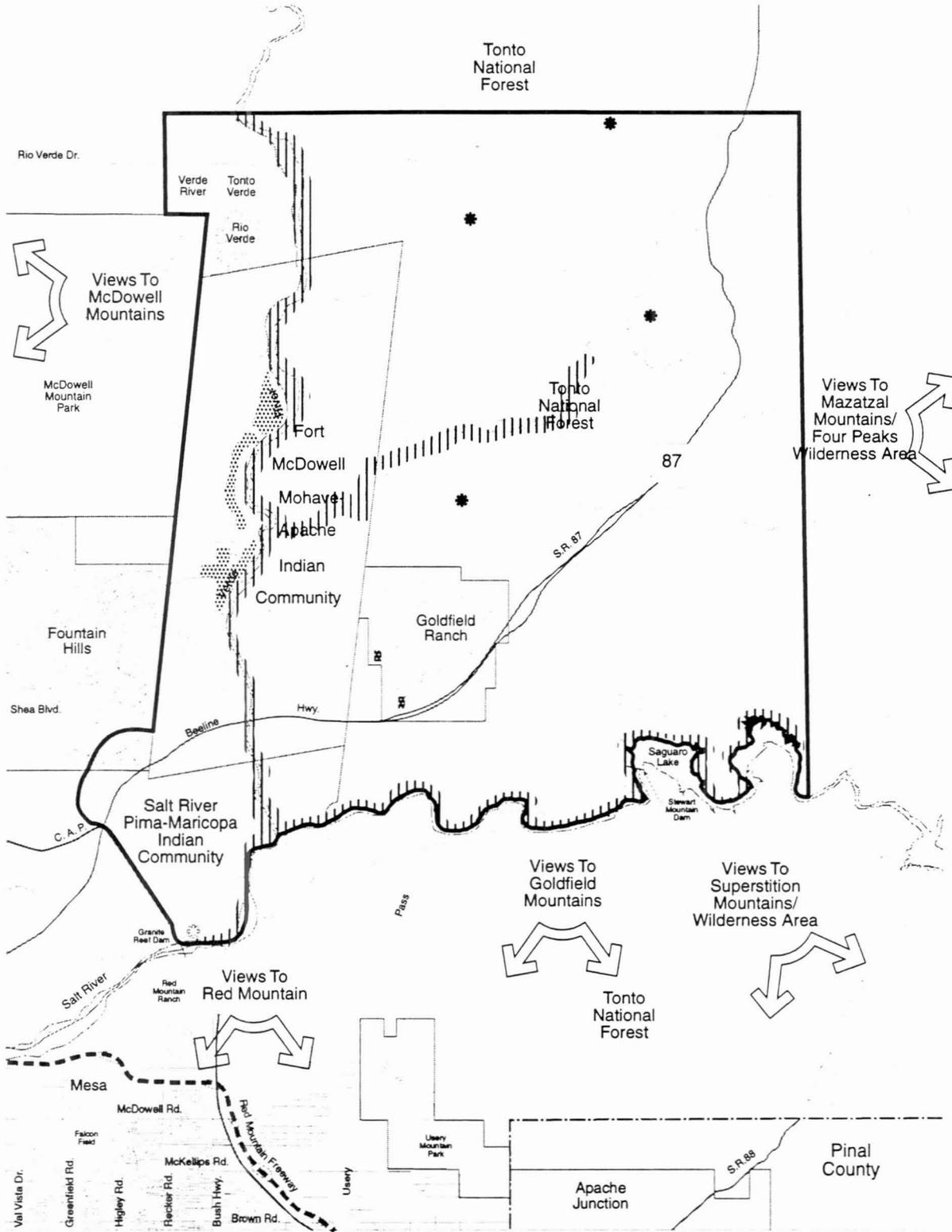
Air quality is affected in a number of ways as a result of a variety of activities. Sources of air pollutants may be mobile or stationary. One mobile

source of air pollution results from motor vehicle use. Such vehicle-generated emissions include carbon monoxide, nitrogen oxides, and hydrocarbons. The pollutant of greatest concern is carbon monoxide because, under certain atmospheric and topographic conditions, concentrations may accumulate which are hazardous to health under prolonged exposure. Stationary sources of air pollution come from roads, agricultural fields, vacant lots, and construction sites where wind-borne particulates such as dust and microscopic debris originate. One pollutant which comes from both mobile and stationary sources is ozone.

While carbon monoxide and wind-borne particulates usually comes from a known source, ozone originates from atmospheric chemical reactions between nitrogen oxides, hydrocarbons, and ultraviolet light.

For the Goldfield Planning Area, no air quality records exist, nor are there any air quality monitoring stations nearby. However, with the existing network of unpaved roads, particulates levels could be moderate to high.

No known noise problems exist within the planning area boundaries, but as urban development encroaches upon the planning area, some noise problems will evolve, particularly along major arterial streets.



Visual Assessment

- Major Ridgelines
- Minor Ridgelines
- Agricultural Vegetation
- Unique Riparian Features
- Distinctive Viewsheds
- High Point
- Low Point

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NR	NR
NR	NR



Hydrology:

The planing area is divided by the Verde and Salt Rivers which create a unique surface water and riparian environment. In addition, the Central Arizona Project (CAP) Canal forms the southwestern boundary of the Study Area. A canal system also exists within the Fort McDowell Mohave-Apache Indian Community that transports Verde River water to agricultural fields requiring irrigation as shown on *Figure-5, Water Resources*.

The majority of the Study Area is contained within the boundaries of the Phoenix Active Management Area (AMA). These boundaries were established in 1980 through the enactment of the Arizona Groundwater Code. The code was prepared in response to groundwater withdrawal which had significantly exceeded recharge and posed a critical problem for the states expanding population and economy. The intent of the code is to achieve safe-yield of each of the four AMA's (e.g. Phoenix, Prescott, Pinal, Tucson) groundwater resources by the year 2025.

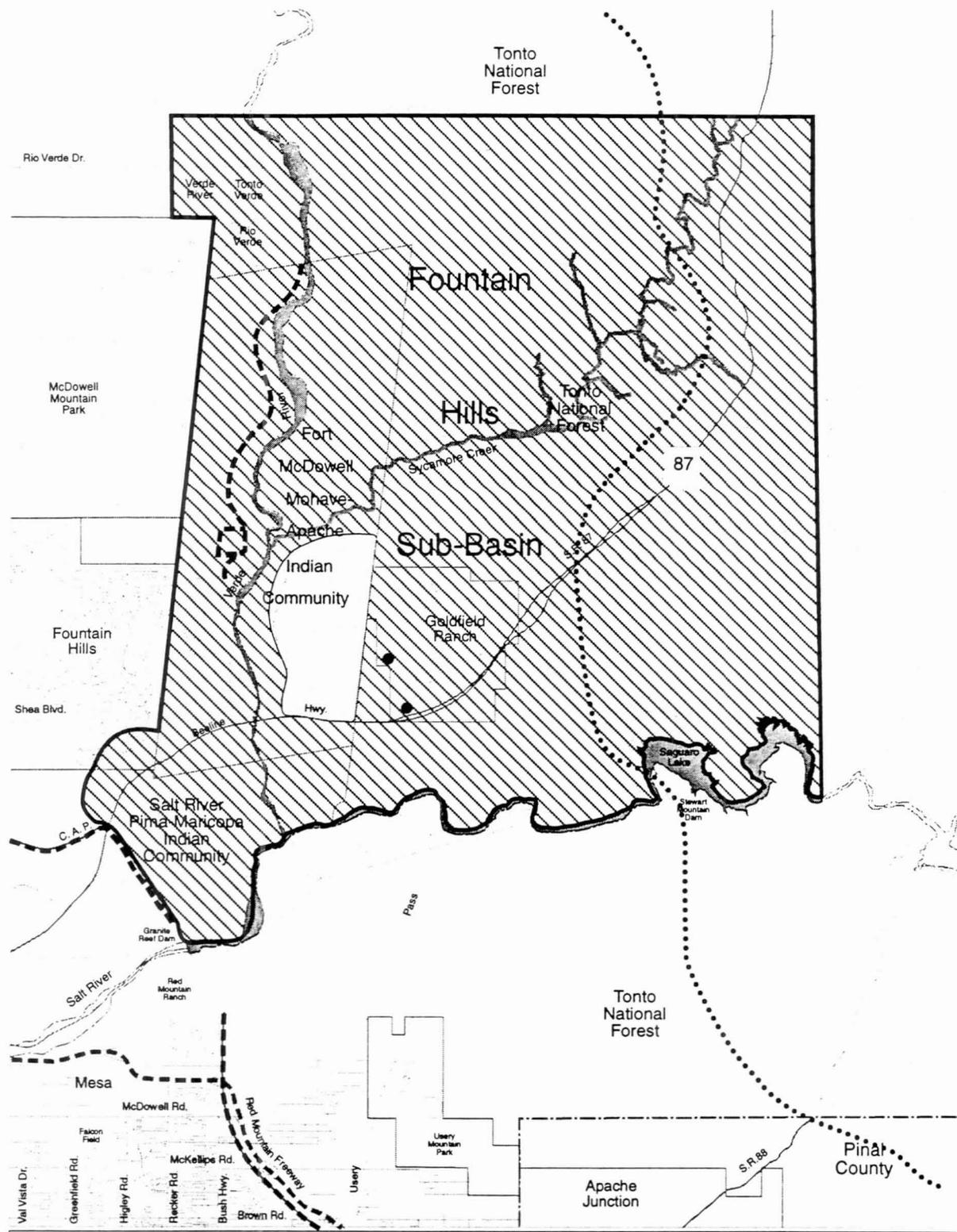
The majority of the Goldfield Study Area is contained within the Fountain Hills sub-basin of the Phoenix AMA. The sub-basin includes approximately 377 square miles of land and is generally bounded by Horseshoe Reservoir on the north, the Userly Mountains on the south, Black Mountain to the east and the McDowell Mountains on the west.

Due to the fact that minimal groundwater development has taken place in the Fountain Hills sub-basin, Hydrogeologic data is very limited and somewhat dated. Depth to water in the subbasin ranged from 22 to 490 feet in 1983. During the eight-year period from 1976 to 1983, water level changes ranged from -59 to +3 feet. Water quality data for total dissolved solids (TDS), sulfates, nitrates and volatile organic compounds (VOCs) are not available.

Although limited data exists concerning the availability of underground water, recent assessments by Arizona Department of Water Resources (ADWR) and others indicate that for portions of the Study Area, sufficient supplies of underground water exist. However, access to such water may be constrained depending on how several legal issues (currently pending before the Arizona Supreme Court in the Gila River General Stream Adjudication) are resolved. These issues concern the nature, and therefore administration, of underground water which supports surface flow in streams.

Underground water which supports the surface flow of a stream is generally

categorized as either subflow or tributary groundwater. At present, the Superior Court has defined subflow in very specific terms. However, in general terms, subflow is defined as that underground water contained within the narrow alluvial valley bordering streams, or what is commonly referred to as the flood plain alluvium as shown on *Figure 6, Generalized Verde River Aquifer*. Subflow is surface water and is subject to administration by ADWR in accordance with the Surface Water Code.



Water Resources

- Paloverde-Saguaro Community
- Creeks/Rivers/Washes
- Canals
- Existing Stock Water Tank
- Phoenix Active Management Area (AMA) Boundary

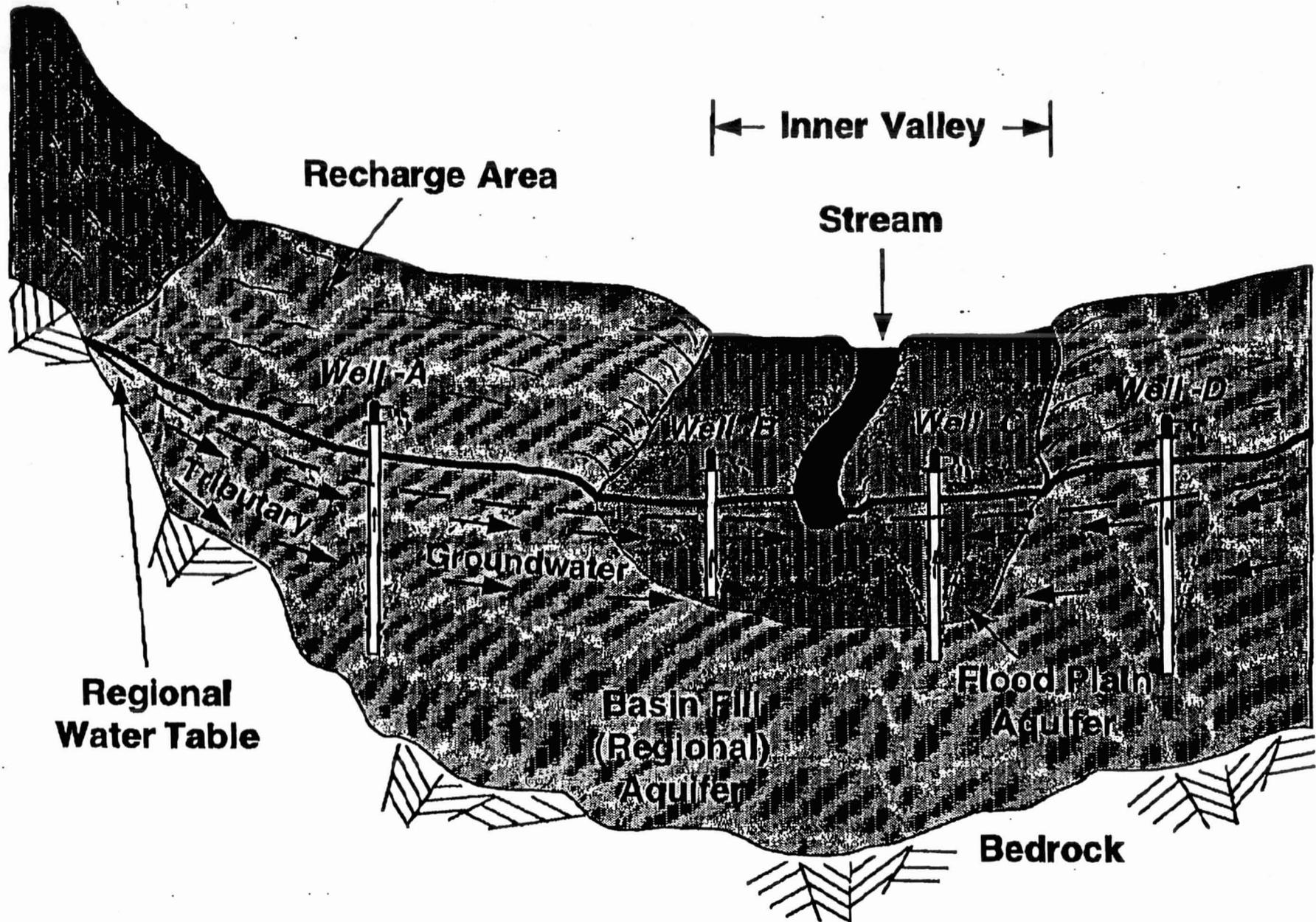
11 July 1995

NE	SE
NW	SW

Scale in Miles
0 1 2

Goldfield Area Plan
Maricopa County, Arizona

Source: Maricopa County, May 1986



Tributary groundwater, on the other hand, has not been defined in specific terms. However, it is generally regarded as the groundwater adjacent to the subflow zone, and which, absent external forces (e.g. effects on underground water due to pumping) is moving toward the subflow zone. Tributary groundwater, although not subject to the administration by ADWR pursuant to the Surface Water Code, may be subject to claims by federal reservations.

The streamflow and subflow of the Salt and Verde Rivers has been fully appropriated by water users including, among others, the Fort McDowell Mohave-Apache Indian Community and shareholders of the Salt River Project (SRP) and Buckeye Irrigation Company. Consequently, any pumping of underground water which draws upon or intercepts previously appropriated subflow could be severely restricted or curtailed altogether. For example, the wells designated as Well B, C and D in Figure 6 could be prevented from pumping because they draw upon subflow directly (Well B) or intercept it (Wells C and D). With respect to tributary groundwater the United States, on behalf of its federal reservations and several Indian Communities, has made claims to this underground water. The water pumped from Well A in Figure 6. is water which is subject to those claims. Consistent with subflow, pumping of tributary groundwater could be limited by the rights of these federal reservations.

Again, the definition of subflow and the extent to which tributary groundwater is part of the water rights of federal reservations is currently pending before the Arizona Supreme Court in the Gila River Adjudication. Resolution of these complex issues is expected in 1996. Until they are resolved, however, prospective developers interested in developing land in the Goldfield Study Area should contact ADWR concerning the legal issues associated with the development of Goldfield Study Area underground water supplies.

Vegetation and Wildlife:

This section of the Goldfield Land Use Plan describes the natural vegetation and wildlife in the planning area.

a) Vegetation

The Goldfield Planning Area is located within the Sonoran Desert. Vegetation within the Sonoran desert is extremely variable depending upon many factors that can create or ease environmental tensions. The primary factor in determining vegetational pattern and density is moisture availability. This is closely correlated with amounts and seasonality of rainfall,

topography and slope exposure, and the water holding capacities of the soils.

Vegetation in the area is comprised entirely of the Palo Verde-Saguaro community typical of the upper Sonoran desert. Characteristic cacti include saguaro, barrel, ocotillo, and buckhorn cholla. Typical woody plants and trees include palo verde, mesquite, creosote, bursage, ironwood, acacia, and catclaw, and are found in greater concentrations in association with the major and minor washes that traverse the Study Area. Extensive growth of annual herbs and grasses takes place during periods of increased moisture, particularly in the washes. Because of the diversity and density of plant life, this community is regarded as the most scenic of the Phoenix area deserts.

There may be plants within this plant community which, by law (Arizona Revised Statutes, Title 3, Chapter 7, Article 1), can only be moved from one location to another after applying for a state permit, regardless of ownership.

For removal or destruction of protected species on private property, the Arizona State Agricultural and Horticultural Commission must be notified. The protected plants within this area are:

Cacti:

Barrel	Cholla	Saguaro	Mesa Verde
Beehive	Hedgehog	Prickly Pear (Opuntia)	
Night Blooming	Pin Cushion	Needle "Mulee"	
Cereus			

Trees and Shrubs:

Agave (Century Plant)	Flannel Bush
Desert Holly	Ocotillo
Desert Spoon	Yucca

b) Wildlife

The vegetation of the Palo Verde-Saguaro community provides protection and food for many reptiles, birds and mammals including: black bear, bighorn sheep, white-tailed deer, mule deer, javelina, mountain lion, coyote, white-winged dove, mourning dove, cactus wren, verdin, phainopepla, gila monster, chuckwalla, and many other small mammals, reptiles and birds. Furthermore, there are aquatic species such as desert sucker, roundtail chub, rainbow trout, carp, and other fish and amphibians that occur in and near the Salt and Verde Rivers. Much of the wildlife listed above are important as game and angling species within the Arizona Game and Fish Department's

Management Unit Boundaries 21, 22 and 42M.

The most delicate habitats include the natural drainage washes, particularly the hillside cuts and valley washes. These areas of dense, varied vegetation and increased moisture are important to the survival of most of the animal population. During the heat of the day, the dense vegetative cover offers shelter and protection to all animal groups. In addition, the washes are important as daily and seasonal migration routes. Table 3, *Threatened Native Wildlife Listing Summarizes* the threatened, endangered or sensitive wildlife species in the area.

Big game typically found within the planning area include mule deer and javelina. Predators and fur bearers found in the area include coyotes and foxes. Important small game species include Cottontail rabbit, Gambel's quail, Morning and Whitewinged doves, and numerous nongame species such as raptors and migratory songbirds.

The desert washes within the planning area and the remnant riparian vegetation provide important habitat for a wide variety of wildlife species and should be preserved and rehabilitated wherever possible.

The only special status species which has been documented in the vicinity of the planning area is the Desert Tortoise (*Xerobates agassizii*). The Desert Tortoise is a candidate species on the state's TNW list and is found principally in rocky foothills and less often on lower bajadas and semidesert grasslands (see "Threatened Native Species" list). The tortoise is also listed as a candidate category two species on the U.S. Fish and Wildlife Service list of proposed and candidate species under the Endangered Species Act in Arizona.

Due to the habitat destruction caused by off road vehicles in this area, efforts should be made to preserve wildlife habitat by limiting developments, recreational use, and motor vehicle access.

Archaeology:

There are several important prehistoric and historic archaeological sites in the Tonto National Forest and Fort McDowell Mohave-Apache Indian Community. These sites are protected by the Archaeological Resources Protection Act of 1979. Digging in or removing any object from these sites is a violation of Federal law. Two Fort McDowell Archaeological and Historic Districts are located within the Study Area. A historic district is located near the center of the Indian Community and the other site is located immediately north of the Indian Community, southeast of Rio Verde as shown on *Figure 7, Cultural Resources*.

In an inventory of recorded archaeological sites conducted in 1983, the subarea boundary that includes a majority of the Study Area contained the highest concentration of sites (278). These boundaries are shown on Figure 7. The locations of the sites are confidential to protect the resource, but are on file at the Arizona State Historic Preservation Office (SHPO) and may be examined on a project basis. Because a systematic reconnaissance field survey has not been completed within the Study Area, additional unreported cultural resources may exist. Maricopa County requires an archaeological historical review (where warranted) to determine full archaeological potential. A Phase II survey has been completed for The preserve as a requirement for Development Master Plan review by Maricopa County.

Preservation

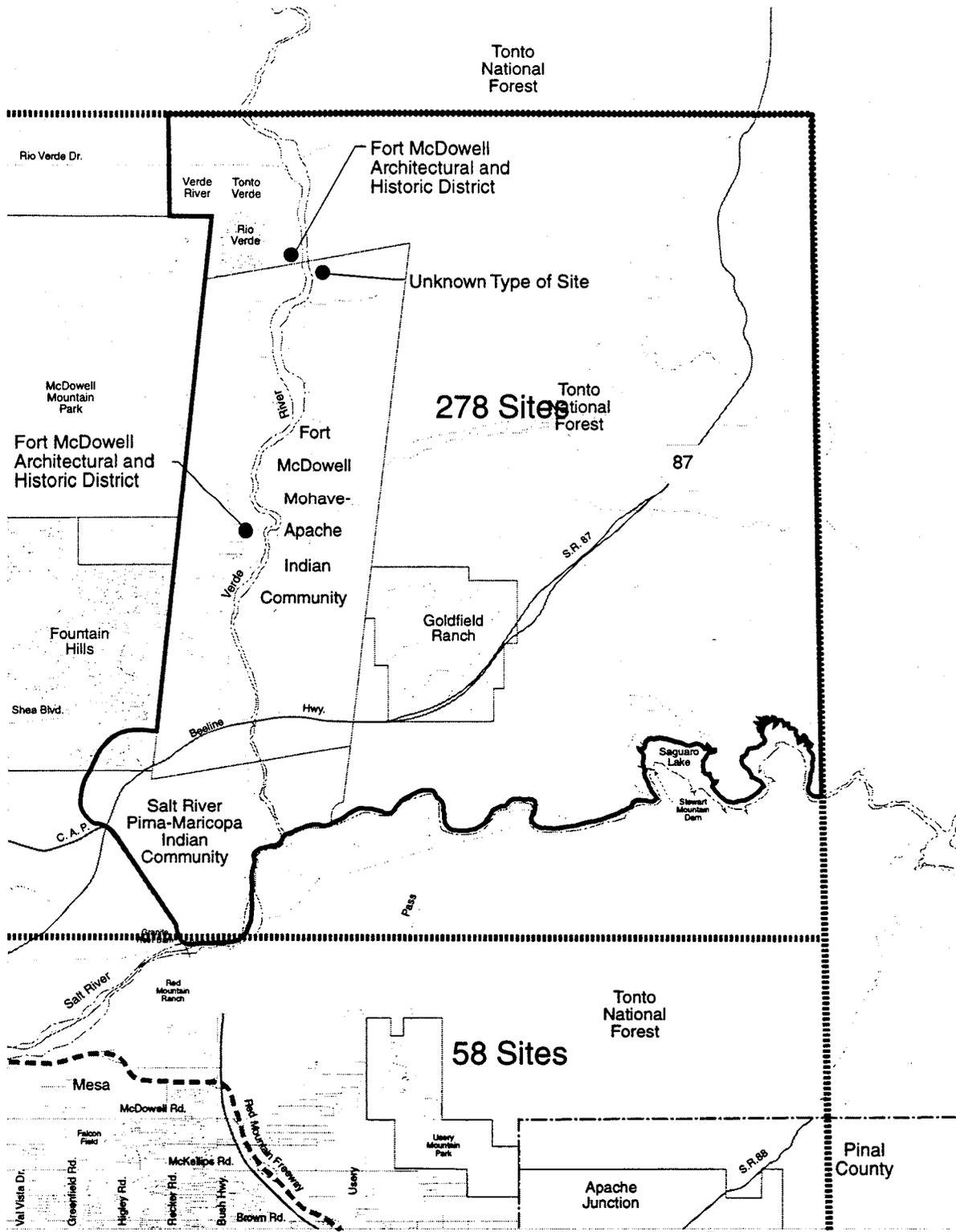
TABLE 3
Threatened Native Wildlife Listing

Common Name	Scientific Name	Status
Bald eagle	<i>Haliaeetus leucocephalus</i>	LE, ⁽¹⁾ SE, ⁽⁴⁾ S ⁽⁷⁾
Cactus ferruginous pygmy-owl	<i>Glaucidium brasilianum</i> <i>cactorum</i>	PE, ⁽²⁾ SE, ⁽⁴⁾ S ⁽⁷⁾
California leaf-nosed bat	<i>Macrotus californicus</i>	C2, ⁽³⁾ SC, ⁽⁶⁾ S, ⁽⁷⁾
Gila topminnow	<i>Poeciliopsis occidentalis</i> <i>occidentalis</i>	LE, ⁽¹⁾ ST, ⁽⁵⁾ S ⁽⁷⁾
Harris' hawk	<i>Parabuteo unicinctus</i>	S ⁽⁷⁾
Lesser long-nosed bat	<i>Leptonycteris curasoae</i> <i>yerbabuenae</i>	LE, ⁽¹⁾ SE, ⁽⁴⁾ S ⁽⁷⁾
Lowland leopard frog	<i>Rana yavapaiensis</i>	C2, ⁽⁵⁾ SC, ⁽⁶⁾ S ⁽⁷⁾
Maricopa tiger beetle	<i>Cicindela oregona maricopa</i>	C2 ⁽³⁾
Mexican garter snake	<i>Thamnophis eques megalops</i>	C2, ⁽³⁾ SC, ⁽⁶⁾ S ⁽⁷⁾
Mississippi kite	<i>Ictinia mississippiensis</i>	SC, ⁽⁶⁾ S ⁽⁷⁾
Peregrine falcon	<i>Falco peregrinus anatum</i>	LE, ⁽¹⁾ SC, ⁽⁶⁾ S ⁽⁷⁾
Sonoran desert tortoise	<i>Gopherus agassizii</i>	C2, ⁽³⁾ SC, ⁽⁶⁾ S ⁽⁷⁾
Southwestern cave myotis	<i>Myotis velifer brevis</i>	C2, ⁽³⁾ S ⁽⁷⁾
Yuma clapper rail	<i>Rallus longirostris</i> <i>yumanensis</i>	LE, ⁽¹⁾ ST, ⁽⁵⁾ S ⁽⁷⁾

Source: Arizona Game and Fish Department, May 1995

Notes:

- (1) LE - Listed Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Endangered Species Act (ESA). Species which are in imminent jeopardy of extinction.
- (2) PE - Proposed Endangered. Being reviewed by USFWS for listing as Endangered under ESA.
- (3) C2 - Category 2 Candidate as identified by USFWS under ESA. Species being considered for listing as Threatened or Endangered pending more information.
- (4) SE - State Endangered on the Arizona Game and Fish Department's listing of Threatened Native Wildlife in Arizona (TNW). Species extirpated from Arizona since the mid-1800s or for which extinction or extirpation is highly probable without conservation efforts.
- (5) ST - State Threatened on the Department's TNW list. Species with identified, serious threats and populations lower than they were historically and/or extremely local and small.
- (6) SC - State Candidate on the Department's TNW list. Species with known or suspected threats, but for which substantial population declines from historical levels have not been documented.
- (7) S - Classified as "sensitive" by the Regional Forester when occurring on lands managed by the U.S.D.A. Forest Services



Cultural Resources

- Cultural Site
- ▬ Cultural Resource Inventory Boundary
- XXX Number of Documented Sites (SHPO)

11 July 1995

150	300
600	

Scale in Miles
0 1 2

Goldfield Area Plan

Maricopa County, Arizona

Source: Maricopa County, 1988



Policy Implications:

This section concerning natural resources summarizes the key issues identified previously which should be addressed during the development of the Goldfield Planning Area.

a) Physical Characteristics

Many of the soils in the planning area have characteristics which limit the safe use of septic tanks.

Approximately 35% percent of the planning area is not well suited to development because of rugged terrain and steep slopes (over 15 percent).

Scenic views exist in much of the planning area, particularly in the mountainous areas where there are several areas of pristine environmental quality.

b) Hydrology

Adequate amounts of potable groundwater in the planning area may be a problem for future development.

Major drainage areas traverse the planning area; such as, Verde River, Salt River, Sycamore Creek and numerous washes. Much of the adjacent land is subject to flooding and is not suited for development.

c) Vegetation and Wildlife

The planning area includes the habitat of some threatened or rare animal species. The Sonoran habitat with its unique vegetation and the unique wildlife habitat is worthy of special concern.

d) Archaeology

Prehistoric sites have been identified in the planning area and additional sites may also exist in other areas.

Social and Economic Characteristics

In describing the social and economic characteristics of the Goldfield Planning Area, the following six sections are presented:

- Population;
- Area-wide, Economy/Economic Base;
- Residential, Commercial, and Industrial Demand;
- Economic Base Potential; and
- Policy Implications

The purpose of this section of the land use plan is to document population and economic characteristics; to examine existing economic conditions; and to present a population projection and associated development demands for the planning area.

Population

This section of the Goldfield Land Use Plan highlights projected population and housing unit data to the year 2020. Population projections have been derived from Maricopa Association of Governments models for the planning areas. The analysis of the socioeconomic data presented below is based on the aggregation of Traffic Analysis Zones (TAZ). TAZs were developed for the Phoenix Metropolitan Area to quantify the existing and future population and employment for traffic forecasting purposes. The TAZs located within the Phoenix Metropolitan Area are typically one square mile (640 acre) areas. At the perimeter of the urbanized area the size of TAZs increase significantly. Because the Goldfield Study Area is located at the edge of Maricopa County, TAZs are much larger than the Study Area boundaries. In order to include the entire Goldfield Study Area within the aggregated TAZs, a total of seven zones were identified for this analysis. The TAZs, and their generalized geographic area are presented below on Table 4, *Goldfield TAZ Boundaries*, and illustrated on *Figure-8, Socioeconomic Data Boundaries*.

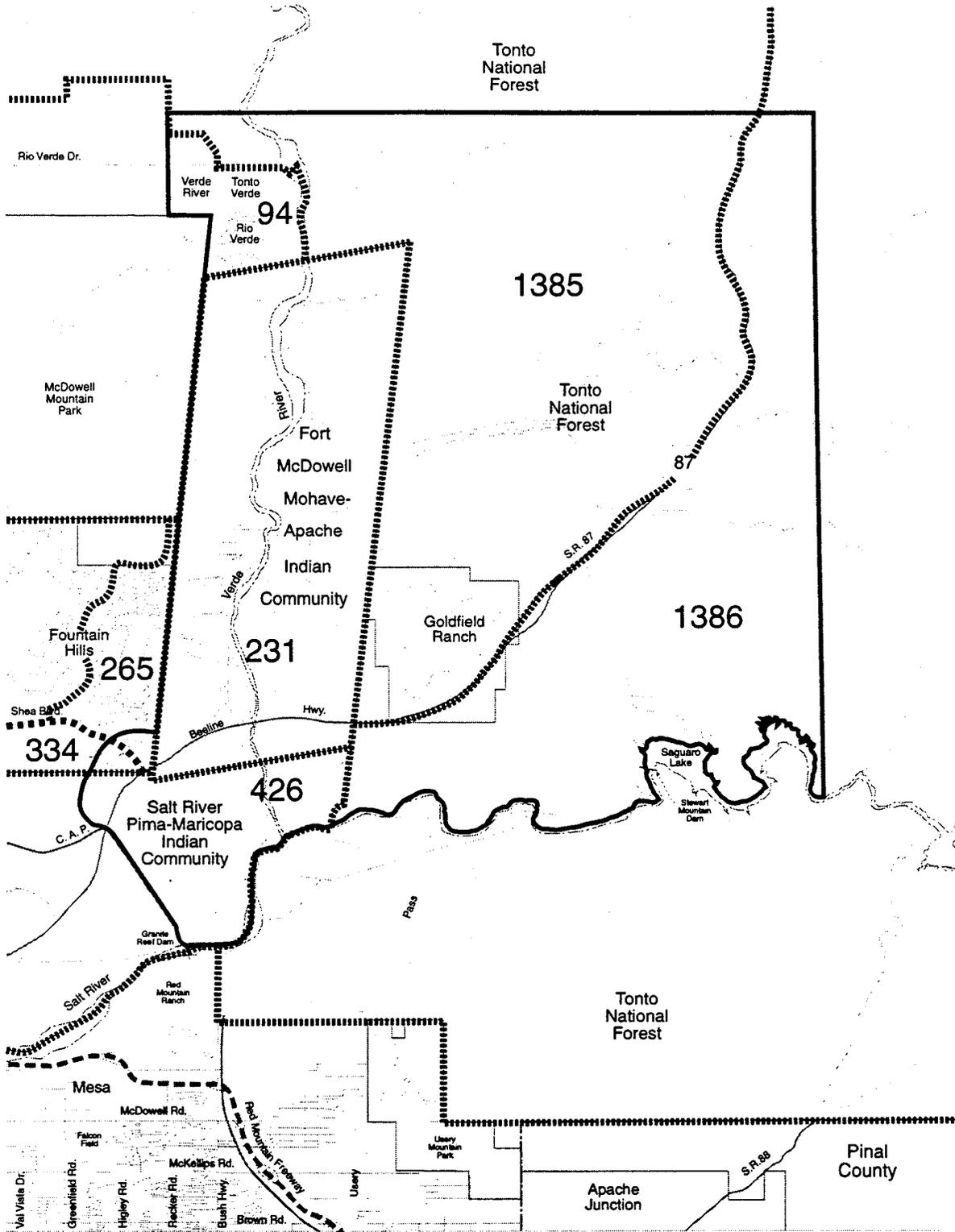
TABLE 4
Goldfield TAZ Boundaries

TAZ	Location
94	McDowell Mountain Park
231	Fort McDowell Mohave-Apache Indian Community (FMM-AIC)
265	Eastern Fountain Hills
334	Southern Fountain Hills
426	Western Salt River Pima-Maricopa Indian Community (WSRP-MIC)
1385	Northeast Maricopa County
1386	Eastern Maricopa County

It should therefore be noted that population figures included large areas outside of this Study Area. For example, TAZ 265 includes the entire eastern Fountain Hills area.

Resident Population Growth

The existing resident population of the defined socioeconomic analysis area was 7,650 people in 1990 as shown on Table 5, Resident Population Growth, 1990-2020. The estimated population of the area in 1995 is 10,710 residents representing a five year growth rate of approximately 40 percent. By 2010 the population is estimated to increase approximately 16,226 residents representing a 15 year growth rate of 52 percent. By 2020, the population of the analysis area will expand to 21,644 residents, a ten year growth rate of 33 percent. Over the 30-year period (1990-2020), the population is projected to increase approximately 183 percent or at an annual rate of 6.1 percent.



Socioeconomic Data Boundaries

XXXX Traffic Analysis Zone (TAZ) Number
 Traffic Analysis Zone (TAZ) Boundary

11 July 1995

39	82	
39		

Scale in Miles
 0 1 2

Goldfield Area Plan
 Maricopa County, Arizona

Source: Maricopa Association of Governments, April 1988

TABLE 5
Resident Population Growth, 1990-2020

TAZ	1990	1995	2000	2005	2010	2015	2020
94	661	1,694	2,583	2,607	2,622	2,650	2,744
231	602	617	625	737	935	1,198	1,515
265	5,890	7,572	8,610	9,442	10,776	12,305	14,646
334	107	164	655	1,008	1,081	1,175	1,379
426	44	236	240	243	245	384	690
1385	257	296	320	341	358	379	404
Total	7,650	10,710	13,198	14,567	16,226	18,326	21,644

M-S-A "The Preserve" is within this TAZ.

Source: Update of the Population and Socioeconomic Database for Maricopa County, Arizona; Maricopa Association of Governments, April 1993.

TAZ 265 (Eastern Fountain Hills) exhibited the highest population (5,890) in 1990 and is projected to nearly triple (14,646) within the 30-year period. TAZ 94 (McDowell Mountain Park) exhibited the second highest population growth increasing from 661 residents in 1990 to 2,744 residents by 2020.

TAZ 1385 (^{North East} Eastern Maricopa County) exhibited the least amount of population growth increasing from a base of 89 residents in 1990 to a total of 266 residents by 2020.

Not same as table 5 shows

Housing Unit Growth

The number of housing units located within the analysis area totalled 4,381 units in 1990. By 2010, housing unit growth is forecast to grow at a rate of approximately 128 percent as shown on Table 6, Resident Housing Unit Growth, 1990-2020. Over the 30 year period, housing growth is expected to exceed 300 percent, producing approximately 13,138 units in the analysis area. Consistent with population growth, TAZ 265 (Eastern Fountain Hills) is projected to increase approximately 156 percent from 1990 (3,287) to 2020 (8,434). TAZs 1385 (Northeast Maricopa County) and 1386 (Eastern Maricopa County) are projected to lag behind the other five TAZs, posting 30 year growth rates of only 88 and 154 housing units, respectively.

TABLE 6
Resident Housing Unit Growth, 1990-2020

TAZ	1990	1995	2000	2005	2010	2015	2020
94	656	1,699	2,605	2,630	2,645	2,674	2,773
231	165	169	171	204	264	346	448
265	3,287	4,223	4,814	5,292	6,078	6,994	8,434
334	40	65	293	482	521	573	690
426	10	99	100	101	102	172	328
1385	145	168	182	195	205	218	233
1386	78	114	143	164	181	204	232
TOTAL	4,381	6,537	8,308	9,068	9,996	11,181	13,138

Source: MAG, April 1993

Over the 30 year period, persons per dwelling unit is expected to remain stable among the seven TAZs. Persons per dwelling unit values range from a low of 1.00 (TAZ 94) to a high of 3.38 (TAZ 231).

d) ***Income Characteristics***

The median household income of the analysis area in 1990 ranged from a low of \$18,731 (TAZ 426, SRP-MIC) to a high of \$107,859 (TAZ 94, McDowell Mountain Park) as shown on Table 1.14, *Household Median Income, 1990-2020*. By 2020 three income tiers appear to be produced. The lowest tier ranges between \$22,404 (TAZ 426, SRP-MIC) and \$25,265 (TAZ 231, FMM-AIC). The middle tier ranges from \$46,406 (TAZ 1385, Northeast Maricopa County) and includes TAZ 265, (Eastern Fountain Hills) at \$51,096 and TAZ 334, (Southern Fountain Hills) at \$51,467. The top tier is comprised solely of TAZ 94 (McDowell Mountain Park) with an estimated median income of \$107,643 in 2020.

TABLE 7

Household Median Income, 1990-2020

TAZ	1990	1995	2000	2005	2010	2015	2020
94	\$107,859	\$106,176	\$105,473	\$105,207	\$105,663	\$106,529	\$107,643
231	23,012	22,653	22,503	22,446	22,543	23,702	25,265
265	50,850	50,114	49,839	49,769	50,042	50,509	51,096
334	51,630	50,815	50,468	50,331	50,539	50,944	51,467
426	18,731	18,453	18,346	18,315	18,747	20,590	22,404
1385	57,250	56,357	55,983	55,842	56,084	56,544	57,135
1386	45,570	45,774	45,470	45,356	45,552	45,926	46,406
Average	\$50,700	\$50,049	\$49,726	\$49,609	\$49,881	\$50,678	\$51,631

Source: Update of the Population and Socioeconomic Database for Maricopa County, Arizona Maricopa Association of Governments, April 1993.

e) *Employment Growth*

The existing employment of the analysis area comprised 2,356 employees in 1991 representing approximately 31 percent of the total population of the analysis area as shown in Table 1.15, *Employment Growth, 1990-2020*. By 2010 the employment of the area is forecast to total 7,190 employees, increasing its capture to 44 percent of the population. By 2020 total population will comprise 9,876 jobs and 45 percent of the population base. Over the 30 year period TAZ 265 (Eastern Fountain Hills) is forecast to lead the other five TAZs in office, retail, industrial, government and other job growth. The significant growth is based on the existence of comprehensive infrastructure and population within the Town of Fountain Hills which does not exist in other regions of the analysis area.

In office job growth TAZ 265 included 740 (81 percent) of the total 909 office jobs in 1990. By 2020, TAZ 265 is forecast to include 4,216 (83 percent) of the 5,039 office jobs in the analysis area.

In retail job growth TAZ 265 captured 458 (74 percent) of the total retail (617 jobs) in the analysis area. By 2020, TAZ 265 is expected to capture 1,880 (81 percent) of the total retail jobs created.

For industrial employment TAZ 265 comprised 249 (46 percent) of the 541 industrial jobs in 1990. By 2020, TAZ 265 is forecast to relinquish its reign to TAZ 334 which is expected to capture 510 of the total 1,024 industrial jobs created.

In government job growth, TAZ 265 captured all of the 141 government jobs in 1990. By 2020, TAZ 265 is forecast to capture 664 jobs (96 percent) of the 694 total government jobs anticipated to be generated.

In the "other" category, which includes transportation communication and utilities (TCU), TAZ 265 again provided the majority (119) of the 148 total jobs existing in 1990. By 2020 TAZ 265 is projected to maintain its lead, at 380 jobs, but TAZs 231,334 and 426 are forecast to add a combined total of 311 jobs.

TABLE 8
Employment Growth, 1990-2020

TAZ	1990	1995	2000	2005	2010	2015	2020
Office							
94	0	0	0	0	1	2	3
231	19	22	22	28	32	32	35
265	740	1,138	1,856	2,480	3,028	3,614	4,216
334	59	216	327	462	573	596	687
426	0	0	0	0	0	0	0
1385	52	56	56	56	56	56	56
1386	39	42	42	42	42	42	42
Subtotal	909	1,747	2,303	3,068	3,732	4,342	5,039
Retail							
94	0	0	2	9	19	22	24
231	35	60	74	98	100	100	100
265	458	460	609	881	1,223	1,616	1,880
334	13	13	34	52	78	96	127
426	1	1	41	56	61	65	67
1385	49	50	50	50	50	50	50
1386	61	61	61	61	61	61	61
Subtotal	617	645	871	1,207	1,592	2,010	2,309
Industrial							
94	0	0	0	1	3	5	7
231	0	2	9	12	20	28	28
265	249	249	249	249	249	249	249
334	87	106	196	271	356	433	510
426	0	0	2	6	8	10	11
1385	114	116	122	122	122	122	122
1386	91	93	97	97	97	97	97
Subtotal	541	566	675	758	855	944	1,024

TABLE 8 (continued)
Employment Growth, 1990-2020

	1990	1995	2000	2005	2010	2015	2020
Government							
94	0	0	1	2	5	10	14
231	0	3	8	8	13	14	16
265	141	186	255	317	381	535	664
334	0	0	0	0	0	0	0
426	0	0	0	0	0	0	0
1385	0	0	0	0	0	0	0
1386	0	0	0	0	0	0	0
Subtotal	141	189	264	327	399	559	694
Other							
94	0	0	0	1	4	7	9
231	9	13	25	53	94	99	100
265	119	125	152	222	274	369	380
334	10	21	48	82	133	171	180
426	1	1	44	70	97	116	131
1385	9	9	10	10	10	10	10
1386	0	0	0	0	0	0	0
Subtotal	148	169	279	438	612	772	810
Total							
94	0	0	3	13	32	46	57
231	63	100	138	199	259	273	279
265	1,707	2,158	3,121	4,149	5,155	6,383	7,389
334	169	356	605	867	1,140	1,296	1,504
426	2	2	87	132	166	191	209
1385	224	231	238	238	238	238	238
1386	191	196	200	200	200	200	200
TOTAL	2,356	3,043	4,392	5,798	7,190	8,627	9,876

Source: Update of the Population and Socioeconomic Database for Maricopa County, Arizona Maricopa Association of Governments, April 1993.

The inclusion of TAZs 265 and 334 significantly enhances the job creation potential of the analysis area even though the majority of these TAZs are not contained within the boundaries of the Goldfield Study Area. Without these two TAZs, the existing employee base would be reduced to 480 jobs (80 percent). By 2020, the exclusion of these two TAZs would produce a total of 983 jobs, a net gain of 503 jobs or approximately 17 jobs annually.

Area-wide, Economy/Economic Base:

The economic base of this 184-square-mile planning area is quite modest. The area is characterized by very limited low-density residential development, large areas of undevelopable land because of slope conditions, and other areas of vacant desert. A very large amount of this land (approximately three-fourths of the planning area) is publicly owned by the Forest Service (65%), the Fort McDowell Maricopa-Apache Indian Community and the Salt River Pima-Maricopa Indian Community (28%).

The businesses in the planning area are casino/gaming and retail. Most are adjacent to the Beeline Highway or Shea Boulevard.

Residential, Commercial, and Industrial Demand:

Using County-wide averages and basing land use demand on projected population, the following calculations have been made for land absorption in the unincorporated portions of the planning area:

a) Residential Demand

Given that the TAZ methodology does not coincide with the Study Area boundaries, estimates appear to be overstated. Table 5 indicates that the majority of the growth will occur in TAZ's 265 and 334, which include all of Fountain Hills. Therefore, it can also be assumed that much of the growth within the Study Area will occur at the southwest corner in the Town of Fountain Hills. Also, for TAZ 426, which coincides with the Salt River Pima-Maricopa Indian Community, this growth is projected to occur outside of the Study Area.

To arrive at an estimate that is more likely to mirror growth in the area, numbers for TAZ's 265, 334 and 426 could be deleted to obtain the following estimates:

Estimates For TAZ's 94, 231, 1385, 1386

	1990	1995	2000	2005	2010	2015	2020
Population	1,520	2,607	3,528	3,685	3,955	4,227	4,663
Housing Unts	1,044	2,150	3,101	3,193	3,295	3,447	3,686

Based on these numbers, resident housing unit projections for the period 1990-2020, it is estimated that there will be 3,686 resident housing units by

the year 2020. It is assumed that 1,044 housing units existed within the planning area in 1990. Based on these figures, 2,642 additional units will be required by the year 2020. Most of this new development is projected to take place in the northern (Rio Verde) portion of the planning area.

b) Commercial Demand

Based on a projected 2020 population of 4,663 residents in the Goldfield Planning area, it is estimated that a total of 48 acres of commercial land use will be needed. Retail commercial will need 25 acres (5.5 acres/1,000 people) and general commercial will require 23 acres (5.0 acres/1,000 people). These demands could change if additional residential greater than projected by MAG were approved.

c) Industrial Demand

Based on a 2020 population of 4,663 residents in the planning area, it is estimated that 36 acres of industrial land use will be needed (8.0 acres/1,000 people).

Economic Base Potential:

Although the Goldfield Planning Area has good east-west transportation access because of the existence of the Beeline Highway, a large portion of the planning area suffers from an absence of improved roads and streets. Currently, much of the planning area is remote and within the Forest.

Certain limiting factors must be overcome before growth for the area is realized. They include: a) a number of natural development impediments such as steep slopes, as well as floodplain and wash conditions; b) the lack of water and basic infrastructure to support any significant amount of new development; and c) a small area labor force.

It may be that growth during the horizon of this planning effort will be limited to a small amount of convenience, retail, and service-related development. The potential exists for additional gaming and resort development on Indian Reservation lands.

Policy Implications:

During the analysis of the data collected on social and economic characteristics, a number of issues were identified that could be addressed as the County formulates the land use plan. The following social and economic issues should be addressed or resolved:

a) Economic Base

Activities such as the expansion of Indian Reservation Gaming and related uses and the existence of recreational facilities in the area (Saguaro Lake) can be expected to generate interest in population growth in the planning area. This in turn could stimulate public lands, residential and mixed use development. The amount, type, and location of economic/employment growth that will be encouraged by the County should be considered.

b) Residential Development

Continued development of scattered single family homes will have a critical effect on the environmental quality and character of the planning area. Current constraints will not be sufficient to stop development in floodplains, steep-sloped areas, and areas that lack the proper public services (sewer, water, and streets). Policies and land use guidelines should be developed to encourage suitable locations for the new units projected to be built from 1990-2020. One possible solution would be to allow urban residential development in selected portions of the planning area. [By concentrating development in certain locations, environmental mitigations are more easily obtained and less area is affected.]

how enlightened they are!

GENERAL PLANNING, LAND USE AND ZONING

In describing general planning land use and zoning in the Goldfield Planning Area, the following eight sections are presented:

General Pattern of Land Development,
Zoning,
Ownership,
General Plans,
Open Space Planning,
Transportation,
Public Facilities and Utilities,
Locations of Special Development Concerns, and
Policy Implications.

The purpose of this section of the land use plan is to document existing land uses and zoning regulations, to note public land ownership, and locations of special concern, and to describe transportation and public facilities in the Goldfield Planning Area.

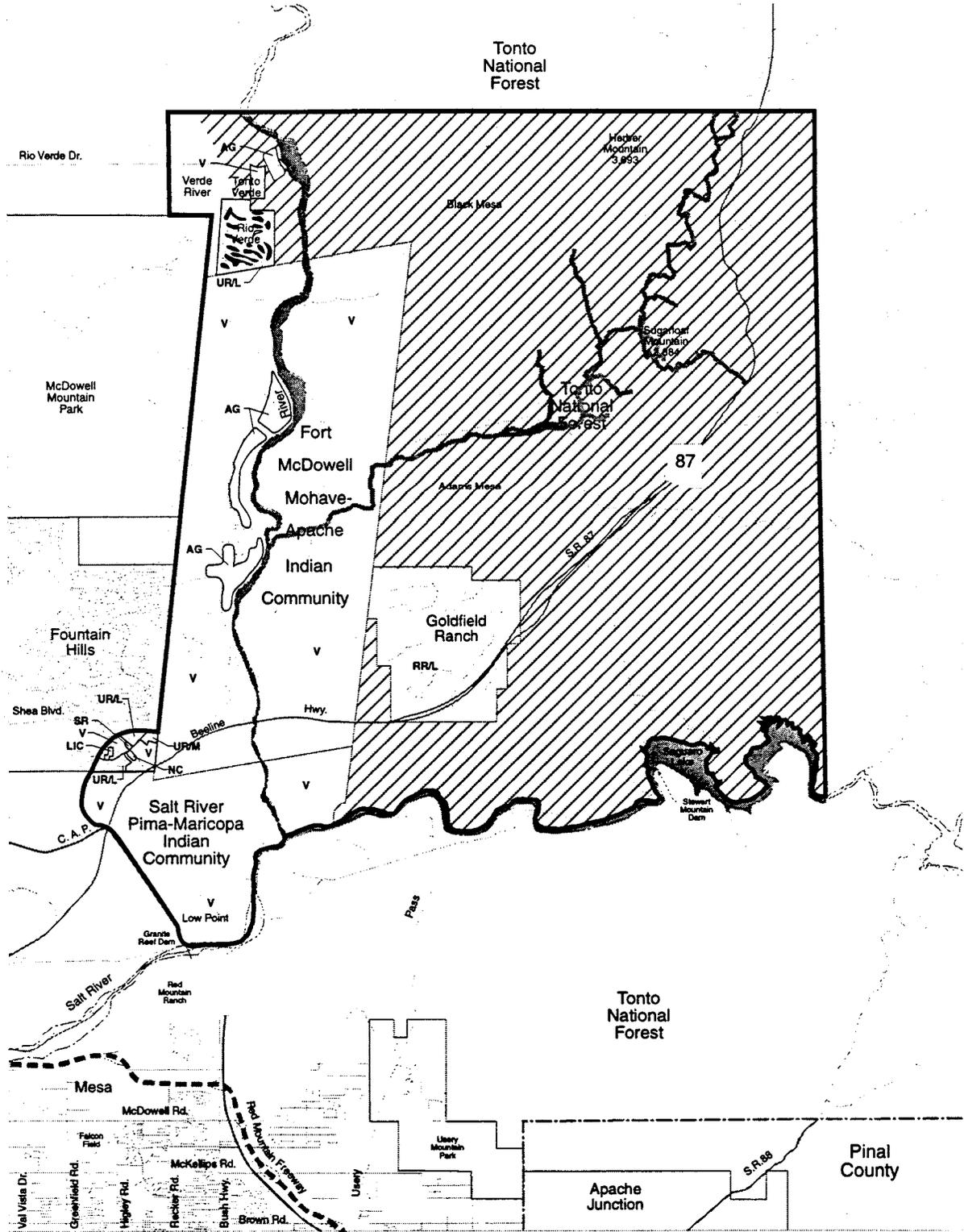
General Pattern of Land Development:

Figure-9, "Generalized Existing Land Use," illustrates the land use pattern within the planning area. As a review of this map indicates, the majority of the area remains undeveloped and undisturbed. Public recreation areas cover a significant portion of the planning area which includes the Tonto National Forest. Some of low density residential development exists within the Goldfield Ranch Subdivision Community. The community of Rio Verde exists in the northwest portion of the planning area. The majority of the homes are located on sites of 5 to 10 acres. A few areas of commercial development have occurred in the Fort McDowell-Apache Indian community along Fort McDowell Road and the intersections of Shea Boulevard and Beeline Highway. Currently, little industrial development exists within the planning area.

Zoning:

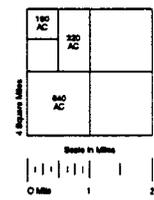
The existing zoning of the Goldfield Study Area includes the privately-held land and Indian community land. A portion of the privately-held land includes Verde River, Tonto Verde, Rio Verde and Goldfield Ranch which are administered by Maricopa County. The County zoning districts located within the Goldfield Study Area range from Rural-190 to IND-2, Light Industrial. The Rural-190 designation allows 190,000 square feet (five acres) per dwelling unit. The Rural-43 designation allows 43,560 square feet (one acre) per

dwelling unit. Additional private land includes a small portion of the Town of Fountain Hills. The area included within the Goldfield Study Area includes six zoning districts ranging from R1-35 (35,000 square feet/dwelling unit) to Planned Industrial (IND-1). The permitted uses within the County or Town jurisdiction are shown on Table 9, *Existing Zoning Districts* and illustrated in *Figure-10, Existing Generalized Zoning*.



Existing Land Use

- | | |
|--|--------------------------|
| Rural Residential/Low Density
(0-2 DU/AC) | Non-Developable (Forest) |
| Urban Residential/Low Density
(0-1.0 DU/AC) | Vacant |
| Suburban Residential
(0-2.0 DU/AC) | Golf Course |
| Urban Residential/Medium Density
(0-12.0 DU/AC) | Agriculture |
| Neighborhood Commercial | Creeks/Rivers/Lakes |
| Light Industrial Center | |



Goldfield Area Plan
Maricopa County, Arizona

Source: Maricopa County, May 1998



The Indian community lands are also regulated by zoning codes. The Fort McDowell-Mohave Apache Indian Community regulates its land use through its planning ordinance adopted in July 1991. The ordinance identifies a total of 12 districts that range from Agriculture to Special Use. It should be noted that the Neighborhood Convenience (COM-1), Neighborhood Center (COM-2), and Regional Commercial Categories (COM-3) are not delineated on the zoning map, but will be designated by the Planning Board and Tribal Council as the need arises. The western half (west of the Verde River) of the community generally includes Agricultural, Residential and other district categories, while the eastern half is designated with Open Space and Special Use Districts.

The Salt River Pima-Maricopa Indian Community regulates its land use through its zoning map adopted in December 1981. The map identifies a total of 12 districts, three of which (i.e. Agricultural, Open Space and Commercial-General) are located in the Goldfield Study Area.

The Agricultural (AG) zoning designation is located at the southern region of the Goldfield Study Area adjacent to the Salt River. The Open Space (O-S) designation comprises the majority of acreage and is located on both sides of the Verde River. The Commercial-General (C-3) designation includes land adjacent to the Verde River and a node bisected by State Route 87 at the northern community boundary with the Town of Fountain Hills. It appears that a lack of compatibility exists between the two Indian communities with the zoning designation of the lands adjacent to the Verde River as General Commercial (SRF-MIC) and Open Space (FMM-AIC). A potential incompatibility could exist if the Base For Exchange parcel between the Goldfield Ranch and the FMM-AIC reverts to private ownership, and if an intensive special use was proposed and approved for development by the FMM-AIC Tribal Planning Board and Council.

In addition to the Zoning Districts listed above, Overlay Zoning Districts, Special Uses, and Unit Plans of Development are also established in the Maricopa County Zoning Ordinance to allow development which protects the environment, provides alternative housing types, and promotes age specific residential areas. These include:

1) Hillside Development Standards (HD):

To allow the reasonable use and development of hillside areas while maintaining the character, identity, and image of the hillside area. This district applies to development on slopes of 15 percent and greater.

TABLE 1.5
Existing Zoning Districts

Jurisdiction	District	Designator	Density/ Intensity	Permitted Uses	Front Yard	Side Yard*	Rear Yard	Lot Area	Lot Width	Lot Coverage	Distance Between Buildings	Building Height
Maricopa County	Rural Zoning District - 190,000 SF/DU	190	1 DU/ 5 acres	<ul style="list-style-type: none"> • Single Family Dwelling • Multi-Sectional Manufactured Home • Churches • Farms • Group Homes • Public Schools • Forests/Wildlife Reservations • Utilities • Public Facilities • Golf Courses • Signage • Residential Home Occupations • Roadside Stands • Plant Nurseries • Corrals/Fences • Accessory Buildings • Emergency Housing • Conditional, Temporary, Special Uses 	60 FT	30 FT	60 FT	190,000 SF	300 FT	5%	15 FT	30 FT/ 2 Stories
	Rural District - 43,560 SF/DU	43	1 DU/ 1 acre	• Same as Rural-190	40 FT	30 FT	40 FT	43,560 SF	145 FT	15%	15 FT	30 FT/ 2 Stories
Fort McDowell Mohave-Apache Indian Community	Agricultural	AG	1 DU/ 1 acre 1 DU/ 5 acres ⁽¹⁾	<ul style="list-style-type: none"> • Crops • Livestock • Residential • Home Occupations 	45 FT	20 FT	45 FT	43,560 SF/ 190,000 SF	100 FT	35%	—	25 FT
	Neighborhood Convenience	COM-1		<ul style="list-style-type: none"> • Agriculture • Convenience Goods and Office Services 	50 FT	15 FT	20 FT	15,000 SF	100 FT	30%	—	25 FT/ 2 Stories
	Neighborhood Center	COM-2		<ul style="list-style-type: none"> • Same as COM-1 • Shoppers Goods 	50 FT	25 FT	40 FT	2.5 acres 10.0 acres	200 FT	30%	—	35 FT
	Regional Commercial	COM-3		<ul style="list-style-type: none"> • Retail/Wholesale Sales • Equipment Service/Repair • Light Warehouse • Transportation Facilities 	50 FT	25 FT	40 FT	10.0 acres	500 FT	30%	—	45 FT
	Industrial, Heavy	I-H		<ul style="list-style-type: none"> • Same as I-L • Intensive Manufacturing • Intensive Fabricating • Intensive Storage 	50 FT	25 FT	50 FT	2.0 acres	200 FT	50%	—	40 FT
			R1-35	1 DU/ 35,000 SF	<ul style="list-style-type: none"> • Single-Family Dwelling • Multi-Sectional Manufactured Home • Churches • Group Homes • Public Facilities 	40 FT	20	40	35,000 SF	145 FT	20%	15 FT

**TABLE 1.5
Existing Zoning Districts (Cont'd)**

Jurisdiction	District	Designator	Density/ Intensity	Permitted Uses	Front Yard	Side Yard*	Rear Yard	Lot Area	Lot Width	Lot Coverage	Distance Between Buildings	Building Height		
Fort McDowell Mohave-Apache Indian Community	Industrial, Light	I-L		<ul style="list-style-type: none"> • Research and Development • Electronic Assembly and Manufacturing • Computer Centers • Motion Picture Studios • General Office • Medical Office • Farming/Agricultural Activities • Retail/Commercial • Mobile Home 	<ul style="list-style-type: none"> • Food and Shopping • Goods Manufacture and Assembly • Utilities • Motor Vehicle Repair and Storage • Truck Weighing Stations • Warehouse/Distribution • Outdoor Events 	30 FT	15 FT	20 FT	1.0 acres	100 FT	30%	—	30 FT	
	Open Space	O-S	1 DU/ 5 acres	<ul style="list-style-type: none"> • Residential • Agriculture • Animal Grazing 	<ul style="list-style-type: none"> • Nature Trails • Horseback Riding • Hunting 	—	—	—	—	—	—	—	—	
	Open Space, Wilderness	OSW		<ul style="list-style-type: none"> • Animal Grazing • Horseback Riding • Hunting 		—	—	—	—	—	—	—	—	—
	Recreational	REC		<ul style="list-style-type: none"> • Parks • River Recreation 	<ul style="list-style-type: none"> • Camping • Picnicking 	—	—	—	—	—	—	—	—	—
	Residential	RES		<ul style="list-style-type: none"> • Single-Family Dwellings • Community Facilities • Home Occupations 	<ul style="list-style-type: none"> • Accessory Buildings • Electric Substations • Recreational Vehicle Park 	25 FT	20 FT	25 FT	1.0 acre	100 FT	35%	—	30 FT	
	Resort	RST		<ul style="list-style-type: none"> • Resorts • Hotels • Motels • Guest Ranches 	<ul style="list-style-type: none"> • Supportive Commercial Uses • Accessory Buildings • Municipal Uses 	50 ⁽²⁾ 30 ⁽³⁾ 100 ⁽⁴⁾	25 ⁽²⁾ 25 ⁽²⁾ 50 ⁽⁴⁾	25 ⁽²⁾ 5 ⁽¹⁾ 50 ⁽⁴⁾	7.5 acres	300 FT	25%	—	35 FT	
	Special Use	SU		<ul style="list-style-type: none"> • Multi-Purpose Stadium⁽⁵⁾ • Dog Racing Track⁽⁵⁾ 	<ul style="list-style-type: none"> • Automobile Racing Track⁽⁵⁾ • Horse Racing Track⁽⁵⁾ 	—	—	—	—	—	—	—	—	—

TABLE 1.5
Existing Zoning Districts (Cont'd)

Jurisdiction	District	Designator	Density/ Intensity	Permitted Uses	Front Yard	Side Yard*	Rear Yard	Lot Area	Lot Width	Lot Coverage	Distance Between Buildings	Building Height
		R1-18	1 DU/ 18,000 SF	• Same as R1-35	30 FT	10	30	18,000 SF	120 FT	25%	15 FT	30 FT
		R1-8	1 DU/8,000 SF	• Same as R1-35	20 FT	7	25	8,000 SF	80 FT	35%	15 FT	30 FT
		R-3		• Same as R1-35 • Two Family and Limited Multiple- Family Dwellings	20 FT	5	25	6,000 SF	60 FT	50%	10 FT	40 FT
		R-5		• Same as R-3	20 FT	5	25	6,000 SF	60 FT	50%	10 FT	40 FT
	Neighborhood Commercial	C-1		• Food Markets • Drugstores	10 FT	NA	NA	6,000 SF	60 FT	60%	NA	30 FT
	Intermediate Commercial	C-2		• Sale of Commodities • Performance of Services	10 FT	NA	NA	6,000 SF	60 FT	60%	NA	40 FT
	General Commercial	C-3		• Same as C-2 • Wholesale Activities • Distribution Activities	10 FT	NA	NA	6,000 SF	60 FT	60%	NA	40 FT
	Planned Industrial	IND-1		• Non-Polluting Manufacturing	Varies	Varies	Varies	35,000 SF	150 FT	60%	NA	40 FT
	Light Industrial	IND-2		• Same as IND-1 • Light Manufacturing	Varies	Varies	Varies	6,000 SF	6 FT	60%	NA	40 FT

TABLE 1.5
Existing Zoning Districts (Cont'd)

Jurisdiction	District	Designator	Density/ Intensity	Permitted Uses	Front Yard	Side Yard*	Rear Yard	Lot Area	Lot Width	Lot Coverage	Distance Between Buildings	Building Height
Salt River Pima- Maricopa Indian Community	Agricultural	AG		<ul style="list-style-type: none"> • Livestock Production • Residential Dwellings 	—	—	—	—	165 FT	—	—	—
	Open Space	O-S		<ul style="list-style-type: none"> • Agriculture • Animal Grazing 	—	—	—	—	165 FT	—	—	—
	Commercial- General	C-3		<ul style="list-style-type: none"> • Agriculture • Same as C-1 and C-2 • Retail Stores • Service Establishments and Offices • Auto Sales and Service Establishments • Clubs, Schools and Studios 	—	—	—	10 acres	—	—	—	—
				<ul style="list-style-type: none"> • Home Occupations • Crop Production • Residential Dwellings • Entertainment and Commercial Amusement Establishments • Financial Establishments • Accessory Uses 								

*Interior

① Family Farm

② Guest Rooms

③ Residences

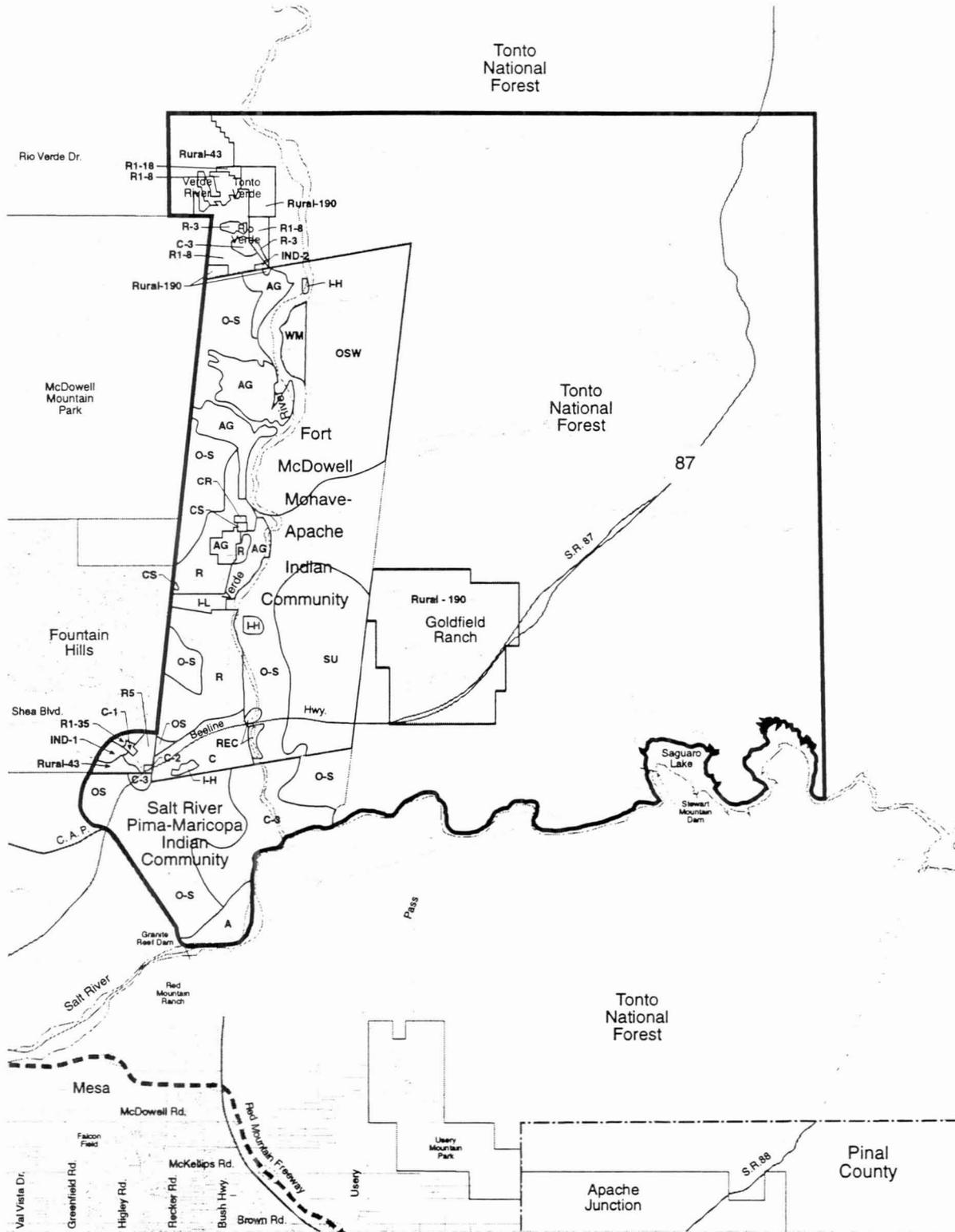
④ Major Structures

⑤ A Business Plan and Environmental Impact Statement are required for these land uses or other uses.

Sources: Maricopa County Zoning Ordinance, February 1994

Fort McDowell Mohave-Apache Indian Community Planning Ordinance, July 1991

Salt River Pima-Maricopa Indian Community Zoning Map, December 1981



Existing Generalized Zoning

Maricopa County

- Rural-190** Rural Zoning District (190,000 SF/DU)
- Rural-43** Rural Zoning District (43,560 SF/DU)
- R-1-18** Single Family Residential (18,000 SF/DU)
- R-1-8** Single Family Residential (18,000 SF/DU)
- R-1-3** Single Family Residential (18,000 SF/DU)
- R-3** Multi-Family Residential

- IM-2** Multi-Family Residential
- IC-2** Intermediate Commercial
- NC-1** Neighborhood Commercial
- PI-1** Planned Industrial
- LI-2** Light Industrial

FMM-AIC

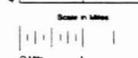
- AG** Agriculture
- IH** Industrial-Heavy
- IL** Industrial-Light
- SRP-MIC** SRP-MIC
- A** Agriculture
- OS** Open Space
- CG** Commercial-General

- OS** Open Space
- OSW** Open Space, Wilderness
- REC** Recreational
- R** Residential
- RES** Resort
- SU** Special Use
- C** Commercial

- CS** Community Services
- CR** Cultural Resources
- WM** Wilderness Mitigation

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IM-2	IC-2
R-1-18	R-1-8
R-1-3	R-3
Rural-190	Rural-43



2) Planned Development Overlay Zoning District (PD):

To establish a basic set of conceptual parameters for the development of land and supporting infrastructure, which is to be carried out and implemented by precise plans at the time of actual development.

3) Special Uses (SU)

To permit a class of uses that are otherwise prohibited by the Ordinance.

In the New River Planning Area five Special Uses Permits have been issued. The approved uses include; an amusement park, a religious and education institution, a dog kennel, and two guest ranches.

4) Unit Plans of Development (UPD)

To provide for large scale development where variations in lot size, dwelling type and open space is warranted due to topographic or other considerations.

Ownership:

The ownership of the Goldfield Study Area is held by private, Indian community and National Forest entities and interests as shown on *Figure-11, Land Ownership*, and *Table 10, Property Ownership*.

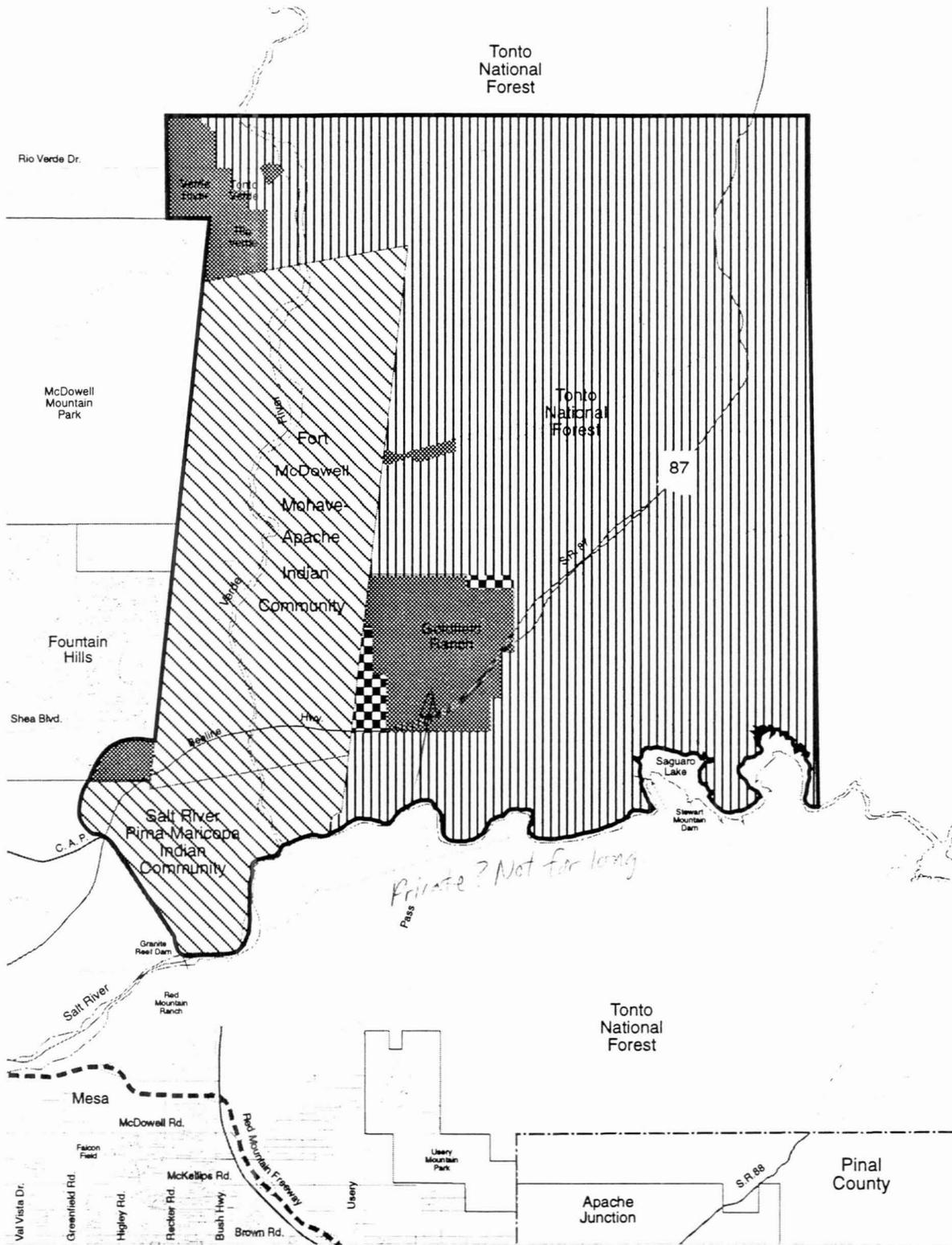
Private land ownership includes approximately 7,400 acres or six percent of the Study Area. Goldfield Ranch (5,000 acres), Rio Verde (645 acres), Tonto Verde (675 acres), Verde River (491 acres), the Town of Fountain Hills (470 acres) and Sycamore Creek Ranch (a.k.a. Romo Ranch, 125 acres) comprise the majority of private holdings.

Indian community ownership includes approximately 32,300 acres or 28 percent of the Study Area. The Study Area boundaries include the entire 24,680-acre Fort McDowell Mohave-Apache Indian Community. An approximate 7,616-acre portion of the Salt River Pima-Maricopa Indian Community is also included within the Study Area boundaries.

National Forest lands include approximately 68,000 acres or 66 percent of the Study Area. These lands are administered by the Tonto National Forest. Included within the total of these Federal lands are also Base For Exchange (BFE) lands. Land ownership adjustments accomplished through Base For Exchange serve to increase the efficiency of the National Forest in resource management and also satisfies the needs of expanding communities. In

addition, several private land holdings are also located within the Tonto National Forest. These lands can be acquired by the Forest Service through land exchanges or purchased.

An approximate 550-acre base for exchange parcel is located between Goldfield Ranch and the Fort McDowell Indian Community. Another approximate 160-acre Base for Exchange parcel is located at the northeast corner of Goldfield Ranch. The listing of BFE lands identifies those parcels as candidates for trade by the Forest Service for other unique lands that enhance Forest Service holdings. The lands to be acquired or exchanged for BFE Lands are not impacted by urban uses or infringement and have not been encroached upon by unauthorized vehicles or uses.



Land Ownership

-  Private Entity (County or Municipal Jurisdiction)
-  Indian Community (Fort McDowell Mohave-Apache and Salt River Pima-Maricopa)
-  Tonto National Forest
-  Potential Base for Exchange (Tonto National Forest)

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AR	AR
AR	AR



The Arizona Game and Fish (AGF) Department owns and manages lands throughout the state for public recreational use. The mission of AGF is to conserve, enhance and restore diverse wildlife resources and habitats through aggressive protection and management programs, and to provide wildlife resources and safe watercraft recreation for the enjoyment, appreciation and use of present and future generations. Under provision of State statute (ARS 17-241), the AGF may sell or exchange land. The AGF typically exchanges its lands, but may sell lands subject to the reservation of mineral rights and public entry for hunting and fishing.

TABLE 10
Property Ownership

Ownership	Acreage	Percent	Percent of County
Private <ul style="list-style-type: none"> • Goldfield Ranch • Verde River • Tonto Verde • Rio Verde • Town of Fountain Hills • Sycamore Ranch 	<p style="text-align: right;">7,406</p> <ul style="list-style-type: none"> 5,000 491 675 645 470 125 	6.4	0.4 ⁽¹⁾
Indian Community <ul style="list-style-type: none"> • Fort McDowell Mohave-Apache • Salt River Pima-Maricopa 	<p style="text-align: right;">32,296</p> <ul style="list-style-type: none"> 24,680 7,616 	28.0	11.5 ⁽²⁾
National Forest <ul style="list-style-type: none"> • Tonto 	<p style="text-align: right;">68,063</p> <ul style="list-style-type: none"> 68,063 	65.7	10.0 ⁽³⁾
Total	115,381	100.0	

Notes:

⁽¹⁾Based on a total of 1,702,452 acres of private land

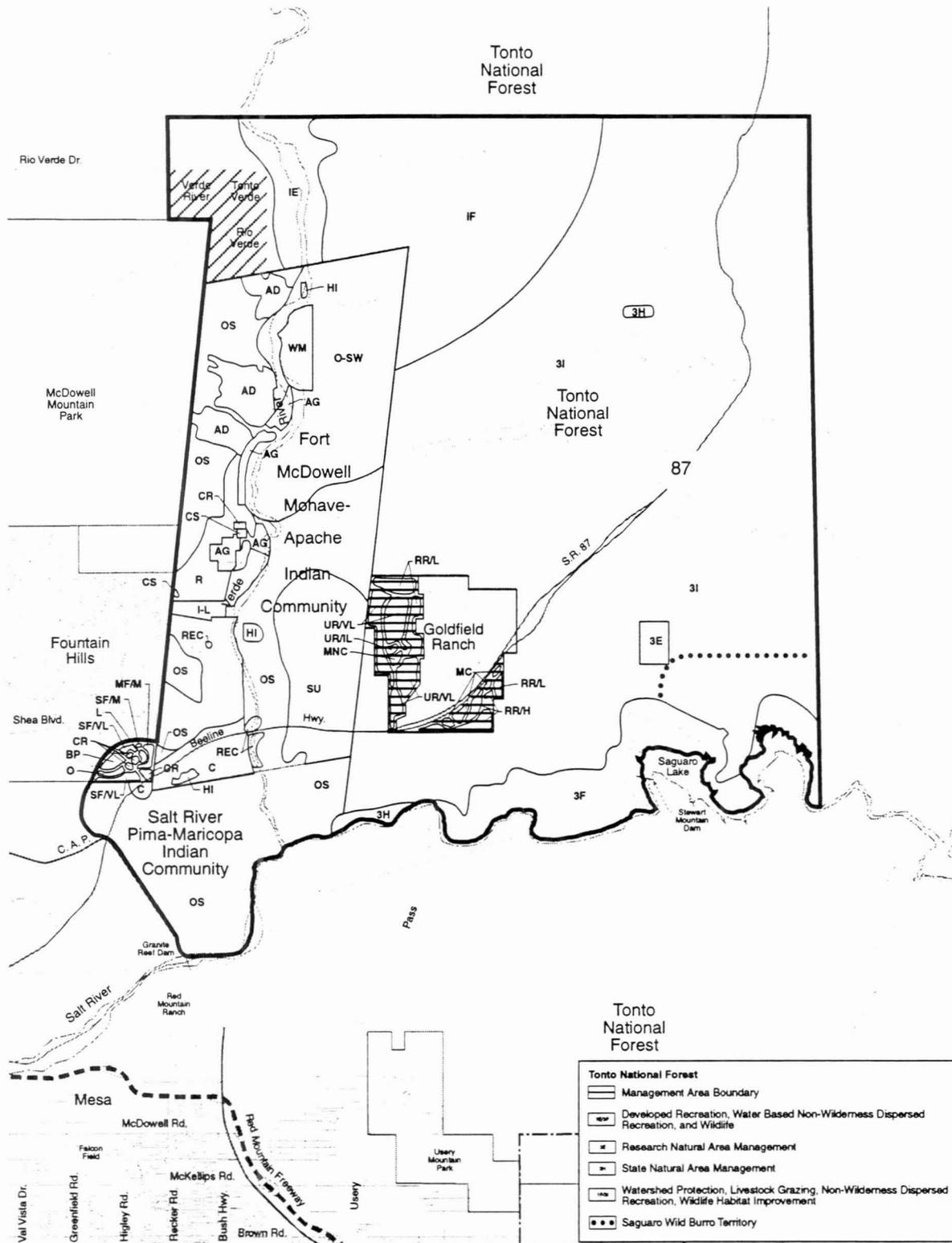
⁽²⁾Based on a total of 279,379 acres of Indian Community Land

⁽³⁾Based on a total of 655,614 acres of National Forest Land

Source: Arizona Land Resource Information System, September 1994 and BRW, Inc., May 1995

General Planning:

The Goldfield Study Area includes regions that utilize general or comprehensive plans to provide recommendations for future growth. In addition, several Development Master Plans (DMP) have been prepared to provide area-wide land use recommendations. In total, approximately 64 square miles or 35 percent of the Study Area have been planned in a general or specific manner pursuant to municipal or County guidelines promulgated by the state. *Figure 12, General and Area Planning* illustrates the areas that have been planned in the Goldfield Study Area.



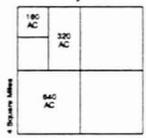
General and Area Planning

Fountain Hills	FMM-AIC	SRP-MIC
[Symbol] Single Family/Very Low	[Symbol] Wilderness Mitigation	[Symbol] Open Space
[Symbol] Single Family/Medium	[Symbol] Open Space	[Symbol] Commercial-General
[Symbol] Multi-Family/Medium	[Symbol] Open Space, Wilderness	[Symbol] Residential
[Symbol] General Commercial/Retail	[Symbol] Potential Agriculture	[Symbol] Industrial, Light
[Symbol] Lodging	[Symbol] Existing Agriculture	[Symbol] Special Use
[Symbol] Business Park	[Symbol] Recreational	[Symbol] Cultural Resources
	[Symbol] Agricultural Development	[Symbol] Community Services

Tonto National Forest

- [Symbol] Management Area Boundary
- [Symbol] Developed Recreation, Water Based Non-Wilderness Dispersed Recreation, and Wildlife
- [Symbol] Research Natural Area Management
- [Symbol] State Natural Area Management
- [Symbol] Watershed Protection, Livestock Grazing, Non-Wilderness Dispersed Recreation, Wildlife Habitat Improvement
- [Symbol] Saguaro Wild Burro Territory

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Goldfield Area Plan
Maricopa County, Arizona

Source: Fort McDowell Master Land Use Plan Update, February 1984; Fountain Hills General Plan, Salt River Pima-Maricopa Indian Community Transportation and Land Use Plan, December 1988



The Town of Fountain Hills utilizes an adopted General Plan that was approved in May, 1993. The General Plan designates the region within the Goldfield Study Area as a variety of residential and employment uses that range from Single Family/Very Low to Business Park.

The SRP-MIC utilizes its Transportation and Land Use Plan adopted in December 1988 to guide future land use. The plan designates the majority of the community located within the Goldfield Study Area as Open Space (O-S). The plan also anticipates the future development of a commercial node surrounding SR 87 at the northern boundary of the community. The plan does not identify the commercial corridor along the Verde River that is zoned Commercial-General (C-3).

The Fort McDowell Mohave-Apache Indian Community (FMM-AIC) also has prepared and adopted (February 1994) its Master Land Use Plan to guide future growth and development. The land use designations presented in this document range from Open Space Wilderness (O-SW) to Heavy Industrial (I-H). Approximately 2,083 acres of the community are designated for residential and community supportive uses; 953 acres are designated for employment use; 16,270 acres are designated as open space uses; and 3,770 acres are designated for agricultural uses.

Maricopa County does not have an area plan that includes the Goldfield Study Area. The Desert Foothills Policy and Development Guide (prepared in 1979) included portions of the Study Area north and west of the FMM-AIC, but these areas have been planned utilizing the County Development Master Plan (DMP) process. These DMPs include Verde River, Tonto Verde, Rio Verde and The Preserve (unadopted) and are summarized on Table 11, *Development Master Plan Summary*. As shown in Table 11, over 4,000 acres of private land have been planned through the preparation of Development Master Plans.

The United States Forest Service has prepared a Land and Resource Management Plan for the Tonto National Forest which was adopted in October 1985. The purpose of the plan is to provide for multiple use and sustained yield of goods and services that maximizes long-term net public benefits in an environmentally sound manner. The plan is designed to guide the management of the forest for a period of 15 years or until such time that it is revised. Provisions for revision or amendment is specified in the Regulations for Implementation of the National Forest Management Act of 1976.

The plan identifies three types of management emphasis for those National Forest lands contained within the Tonto National Forest. Forest lands

designated as either 1E or 3F emphasize Developed Recreation, Water-Based Non-Wilderness Dispersed Recreation, and Wildlife Uses. These areas are located adjacent to the Verde River, north of the Fort McDowell Mohave-Apache Indian Community and adjacent to the Salt River along the southern Study Area boundary. Forest land designated as 3E emphasizes opportunities for nondisruptive research and education.

Forest lands designated as 3H have been identified for State Natural Areas based on their unique riparian characteristics. The Study Area contains two such designated areas. The Sycamore Creek Natural Area includes approximately 60 acres and is located in the northwest quarter of Section 16, Township 4 N, Range 8 E. The Cottonwood Natural Area includes approximately 480 acres and is located in Sections 33 and 34 of Township 3 N, Range 2 E. The management emphasis for these two areas is to protect the natural features and vegetative communities for public enjoyment demonstration and study.

Forest lands designated as 1F or 3I emphasize Watershed Protection, Livestock Grazing, Non-Wilderness Dispersed Recreation and Wildlife Habitat Improvement. These areas are located throughout the majority of the Study Area east of the Fort McDowell Mohave-Apache Indian Community and extend east to the eastern Study Area boundary.

In addition, an area of the forest has been designated as wild burro territory. The identified area maintains a population of approximately 30 burros and is located north and east of Saguaro Lake.

TABLE 11

Development Master Plan Summary

Development Master Plan	Adopted	Land Use Categories	Gross Acreage	Average Gross Density/Intensity	Dwelling Units	Population	Square Footage
Verde River	February 1991	UR/VL ⁽¹⁾	131.47	3.09	406	812,136,264	
		UR/L ⁽²⁾	14.69	4.63	68		
		UR/M ⁽³⁾	16.60	7.96	132		
		OS ⁽⁴⁾	328.24				
Subtotal			491.0	3.72^(A)/1.23^(B)	606.0	1,212.0^(C)	
Tonto Verde	December 1992	MNC ⁽⁵⁾	8.5			92,600	92,600 ^(D)
		UR/VL ⁽¹⁾	295.1	2.0	590	1,215	
		UR/M ⁽³⁾	56.1	7.6	426	1,809	
		OS ⁽⁴⁾	315.2				
Subtotal			674.9	2.89^(A)/1.51^(B)	1,016.0	2,094.0^(B)	92,600
Rio Verde	April 1979	UR/VL ⁽¹⁾	411.4	1.79	739	1,478	
		UR/M ⁽³⁾	31.3	5.27	165	330	
		OS ⁽⁴⁾	202.8				
Subtotal			645.5	2.04^(A)/1.4^(B)	904.0	1,808.0^(B)	
The Preserve	Not Adopted	RR/L ⁽⁶⁾	629	0.2	122	309	272,300 ^(D) 707,900 ^(D)
		RR/H ⁽⁷⁾	378	1.0	378	956	
		UR/VL ⁽¹⁾	439	2.2	962	2,434	
		UR/VL ⁽¹⁾	410	3.0	1,230	3,112	
		UR/L ⁽²⁾	68	5.0	340	860	
		MNC ⁽⁵⁾	25				
		MUC ⁽⁶⁾	65				
OS ⁽⁴⁾	190						
Subtotal			2204.0	1.57^(A)/1.43^(B)	3032.0	7,671.0^(G)	980,200
Approved Plan Total			1,811.4		2,526	5,114	92,600
Overall Total			4,015.4		5,558.0	12,785.0	1,072,800

Notes:

- ⁽¹⁾Urban Residential/Very Low Density
⁽²⁾Urban Residential/Low Density
⁽³⁾Urban Residential/Medium Density
⁽⁴⁾Open Space
⁽⁵⁾Multi-Neighborhood Commercial
⁽⁶⁾Mixed Use Center

^(A)Residential Acreage^(B)Total Acreage^(C)At 2.2 persons/household^(D)At 0.25 FAR^(E)At 2.06 persons/household^(F)At 2.00 persons/household^(G)At 2.53 persons/household

Sources:

Verde River Development Master Plan, October 1990
 Tonto Verde Development Master Plan, November 1992
 Rio Verde Master Plan, 1979
 The Preserve Development Master Plan, September 1994

Open Space Planning:

The Goldfield Study Area, due to its elevation, topography and distance from the Phoenix Metropolitan Area, contains key open space features that should be enhanced and preserved. In response to concerns that future valley growth could significantly impact the valuable natural resources and open spaces, the Desert Spaces Plan was prepared. The intent of the plan is to protect these critical resources through preservation, conservation and coordinated local and regional decision making. The concept of the plan includes key features such as mountains and foothills, rivers and washes, canals and cultural sites, upland desert areas and wildlife habitat and existing parks and preserves. The network of open space that is envisioned in the plan follows the interconnected river system, connecting man-made canals and proximate mountain ranges within Maricopa County. Key open space features within or proximate to the Goldfield Study Area include the following:

- Salt River
- Verde River
- Central Arizona Project
- McDowell Mountains

Through the extensive analysis of natural and cultural resources, proximity of population growth, existing land use, visibility and importance of establishing an interconnected system, open space priorities were identified. These resources were organized by jurisdictional ownership, resource value and proximity to population growth. The resources located within or adjacent to the Goldfield Study Area are listed on Table 12, *Natural Resource Priority Areas*. A total of six key resources have been identified and include two key mountain features and four key river/wash features. Based on the jurisdictional ownership of these areas and their importance to the regional open space system, six designations were created as shown on *Figure-13, Open Space Resources*. These designations are defined below.

Critical Private Lands - Private lands with outstanding open space value and highest priority for management as conservation management areas.

Outstanding Private Lands - Private lands with outstanding open space value and moderate priority for management as conservation areas.

Environmentally Sensitive Private Lands - Private lands with high open space value and highest priority for management as retention areas.

Critical and Outstanding Public Lands - Public lands with outstanding open space value. Recommended for management as conservation areas.

Environmentally Sensitive Public Lands - Public lands with high open space

value. Recommended for management as retention areas.

Secured Open Space

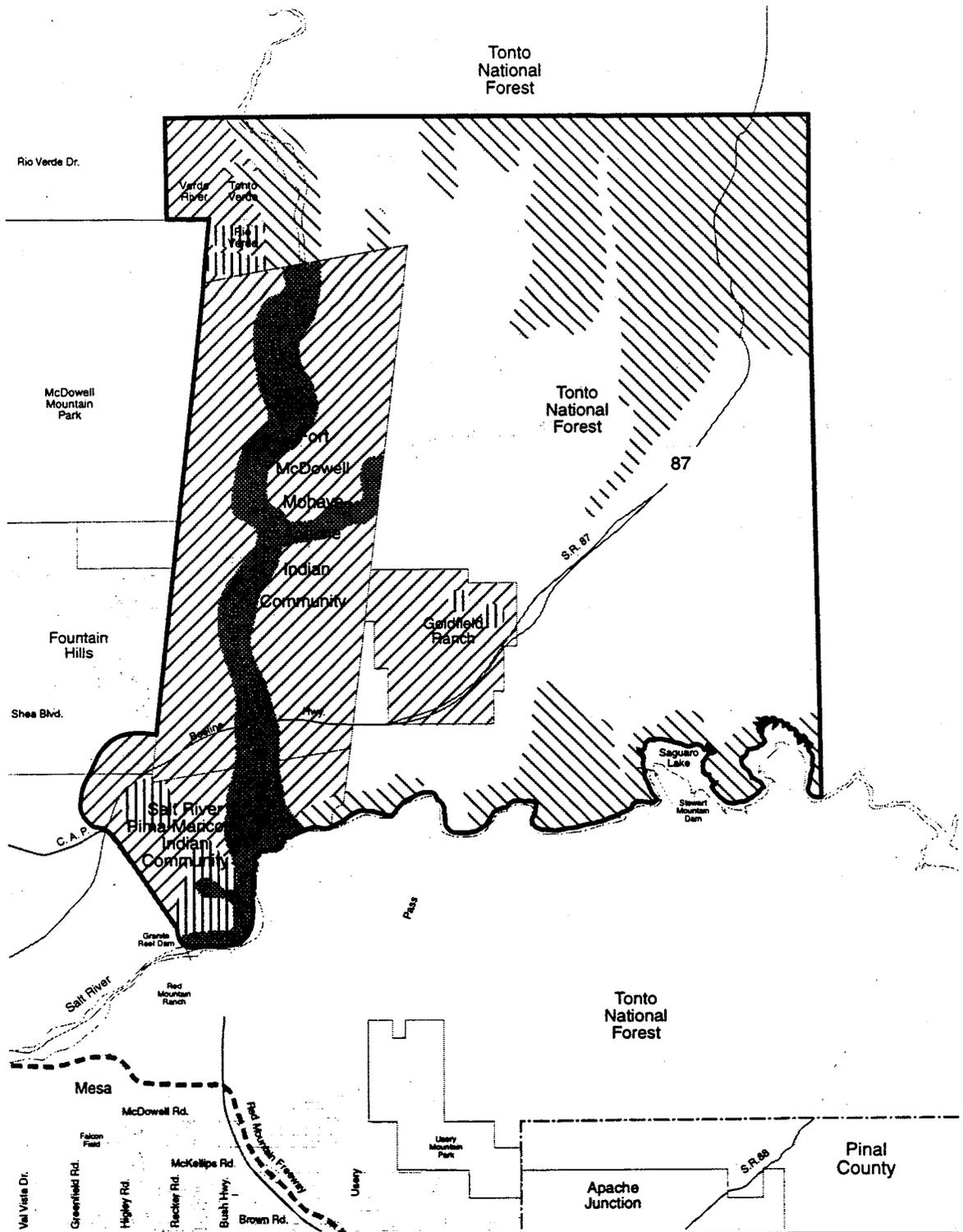
- Designated regional parks, mountain preserves, wilderness, and wildlife areas

Lands designated to be managed as conservation areas are recommended for protection from development and its effects through policy amendment, easement restrictions and/or acquisition. Lands designated to be managed as retention areas are recommended for sensitive development regulation.

TABLE 12
Natural Resource Priority Areas

Category	No.	Location	Natural Resource Feature						
			Mountain	River/ Wash	Vegetation	Biologically Important	Visually Important	Cultural Sites	Close to Canals
Federally Owned Outstanding Resource Value Development Pressures	A1	Upper Verde River		X	X	X		X	
	A2	Upper Salt River		X	X	X		X	
	A3	Usery Mountains	X		X	X	X		
Federally Owned Outstanding Resource Value No Development Pressures	B3	Sycamore Creek		X	X	X			
Privately Owned Outstanding Resource Value Development Pressures	C1	McDowell Mountains	X		X	X	X		
	C2	Lower Verde River		X	X	X		X	

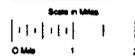
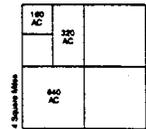
Source: Desert Spaces Management Plan; September 1994



Open Space Resources

-  Critical Private Lands
-  Outstanding Private Lands
-  Environmentally Sensitive Private Lands
-  Critical and Outstanding Public Lands
-  Environmentally Sensitive Public Lands

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Goldfield Area Plan
 Maricopa County, Arizona

Source: Open Space Management Plan, September 1994

Transportation:

The Circulation System section of the Background Information and Database identifies and describes the vehicular circulation system in terms of its existing condition, function, capacity and programmed improvements. The circulation system section is presented in the following seven topical areas, and illustrated on *Figure 14, Circulation System*.

Existing Vehicular Circulation System
Other Circulation Modes
Functional Classification System
Existing Traffic Volumes
Programmed Improvements
Capacity Analysis
Public Transit

a) *Existing Vehicular Circulation System*

The Goldfield Study Area is predominantly rural and has a sparse vehicular roadway network. Key roadways serving the area include the following:

State Route (SR) 87: Central Arizona Project (CAP) Aqueduct to north Goldfield Study Area boundary

Shea Boulevard: Saguaro Boulevard to SR 87

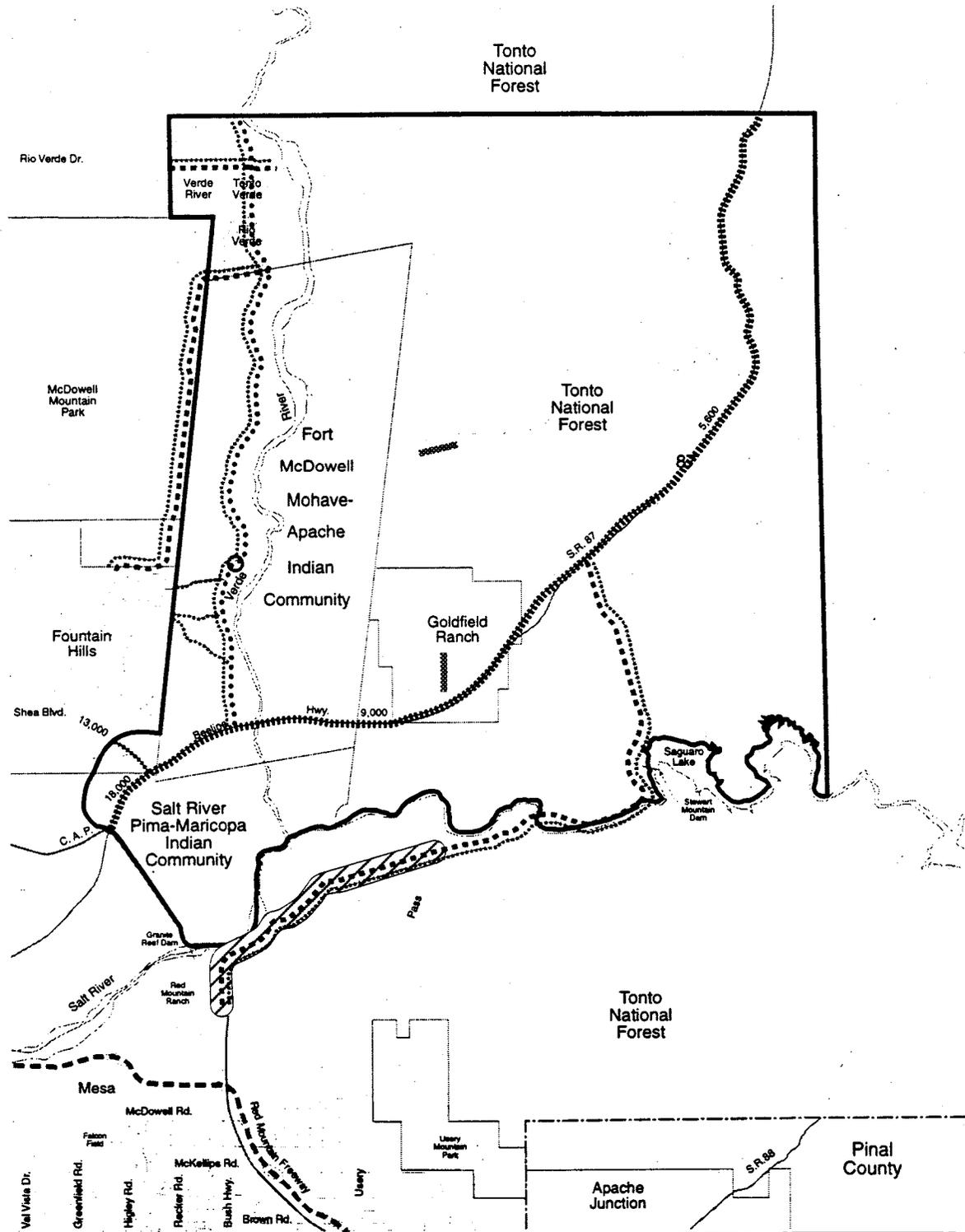
Fort McDowell Road: SR 87 to Rio Verde Drive

Rio Verde Drive: Fort McDowell Road to west Goldfield Study Area boundary

McDowell Mountain Road: Fort McDowell Road to west Goldfield Study Area boundary

Bush Highway/Saguaro Lake Road: SR 87 to south Goldfield Study Area boundary

SR 87 is the only one of these roadways that serves Goldfield Study Area. It is a four-lane divided highway throughout the Study Area. The existing two-lane segment south of the CAP Aqueduct (outside the Study Area) is being improved to a four-lane divided section. Most other Study Area roadways, with the exception of Shea Boulevard, are two-lane undivided facilities.



Circulation System

Functional Classification	Maintenance/Improvements
Rural Principal Arterial Other	Roadways Maintained by Maricopa County
Urban Principal Arterial Other	Intersection Improvements (Scheduled 1995)
Rural Major Collector	Roadway Improvements (Scheduled 1995)
Rural Minor Collector	Other Modes
Average Daily Traffic Volumes	FAA Approved Airstrip

11 July 1995

1/8"	1/4"
1/2"	3/4"
1"	1 1/2"

Scale in Miles
0 Miles 1 2

Goldfield Area Plan

Maricopa County, Arizona

Source: Arizona Department of Transportation, May 1986; MCDOT, May 1986

Study Area roadways are administered by several different jurisdictions including the Maricopa County Department of Transportation (MCDOT), Bureau of Indian Affairs (BIA) (for Reservation roadways), and the U.S. Forest Service (for Tonto National Forest roads). The Town of Fountain Hills is responsible for Shea Boulevard and the Arizona Department of Transportation (ADOT) is responsible for S ?

b) Other Circulation Modes

The provision of bicycle circulation does not exist in the Goldfield Study Area. The closest facilities are located in the Town of Fountain Hills.

Two only scheduled public transit that operates through the Goldfield Study Area is White Mountain Lines intercity bus service between Phoenix and Payson via SR 87.

Two Federal Aviation Administration (FAA) airstrips are also located in the Study Area as shown on Figure 13 and include the Goldfield and Sycamore Ranch aviation facilities. The Goldfield Airstrip is approximately 75 feet wide and 2,700 feet long. The gravel runway is located at an elevation of 1,720 feet above sea level and its identifier is 18/36. The other airstrip is located at Sycamore Creek and includes a 3,000' x 75' gravel runway. The runway is sited at an elevation of 1,560 feet above sea level and its identifier is 6/24.

c) Functional Classification System

The functional classifications of key roadways within the Study Area are shown on Table 13, *Roadway Functional Classification*.

TABLE 13

Roadway Functional Classification

Facility Classification

SR 87 Rural Principal Arterial Other
Shea Boulevard Urban Principal Arterial Other
Fort McDowell Road Rural Minor Collector
Rio Verde Drive Rural Major Collector
McDowell Mountain Road Rural Major Collector
Bush Highway/Saguaro Lake Road Rural Major Collector

Source: Maricopa Association of Governments (MAG), "Functional Classification of Routes" map, revised 7/12/94.

d) *Existing Traffic Volumes*

Recent Average Daily Traffic (ADT) volumes for SR 87 and Shea Boulevard are shown on Table 14, *Average Daily Traffic, 1994*. Current traffic volumes are not available for other Goldfield Study Area roadways.

TABLE 14
Average Daily Traffic (ADT), 1994

Facility ADTLOSYear Data Collected

SR 8718,000A1993
(Gilbert Rd. - Shea Blvd.)

SR 879,000A1993
(Shea Blvd. - Saguaro Lake Rd.)

SR 875,600A1991
(north of Saguaro Lake Rd.)

Shea Boulevard13,000A1993
(Saguaro Blvd. - SR 87)

Source:MAG Average Weekday Traffic Map, August 1994 (for 1993 data); Arizona Department of Transportation, *Traffic on the Arizona State Highway System 1991* (for 1991 data).

e) *Programmed Improvements*

The roadway improvements programmed within the Goldfield Study Area over the next five years is shown below on Table 15, *Programmed Transportation Projects, 1995-1999*. Projects were excerpted from the Arizona Department of Transportation (ADOT) Five Year Highway Construction Program for fiscal years 1995-1999, and the Maricopa Association of Governments (MAG) 1996-1999 Transportation Improvement Program (July 1994).

f) *Capacity Analysis*

The Level of Service (LOS) concept refers to the quality of service experienced by motorists. Levels of Service range from A to F, with LOS A representing the best service (minimal or no congestion or delay), and LOS F representing the worst service (severe congestion with lengthy and unpredictable delays). The Level of Service of a roadway segment or intersection is directly related to capacity and inversely related to traffic volume.

TABLE 15

Programmed Transportation Projects, 1995-99

**Jurisdiction/
YearLocationType of Work**

ADOT

1995SR 87, McDowell Road - Shea BoulevardDesign Roadway
1995SR 87, Sugarloaf Road - Sycamore CreekNew Roadway
1995SR 87, McDowell Road - Shea BoulevardReconstruct and Pave
1995SR 87, Sugarloaf Road - Gila County LineArchaeology
1996SR 87, Sycamore Creek-SunflowerNew Roadway

Maricopa County

1995Fort McDowell Road/Yavapai RoadWidening

Town of Fountain Hills

1996Shea Boulevard east of Saguaro BoulevardRight Turn Lane
Storm Drain

Bureau of Indian Affairs (BIA)

1996Ft. McDowell Reservation StreetsReconstruct (Grade, Pave)
1996Hillside Road: Mohave-Fort. McDowellReconstruct (Grade, Pave)
1996Horseshoe Circle: Mohave RoadReconstruct (Grade, Pave)

Sources:MAG 1995 Transportation Improvement Program, ADOT Five Year Highway Construction Program (FY 1995-99).

A wide roadway with low traffic volumes typically experiences an excellent level of service, while a roadway with only two lanes and heavier traffic will experience a lower Level of Service.

The existing peak hour Level of Service for each segment of SR 87 defined in Table 14 was calculated using the Multi-lane Highways module of the Highway Capacity Software (HCS), which embodies the procedures described in the 1994 Highway Capacity Manual, published by the Transportation Research Board. Inputs included the traffic volumes from Table 1.8 and the following traffic factors:

Percent recreational vehicles 7
Percent of traffic occurring during the peak hour 10
Percent of peak hour traffic in the heavier direction 65

The HCS output, (contained in the Appendix of this document) identifies the current weekday peak hour Level of Service on SR 87 throughout the Study Area is A, indicating that current traffic volumes are well within the capacity of the roadway. It should be noted that the highest traffic volumes on this facility may occur on weekends; however, SR 87 could accommodate a substantial increase from the current weekday peak hour traffic volume at an acceptable Level of Service.

g) ***Public Transit Service***

No public transit service exists in the Goldfield Planning Area, which is too low in population density to support fixed-route transit service. However, a Phoenix Transit route terminates at Saguaro Boulevard in the Town of Fountain Hills approximately seven miles west of the planning area boundary.

Carpool matching assistance is provided by Regional Ride Share, a service of the Maricopa Association of Governments (MAG).

Public Facilities and Utilities:

The "Public Facilities and Utilities" section overviews the various public and semipublic utilities, public safety facilities and semipublic facilities in the Goldfield Planning Area. This section is presented in seven subsections:

Water Distribution System
Sanitary Sewer System
Sheriff's Department
Fire protection
Educational Facilities
Parks and Open Space
Other Services

The purpose of this section of the land use plan is to inventory and document present conditions, and use of community facilities and services. Assessment of the various community facilities and services presented is not intended to be an in-depth operation or program evaluation; but rather an overview of existing physical plants in terms of how they currently, and can in the future, support increased development.

a) **Water Distribution System**

The majority of the Study Area is not located within any public or private water service corporate boundary. Research of the water production wells in the area near and north of Goldfield Ranch indicates that the potential pumping capacity from wells may be 500 to 1,000 gallons per minute (gpm). Depending on the water source that wells may potentially pump from, groundwater mixed with surface water may require additional treatment.

An example of water demands for the area is utilized from the Rio Verde developed community:

Land Use Population Demand

Residential (SF)(UR/L, UR/M) 2.10 Persons/DU 120 GPCPD
Commercial (MNC) 1 Person/500 S.F. of bldg. 70 GPCPD
Golf Course 3.0 to 4.5 acre ft/day

Peak Factors for the same example includes:

Land Use Factor

Residential/Commercial 1.7 x ADF

Golf Course 2.5 x ADF

Definitions:

S.F. = square feet

DU = dwelling unit

GPCPD = gallons per capita (person) per day

ADF = average daily flow

Future Water Supply Alternatives

As the population grows in the planning area, the majority of the water companies plan to activate unused wells to supplement groundwater resources. Limited sources of groundwater may constrain higher intensity development in the future.

b) Sanitary Sewer System

An existing sewer treatment plan is operated by Rio Verde Utilities and serves the development communities of Rio Verde, Tonto Verde and Verde River. Sewage flows were estimated for each proposed land use. The flows were then utilized in determining sewer line sizes required to maintain a velocity of 2.0 feet per second at full flow. The existing plant has a capacity of 300,000 gallons per day (GPD), expandable to 900,000 GPD, in 150,000 GPD increments. Effluent is currently discharged into golf course lakes for use on the Rio Verde Golf Course.

The remaining portion of the Study Area operates on individual septic tanks.

c) Sheriff's Department

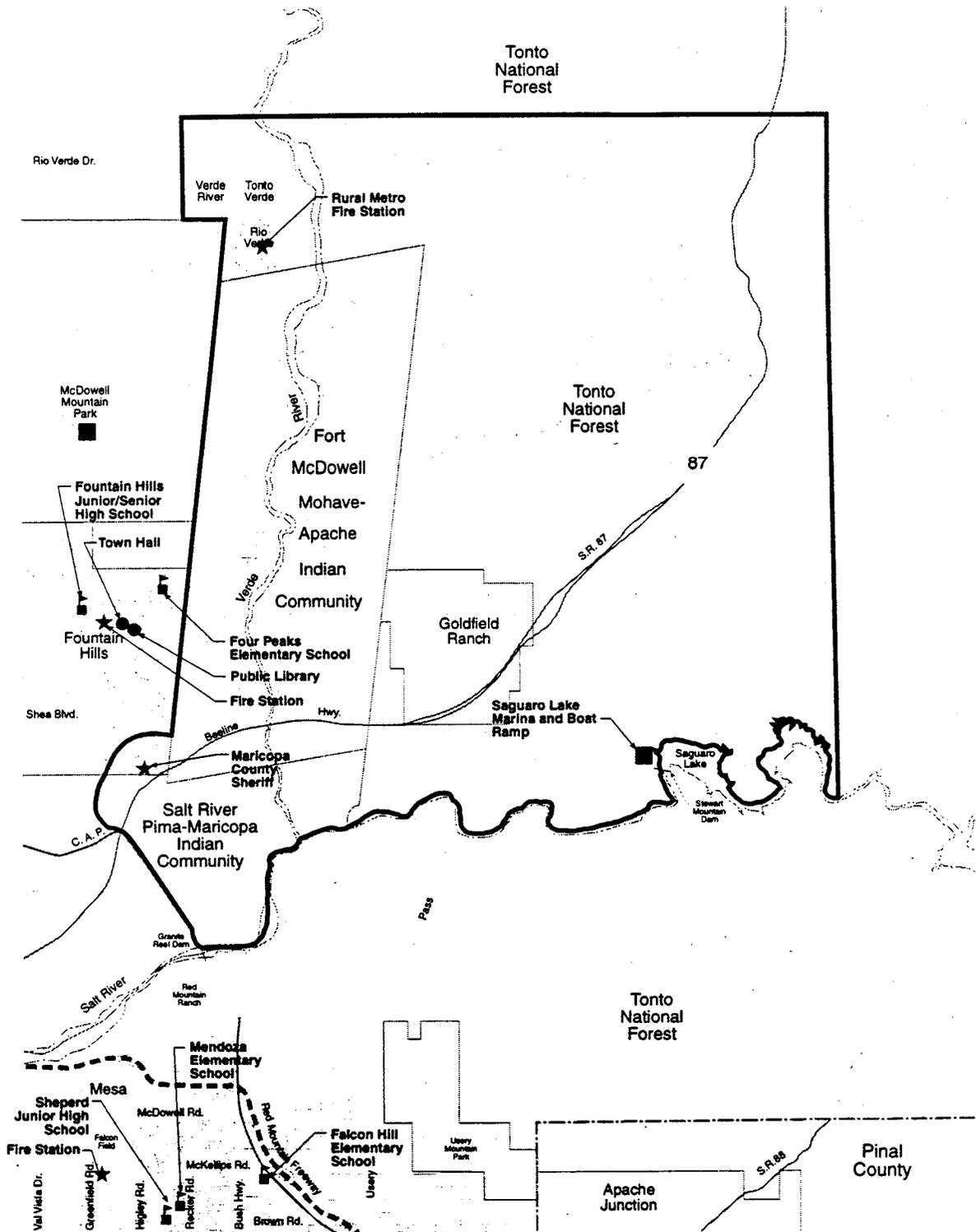
The Maricopa County Sheriff's substation at 16833 North Saguaro Boulevard at the intersection of Fountain Hills Boulevard and Shea Boulevard, currently provides police protection to most of the Goldfield Study Area as shown on *Figure-15*. Assistance from this substation is obtained by contacting the downtown office which then dispatches a unit from Fountain Hills, a community currently under contract with the Sheriff's office. The Fountain Hills station is not a 24-hour manned office. The amount of police protection provided to an area is based upon crime statistics and population. The Fountain Hills station is under the Cave Creek/Carefree District jurisdiction.

d) Fire protection

Currently, the nearest Rural Metro fire protection services are provided by two stations located in Fountain Hills: Station #22 at 16426 Palisades Boulevard and Station #23 at 15201 Golden Eagle.

The current fire protection requirements used in calculation for communities without sprinklers are as follows:

- 2,000 gpm, 2-hour commercial fire demand;
- 1,500 gpm, 2-hour residential fire demand;
- 330 ft fire hydrant spacing - commercial;
- 660 ft fire hydrant spacing - residential;
- 600 ft maximum length of cul-de-sacs;
- 32 ft minimum width of streets.

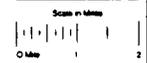


Public Facilities

- Public Safety Facilities
- Public Education Facilities
- Public Administration Facilities
- Recreation Facilities

11 July 1995

AS	AS
AS	AS



Goldfield Area Plan
Maricopa County, Arizona

Source: BRW, Inc., May 1995



e) Educational Facilities

The majority of the Study Area is within an unorganized school district of Maricopa County. The nearest school district is the Fountain Hills Unified School District to the west, the boundaries of which are identical to the town's corporate limits. As of the 1992-93 school year, grades K through three attend McDowell Mountain Elementary School at 14825 North Fayette, and grades four through six attend the Four Peaks Elementary School, at 17300 East Calaveras. Grades seven through twelve attend Fountain Hills Junior/Senior High School located at 16000 East Palisades. Students residing in the Study Area have the option to attend schools in Fountain Hills, providing their own transportation until student populations warrant bus service. Tuition is funded through the county.

At this time there are no medical and emergency services within the boundaries of the Study Area. The nearest full-time medical facility that could serve the Study Area is the Fountain Hills Family Health Center, located approximately 10 miles from the Goldfield Ranch area. The two nearest hospitals Mayo Clinic and Scottsdale Memorial Hospital North. These hospitals are approximately 15 to 20 minutes respectively from locations accessible to State Highway 87. Valley Lutheran Hospital is located on Broadway Road just east of Power Road in East Mesa.

f) Parks and Open Spaces

The following describes park and open space facilities within the Goldfield Planning Area as illustrated on *Figure-15, "Existing Public Facilities and Utilities."* The parks and open space facilities in and adjacent to the Area include:

Tonto National Forest
McDowell Park

Tonto National Forest, managed by the United States Department of Agriculture, consists of 68,063 acres and comprises the majority of the Planning Area. Available activities include hiking, picnicking, horseback riding, and camping. Several lakes and streams in the forest provide swimming, fishing, and boating opportunities.

The McDowell Regional Park is managed by Maricopa County Parks Department as a regional park and serves people from a wide area, usually within an hour's travel time from Central Phoenix. It includes 21,099 acres and has a hiking trail system that runs throughout the park. A significant portion of the park was burned in the Rio Fire in July 1995.

g) Other Services

Electricity

Electric services in the area are provided by the Salt River Project. Extension of power lines would be required to those areas currently without service.

Natural Gas

Southwest Gas has indicated that they could provide natural gas to the area, however, this service is not economically feasible due to the vast distance the gas lines need to be extended to reach the area. At this time, the Town of Fountain Hills does not have natural gas service and Southwest Gas does not have plans to extend their lines to that community. The nearest gas line is located at the intersection of Shea Boulevard and 136th Street near the Mayo Clinic.

Solid Waste

Collection of solid waste is currently contracted with private companies. A sanitary landfill is owned and operated by the Salt River Pima-Maricopa Indian Community. The facility is located on State Highway 87 approximately two miles northeast of McDowell Road.

Telephone

Telephone service is provided to the majority of the Study Area by U.S. West Cellular although U.S. West provides service to the Fort McDowell Mohave-Apache Indian Community. Mountain States Telegraph and Telephone Company provides telephone lines in the Tonto Verde area.

Special Development Concerns:

The consolidation of private parcels of land into large land holdings or the transfer of Forest Service land into private ownership, will have serious impacts on land use plans and areas without land use plans. When such a holding is the subject of a Development Master Plan (DMP), population, housing, and land use projections and distribution for the area will change dramatically. The developer of such an area is going to have to demonstrate and verify how the DMP's projections will be attained and how they will impact the land use plan and the plan's projections set forth in the Area Plan. This type of holding is normally rural in nature while a DMP is going to be urban in scale and use.

To urbanize an area, a DMP will be required to establish urban level services;

i.e., water, sewer, fire, and police protection, and if large enough, government.

Water supply is the most restricting factor for a DMP. If an adequate water supply cannot be obtained, an urban project cannot be realized. Any owner/developer wishing to urbanize a rural area will have to address the aforementioned constraints before any large scale planning or development can occur.

Policy Implications:

This section describes the key land use and zoning issues that should be addressed by the County when reviewing development projects in the Goldfield Planning Area.

a) **Public Land Ownership**

The Tonto National Forest owns approximately 66 percent of the land in the planning area. This could be increased if additional Base for Exchange Lands are designated.

b) **Public Facilities and Utilities**

The County should address the need for public facilities in certain areas. Water availability will become very important as growth occurs. Due to the limited availability of domestic water, restrictions on new development should be considered.

c) **Parks and Open Spaces**

The development of a trail system that connects the planning area should be considered. This would interconnect all of the open space areas including floodplains and hillsides with developed recreation areas and regional parks, allowing for greater accessibility and use.

GOLDFIELD WORKING GROUP ISSUE IDENTIFICATION

The "Issue Identification" element of the Goldfield Land Use Plan summarizes the major land development issues raised by the members of the Working Group.

GOLDFIELD ISSUE IDENTIFICATION WORKSHOP

On April 4, 1995, the Working Group members convened the first of a series of meeting in this planning effort. At that meeting, members identified specific issues and expressed general ideas which they felt should be pursued. A total of twenty-one issues were identified. These issues are shown in *Table-16*.

On July 5, 1995, a public workshop was held to review the alternative land use plans. Approximately 160 persons attended the meeting. Issues that were discussed are summarized below:

Environment:

The speakers noted that preservation of the natural environment was a key issue to be addressed.

Land Use:

Comments regard land use were divergent. A portion of the comments revolved around maintaining the existing rural lifestyle and limiting density. Other comments supported development of a planned community with densities higher than one dwelling unit to the acre.

Indian Sovereignty:

Comments were also raised regarding the ability of a Tribal Government to adopt and implement a County Land Use Plan. Other comments included support and opposition to gaming.

Public Utilities:

Comments were received regarding the need and absence of property utilities as well as the inability of the land to accommodate certain utilities

TABLE 16
Issues Identified

April 4, 1995

-
1. Environmental - water, air, wildlife habitat, scenic quality
 2. SRP-MIC Area - protected open space
 3. Public recreation
 4. Private uses of public land
 5. Soil stability - hydrology, drainage
 6. Lack of governmental services - water, sewer, etc.
 7. Traffic circulation
 8. Wilderness area impacts
 9. Sacred and archaeological resource impacts
 10. Potential density of new development - planned, desert sensitive environment
 11. Accommodation of equestrian properties
 12. Area Plan cannot change Forest Service Plan (update underway)
 13. Plan implementation on government and Indian Community Lands
 14. Commercial land use impacts and traffic congestion on and off Beeline Highway
 15. Effect of Area Plan overlay on property owners
 16. Availability of educational infrastructure/public safety
 17. Impacts of urbanization vs. rural lifestyle (services, infrastructure)
 18. Development impacts on existing residents
 19. Future land use compatibility
 20. Protection of area natural characteristics
 21. Who will live here - type of development

GOALS AND POLICIES

The formulation of a realistic and implementable land use plan for the Goldfield Area is predicated upon the definition of a set of comprehensive goals and policies. The land use "Goals and Policies" are presented in three subject areas:

Natural Resources,
Socioeconomic Development, and
Land Use

The following are generalized definitions which should be referred to as a guide when reading this chapter of the Goldfield Land Use Plan.

GOAL: A desired end which, if pursued over the long-term, will ultimately result in the attainment of a desired living environment.

POLICY: A means to attain the established goals. Policies prescribe or represent a course of action.

The "Goals and Policies" are intended to set the stage for public and private actions geared to guide orderly and planned growth within the Goldfield Planning Area and its fringe; promote high quality residential, commercial, and industrial development; and continue to improve and expand transportation and public facilities for the planning area.

NATURAL RESOURCES

A. Physical Characteristics

GOAL: Permit land use patterns including both developed and

undeveloped areas which are compatible with natural environmental features, which minimize significant visual, environmental or cultural impacts.

GOAL: Protect and enhance ecosystem health and diversity of the Goldfield Study Area.

GOAL: Encourage future land uses including developed and undeveloped areas to be compatible with visually scenic vistas.

Policy A-1: Encourage land use relationships that are compatible with sources of noise and outdoor lighting as defined by the Maricopa County Zoning Ordinance.

Policy A-2: Encourage land uses and development designs that are compatible with environmentally sensitive areas such as parks, open space, floodplains, hillsides, wildlife habitat, scenic areas, and unstable geologic and soil conditions.

Policy A-2.1 Encourage the preservation of the aesthetic quality of surrounding mountains in the review of applications for land development, and develop other preservation programs and strategies as deemed appropriate.

Policy A-3: In order to minimize adverse impacts of hillside development, the submittal of land development applications on lands with slopes of 15 percent or greater should be discouraged.

Policy A-4: Encourage the preservation of washes and drainage corridors in their natural state.

Policy A-5: Explore the possibility of adoption of an environmentally sensitive lands ordinance and design guidelines for development in environmentally sensitive areas.

B. Hydrology

GOAL: Protect and preserve existing water resources and minimize flood hazards.

GOAL: Preserve and manage the supply, amenity and ecological functions of water features and resources.

GOAL: Encourage future development to be compatible with Arizona and Federal law as well as Indian Water Right Settlement Agreement.

Policy B-1: Encourage cooperation with the Flood Control District to minimize land development conflicts and achieve compatibility with the development and implementation of Area Drainage Master Studies and other relevant investigations.

Policy B-2: Limit the location of land uses, which rely on direct extraction of groundwater to where subsidence is neither an existing condition nor is projected to occur in the future.

Policy B-3: Support assured water supply requirements and water conservation as outlined in the Arizona 1980 Groundwater Management Act or successor legislation.

Policy B-4: Encourage developments which use renewable water supplies, maximize recharges of groundwater and utilize treated wastewater for water amenities and irrigation.

Policy B-5: Encourage the use of drought tolerant and low water consumptive landscape materials.

Policy B-6: Support Federal, State and Flood Control District policies, drainage regulations, and floodplain regulations for all development within the County.

Policy B-7: Discourage the location of structures which would alter current storm water drainage patterns and which would increase water ponding and sheetflow in areas of extremely flat land and areas currently susceptible to sheetflow.

C. Vegetation and Wildlife

GOAL: Preserve existing habitat areas of threatened or endangered

wildlife species.

Policy C-1: Encourage the protection of threatened and endangered species in the review of applications for land development.

Policy C-2: Support and encourage preservation practices in the Palo Verde-Saguaro Community.

Policy C-3: Encourage the use of replacement vegetation that is primarily indigenous to the Palo Verde-Saguaro Community for areas adversely impacted by land development.

D. Archaeology

GOAL: Protect the sacred cultural and archaeological resources.

Policy D-1: Require the submittal of a letter from the State Historic Preservation Office to the County which indicates the impact that the proposed land development activity will have on cultural resources.

SOCIOECONOMIC DEVELOPMENT

E. Commercial/Industrial Development

GOAL: Permit major commercial and job employment centers where the labor force and infrastructure exist or are expanding.

GOAL: In developments with densities greater than one dwelling unit per acre create a land use environment that generates a diversified economic base which fosters varied employment opportunities, and encourages business formation and

expansion.

GOAL: Locate commercial and other employment land uses west of the Verde River unless intended to serve residents of a Development Master Planned community.

Policy E-1: Encourage commercial and industrial consistent with adopted plans where those uses can be justified.

Policy E-2: Encourage commercial development in areas currently zoned for such activity, and in areas that are a portion of a large scale or planned development, provided that proposed acreage may be supported by on-site population.

Policy E-2.1 In the review of large scale development applications where the application will greatly effect current population, housing, and land use projections and distribution, the impacts of the application must be thoroughly considered and the effects on the current plan noted.

Policy E-3: In conjunction with any modification requiring building permit issuance require existing industrial and commercial operations with salvage or storage yard activities to be screened from public view.

Policy E-4: Require proposed industrial and commercial operations with salvage or storage yard activities to be screened from public view.

Policy E-5: Encourage cluster commercial zoning and discourage strip commercial development and zoning.

LAND USE

F. Land Use

GOAL: Create orderly, efficient, and functional development patterns.

GOAL: Create high quality residential, commercial, and industrial land developments that are compatible with adjacent land uses.

GOAL: Permit residential densities greater than one dwelling unit per five acres only if approved as part of a Development Master Plan.

Policy F-1: Encourage residential developments within urban residential land use categories as a part of a planned community with a mixture of housing types and intensities.

Policy F-1.1: Residential development shall be discouraged at suburban or greater intensities (exceeding one dwelling unit per acre) unless part of a planned community, therefore preserving the existing rural character of the Goldfield Planning Area.

Policy F-2: Encourage the use of "planned developments" for suburban development projects which incorporate quality and cluster development.

Policy F-3: Encourage the location of rural density residential development (less than one dwelling unit per acre) in areas where infrastructure to support higher density housing is lacking, and where natural environmental conditions suggest low intensity development.

Policy F-4: Residential development at one (1) unit per acre or greater intensities are to be directed toward urbanizing portions of the County.

Policy F-5: Encourage land developers to cooperate with residents, and homeowner's associations during any development review process for construction near the property holdings of those residents and homeowner's associations.

Policy F-6: In addition to normal site plan review, development proposals along major streets and adjacent to existing and approved land uses, will be reviewed to determine compatibility with those uses.

Policy F-7: Discourage the location of commercial or industrial developments in locations specified for development with rural density land uses.

Policy F-8: Encourage low profile signage and discourage off-site advertising signs.

G. Transportation

GOAL: Establish a circulation system that provides for the safe, convenient, functional and efficient movement of goods and people throughout Maricopa County.

GOAL: Provide opportunities for circulation using other non-vehicular methods.

GOAL: Designate the Beeline Highway as a Scenic Corridor.

GOAL: Designate any future regional roadways or major arterials in the Study Area as Scenic Corridors.

Policy G-1: Support the Maricopa Association of Governments, Arizona Department of Transportation's, and the Counties efforts to improve existing regional transportation links.

Policy G-2: Encourage the planning and construction of frontage roads adjacent to regional transportation links where needed to provide for safe, convenient and efficient movement of local traffic.

- Policy G-3:** Support the continued maintenance of roadways and the paving of new and existing local roads consistent with adopted Area Land Use Plans and adopted engineering and design standards.
- Policy G-4:** Encourage the extension of local roadways only when needed to provide for the safe, convenient, and efficient movement of local traffic.
- Policy G-5:** Encourage the location of indigenous desert landscaping along new and existing major roadways, thereby enhancing the visual character of public transportation routes.
- Policy G-6:** Support the County Transportation Department's efforts to obtain land dedications for roadways during rezoning and subdivision processes.
- Policy G-7:** Encourage the creation, blending and coordination of a County major highway system tiering the flow of traffic from the State highway system to highway systems within incorporated communities.
- Policy G-8:** Utilize accepted access, spacing, signalization warrant criteria and other improvements to adequately accommodate existing and future traffic.
- Policy G-9:** Develop overlay zoning regulations which will be applied to properties being developed along the Beeline Highway.

H. Public Facilities and Utilities

GOAL: Provide for a functional, efficient and cost effective system of utilities, facilities and services to serve county population and employment centers.

- GOAL:** Preserve and enhance the existing natural recreational opportunities of the Goldfield Study Area.
- GOAL:** Confine organized sports activities and new man-made recreation facilities to the urbanizing portions of the County.
- Policy H-1:** Continue to establish and maintain a system of park and recreational facilities to serve the residents of the County.
- Policy H-2:** Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in large and/or high density residential developments.
- Policy H-3:** Support public agency coordination to provide a balanced system of recreational opportunities in the County.
- Policy H-4:** Support preservation of natural drainageways as linear open space corridors.
- Policy H.4.1:** Where possible and appropriate, in the design and construction of new development, preserve natural drainage ways, washes, steep slopes, ridgelines and scenic vistas.
- Policy H.4.2:** Provide quality water-oriented recreational opportunities while protecting watersheds.
- Policy H.4.3:** Develop other dispersed recreation opportunities in the Goldfield Study Area.
- Policy H.4.5:** Preserve and enhance the trail based recreational opportunities in the area.
- Policy H.4.6:** Limit off road activities to restricted areas.

Policy H-4.7: Support the recommendations of the Tonto National Forest and other affected interests to identify appropriate areas for off-road activities.

Policy H-5: Permit residential developments that exceed one dwelling unit per acre only if they have community water and sanitary sewer systems provided.

I. GROWTH GUIDANCE

GOAL: Provide sufficient public services for intensity of land use.

GOAL: Minimize conflicts between urban and rural land uses.

GOAL: New urban land use development is to be in accordance with the Goldfield Land Use Plan and policies.

Policy I-1: Permit residential densities in excess of Rural-190 on fee simple lands east of the Verde River only if the associated infrastructure, public facility and service requirements as noted below are met and the improvements provided meet County suggested guidelines:

	RURAL		SUBURBAN
	Rural 190 (RR/L)	1 D.U./AC (RR/H)	1+ to 2.0 DU/AC (SR)
Schools	No	No	Yes (2)
Fire	No	No	Yes
Parks	No	No	Yes
Water	No	Yes	Yes
Sewer	No	Yes (1)	Yes
Police	No	No	Yes
Roads	Yes	Yes	Yes
Transit	No	No	Yes (3)
Telephone	No	Yes	Yes
Other utilities	No	Yes	Yes

- 1 Areas with lot sizes of one acre or greater may use septic.
- 2 Must be within organized school district, create own district, contract with an organized school district and/or set aside the appropriate acreage for school sites.
- 3 The transportation system should consider other modes of transportation.

Policy I-2: Support requests for RR/H if a Development Master Plan is submitted; if infrastructure guidelines noted above are met; if the total site area contains less than 75% hillside area; and if Baseline Hillside preservation standards for Rural 190 are provided. If no hillside areas exist on the site, 30% of site should be retained in its natural state as an incentive for allowing the increased density.

Policy I-3: Support requests for SR if a Development Master Plan is submitted; if infrastructure guidelines as noted above are met; if the total site area contains less than 50% hillside area and if desert preservation is provided in accordance with the following guidelines:

Requests for 1.01 to 1.5 dwelling units per acre

If the property is in a Hillside area, preservation incentives as follows should be utilized:

1. Provide Baseline Hillside preservation standards for Rural 190.

2. Provide an additional desert preservation area of 15% of the total site area.

If the property is not in a Hillside area, 40% of the site should be retained in its natural state as an incentive for allowing the increased density.

Requests for 1.51 to 2.0 dwelling units per acre

1. Provide Baseline Hillside preservation standards for Rural 190.
2. Provide an additional desert preservation area of 25% of the total site area.

If the property is not in a Hillside area, 50% of the site should be retained in its natural state as an incentive for allowing the increased density.

Policy I-4: New urban development shall 1) supply evidence of adequate supply of potable water, and 2) provide for public wastewater treatment.

Policy I-5: New urban land use development shall identify sites for parks and schools. The following standards apply:

Space Standards

Type of Facility	Amount of Acres
Neighborhood Park/Recreation	
Open Space Area	5 Acres/1000 People
Community Parks/Recreation	

Facilities	5 Acres/1000 People
Elementary School	3.1 Acres/1000 People
Junior High School	2.7 Acres/1000 People
Senior High School	1.9 Acres/1000 People

Location Standard

Neighborhood Park - To be located within 1/4 mile of all residential uses proposed for development (without arterial street bisecting).

Community Park Recreation Facility - Should serve a population of approximately 20,000 people, be centrally located and within 1 to 1 1/2 miles of every home.

Elementary School - To be located within 1/2 - 3/4 mile (without arterial street bisecting) of all residential uses proposed for development.

Junior High School - To be located within 1 to 1 1/2 mile of all residential uses proposed for development.

Senior High School - To be located within 5 miles of all residential uses proposed for development.

Policy I-6: New urban development shall provide evidence of adequate fire protection prior to rezoning. The following guidelines shall apply:

- a) Four and one half (4 1/2) minute response time
- b) 500 gallons per minute pressure rating
- c) Minimum two (2) engines able to respond

Policy I-7: New urban development shall have access to a four (4) lane improved arterial road (110 foot right-of-way)

J. INTERGOVERNMENTAL COORDINATION

Goal: Utilize existing and new mechanisms to enhance regional coordination.

Goal: The County shall strive to understand the mission, policy and jurisdictional opportunities and constraints of the affected entities and jurisdictions within the Study Area.

Goal: The County shall strive to maintain a high level of frequent communication and coordination among federal, tribal, state, regional and local jurisdictions and representative associations.

Policy J-1: Support public agency coordination to provide a balanced system of open space and recreational opportunities.

Policy J-2: Support MAG and MCDOT efforts to implement the plan for "Roads of Regional Significance".

Policy J-3: Review and update the Goldfield Area Plan with the affected jurisdictions every five years.

Policy J-4: Encourage the Forest Service to retain all forest lands as part of the Tonto National Forest and not to add any additional Base for Exchange Lands other than those shown on the Goldfield Area Plan.

LAND USE PLAN

This chapter of the Goldfield Land Use Plan identifies the intended use of the plan as a guide to future development. The plan's relationship to environmental protection, transportation, public facilities, and services is discussed. This discussion is presented in the following five sections:

Community Issues

Planning Area Growth and Development Needs

Land Use Plan

Use of the Land Use Plan

Related Planning Elements

COMMUNITY ISSUES

A number of land use issues were identified in "Inventory and Analysis," as a result of the data collection process and, most importantly, the working group process and community participation in the public workshop held July 5, 1995. The major land use issues identified by the residents of the area included:

- Maintaining the rural character of the area/Support for planned communities
- Environmental preservation
- Public facility improvements
- Location of commercial development and gaming on appropriate locations

PLANNING AREA GROWTH AND DEVELOPMENT NEEDS

Using the population projections presented in "Inventory and Analysis," a reasonably accurate prediction of the amount of land needed for residential, commercial and industrial development was prepared.

The estimated population of the Goldfield Planning Area is expected to grow from a 1990 population of 1,520 persons and 1,044 housing units to a year 2020 population of 4,663 persons and 3,686 housing units. As shown in Table-17, "Projected Population and Housing Units 1990-2020," this growth represents an increase of approximately 42 percent during the 25-year period.

Table - 17

Projected Resident Population and Housing Units, 1990-2010

	Census			Total	Percentage
	<u>1990</u>	<u>1995</u>	<u>2010</u>	<u>Increase</u>	<u>Increase</u>
Population	5,719	6,022	9,208	3,489	61%
Housing Units	1,863	2,019	3,092	1,229	66%

LAND USE PLAN

The "Land Use Plan," illustrated in Figure-18, indicates the intended density and use of land for the different parts of the planning area. The plan does not reflect the intended zoning of individual parcels, but generalizes desired future land uses.

The land use boundaries, shown on the "Land Use Plan," are intended to represent natural or man-made demarcations where possible. Where such boundaries are not readily distinguishable, transitions may be allowed; provided, the intent of the "Land Use Plan" is not violated. With proper buffering and site planning techniques, transitions may be allowed without diminishing the intended purpose of the "Land Use Plan."

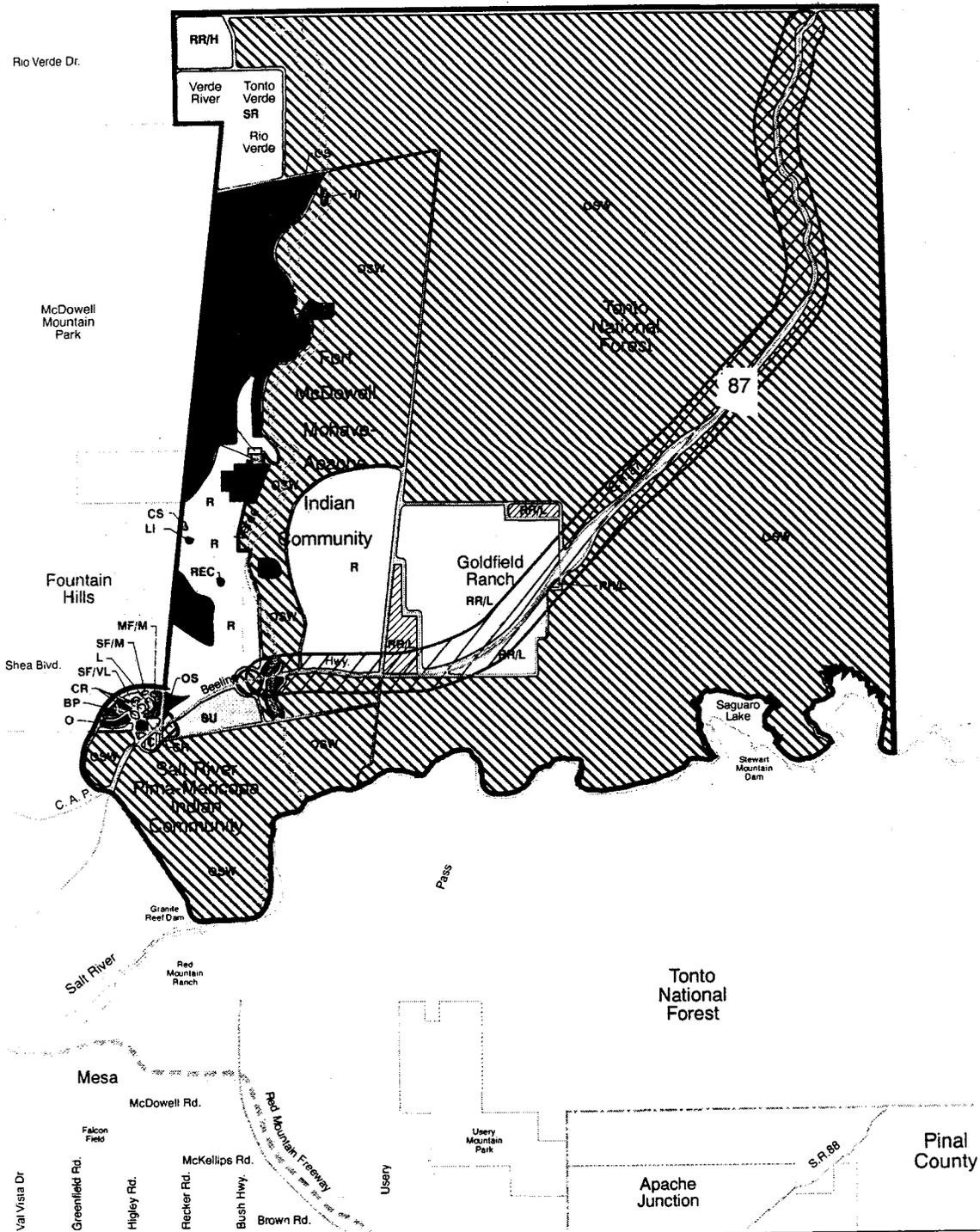
Land Use Definitions

The following land use definitions have been established to be used in understanding the "Land Use Plan." For each land use designated, the corresponding definition is to be used to assure consistent interpretation of the "Land Use Plan."

Open Space Wilderness, OSW

The Open Space category denotes areas which would be best suited for open space uses and recreation areas. Additional uses in this category include parks, recreation areas, drainage ways and Scenic areas.

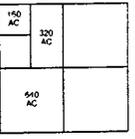
Tonto National Forest



Staff/BRW Recommended Plan

Fountain Hills	Fort McDowell Mohave-Apache Indian Community	Maricopa County	Salt River Pima-Maricopa Indian Community
Single Family/Very Low	Residential	Rural Residential/Low	Commercial-General
Single Family/Medium	Commercial		Open Space Wilderness
Multi-Family/Medium	Special Use		Base for Exchange Lands
General Commercial/Retail	Cultural Resources		Potential Future Scenic Corridor
Lodging	Community Services		
Business Park	Recreational		
Office	Resort		
	Industrial, Light		
	Industrial, Heavy		
	Agricultural Development		
	Agriculture		
	Open Space		
	Open Space Wilderness		

3 August 1995



Goldfield Area Plan
Maricopa County, Arizona



Residential

The "Land Use Categories" which permit residential development are divided into two areas based upon the availability of urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.). Those categories in which some or all of these services do not exist and are not anticipated to be provided have been defined as rural, while those categories in which these services exist or are anticipated to be provided have been defined as suburban and urban. Permitted uses in all residential use categories include schools and churches. Special attention to the location of these uses should be given with regard to access, traffic and proximity to arterials.

Rural Residential/Low Density, RR/L, (0-0.2 Dwelling Units per Acre)

The Rural Residential/Low Density category denotes areas where very low-density residential development is desirable, particularly where urban services (sewer, water, fire, police, schools, parks, etc.) are not available. Suitability is determined on the basis of location, access, existing land use patterns and natural or man-made constraints. Within any particular development, densities greater than 0.2 du/acre may be permitted, but only if areas of lower densities off-set the increase such that an average of less than 0.2 du/acre is maintained. Uses in this category include agricultural and single family residential.

Rural Residential/High Density, RR/H, (0-1.0 Dwelling Units per Acre)

The Rural Residential/High Density category denotes areas where single family residential development is desirable but urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are limited. Suitability is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints. Within any particular development, densities greater than 1.0 du/acre may be permitted, but only if areas of lower densities off-set the increase such that an average of less than 1.0 du/acre is maintained. Uses in this category include agricultural and single family residential.

Suburban Residential/SR, (0-2.0 Dwelling Units per Acre)

The Suburban Residential category denotes areas where single family residential development is desirable and urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are available and will be provided. Suitability is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints. Within any particular development, densities greater than 2.0 du/acre may be permitted, but only if areas of lower densities off-set the increase such that an average of less than 2.0 du/acre is maintained. In addition to residential uses, limited convenience commercial uses may also be permitted, provided there is direct access to arterial streets. A community sewer and water system will

be required for developments above 1.0 du/acre and may be required for those below 1.0 du/acres.

Commercial

Four "Land Use Categories" have been developed which permit different intensities of commercial activities. Direct frontage on arterial streets is an essential element for each category.

Convenience Commercial, CC

The Convenience Commercial category denotes areas for the location of small convenience shops and services for the benefit of local residents. This category permits developments of one (1) acre or less. Convenience Commercial locations are designated in areas having a more rural character. Permitted uses in this category include gasoline stations, minor auto repair and maintenance, convenience food marts, barber shops, beauty shops, package liquor stores, laundromats, and eating and drinking establishments. Urban level services are not required, however uses allowed should be appropriate for the services available.

Multi-Neighborhood Commercial, MNC

The Multi-Neighborhood Commercial category denotes areas providing for the sale of convenience goods (food, drugs, and sundries) and personal services which meet the daily needs of a multi-neighborhood trade area. Such a trade area shall have a minimum population of approximately 10,000 people. Use of this category in a trade area shall prohibit the use of the Neighborhood Commercial category in the trade area. This category permits buildings of 10,000 square feet or less per use and developments of 10 acres or less per trade area. A broader number of activities may be provided than those in a Neighborhood Commercial category. A market analysis may be required. A community sewer and water system will be required for development. All uses within this category are subject to a plan review and approval.

Employment Centers

The "Employment Center Categories" denote areas for the concentration of major employers. In recognition of the diverse nature of major employers, three categories have been developed which attempt to group uses by their impacts on the surrounding area.

Mixed-Use Center, MUC

The Mixed-Use Center category denotes areas for the location of major

employment centers which would have minimal impacts on surrounding areas outside of increased traffic demands. Uses permitted in this category would include offices, light industrial parks, business parks, research parks, government facilities, post secondary educational facilities, hospitals and major medical facilities. Access to a principal arterial or freeway will be required. No noise, vibration, smoke, dust, odor, heat or glare will be permitted. Only the minimum of truck traffic will be allowed. Urban services are available or will be provided. A community sewer and water system will be required for development. All uses within this category are subject to plan review and approval.

Freeways and Arterial Streets

Freeways and Arterial Streets represent streets which will carry the majority of trips leaving and entering the Planning Area, represent the area's highest traffic volume corridors, and are the only streets designated on the future Land Use map. (Collector level streets may be developed, but are not illustrated on the plan.)

Land Use Development Patterns

Through the inventory and analysis of both natural and man-made features, the "Land Use Plan" was prepared. While the desired goals and policies formed the basis of the desired land use patterns for the area, the ultimate development pattern was tempered by recognition of existing development activities and patterns that had been established in the past. This included consideration for land uses and features outside the planning area which might positively or negatively impact the desired future development patterns within the planning area.

The following summarizes the "Land Use Plan" for the Goldfield Planning Area, based upon eventual total development of the area.

Open Space Wilderness

A significant amount of the Goldfield Planning Area is designated for use as open space wilderness consistent with the boundaries of the Forest. Additionally, major portions of the Fort McDowell Mohave-Apache and Salt River Pima-Maricopa Indian Communities have also been designated to be consistent with their desires. In an effort to emphasize the importance of promoting preservation of the area's scenic beauty, land use policies also promote preservation with density incentives.

For much of the planning area this open space category is intended to protect the area's many mountainsides where slopes exceed 15 percent and also floodplains within the Planning Area.

The "Land Use Plan's" intent is to encourage the maintenance of these hillsides as permanent open space due to the slope constraints and to maintain these areas in public ownership. In addition, specific requests should be reviewed by the County to insure that adequate safeguards are implemented to mitigate any negative impacts associated with steep slope development.

Residential Development

The overriding principle behind the "Land Use Plan" for Goldfield was preservation of hillsides where slopes exceed 15 percent and retention of desert landscapes. Additionally, only residential development at very low densities (1.0 du/5 acres) is intended unless part of a DMP.

Non-Residential Development

The areas specifically established for new non-residential development are along the Beeline Highway and the Shea Corridors.

Because of the relatively low intensity of development in the Goldfield Planning Area, limited commercial development should be adequate to serve the existing and future population of the area.

Use of the Land Use Plan

Consistency in zoning for specific areas or parcels of land within the Goldfield Planning Area must be evaluated in terms of overall furtherance of plan goals and policies. The following guidelines have been formulated to help insure that the intent and integrity of the "Land Use Plan" is retained over the life of its use. The "Land Use Guidelines" are presented in the following categories:

Development Master Plans

Residential Land Use Guidelines

Commercial Land Use Guidelines

Industrial Land Use Guidelines

Buffering and Transitional Land Use Guidelines

Amendments to the Land Use Plan

Development Master Plans

The use of Development Master Plans (DMP's) should be promoted by the County, as a means of implementing the generalized land use identified on the Land Use Plan Map. The use of DMP's is intended to allow flexibility in the master planning of large tracts of land located outside of municipal boundaries. Master Plans may be initiated by property owners and should

have the following features:

Mixed-use development

A separation of vehicular and pedestrian traffic which promote open space networks.

Dispersal of through traffic when practical and desirable.

A high level of integrated development design.

A mix of intensities which are transitional with spatial, structural, and visual buffers.

Residential Land Use Guidelines

1. The following guidelines shall aid in governing the development of land designated as residential in the "Land Use Plan."

Allowable Residential Densities:

Rural Residential/Low Density	0 - 0.2 du/acre
Rural Residential/High Density	0 - 1.0 du/acre
Suburban Residential	0 - 2.0 du/acre
Urban Residential/Very Low Density	0 - 4.0 du/acre
Urban Residential/Low Density	0 - 6.0 du/acre
Urban Residential/Medium Density	0 - 12.0 du/acre
Urban Residential/High Density	0 - 25.0 du/acre

Note: Residential densities within any given development project will be calculated based upon the Gross Acreage of the project.

2. Commercial uses are allowed by most of the residential categories.

In an effort to create quality neighborhoods in the Goldfield Planning area, retail and service commercial uses will be permitted as part of the planned development pattern. However, any commercial development must be sited and designed such that the activities present will not detrimentally affect adjacent residential neighborhoods. To this end, the following guidelines will influence the siting of commercial uses.

- a) Commercial uses will be located at the intersections of arterial streets. It is the County's intent not to permit the proliferation of commercial development at every arterial intersection, therefore, only major intersections will be considered for commercial development.

- b) Professional offices, retail and service commercial uses may be permitted in neighborhood commercial centers, but only at a development scale compatible with adjacent residential development.

3. Design Parameters for Desert Development

Development in sensitive desert environments should consider the following design parameters:

- a) Subdivisions of Rural-43 or lower density should be planned with a provision for a building envelope or a limitation on the total percentage of the lot that could be developed.
- b) Cluster development shall be encouraged for use in densities greater than one dwelling unit per acre in order to provide areas of undisturbed open space.
- c) Perimeter buffers should be utilized where properties abut adjacent non Federal land which should be a fixed minimum distance on each side of the common property line. The buffer should be both an undisturbed and undeveloped area and be left in its native state.
- ✓ d) Solid fencing should be discouraged and only utilized within designated building envelopes. Pole and wire type fencing should be encouraged in order to maintain the open natural setting.
- e) If walls are provided along perimeter streets, they should be designed with breaks, horizontal or vertical variations or other features to avoid creating a tunnel effect.
- f) Developers should be encouraged to limit their buildings to a height of no more than 24 feet.
- g) Building colors should not exceed 40% reflectivity. (The lighting reflecting value of a paint is available from paint manufacturers and measures the amount of light reflected by a certain color.)
- h) Fencing, when used, should be designed to provide wildlife with "pass-through" opportunities.
- i) Additional vegetation, if provided, should be native vegetation, indigenous to the Upper Sonoran development.
- j) All major washes should be preserved; in particular, these washes which provide wildlife habitat corridors.

Commercial Land Use Guidelines

The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as Commercial.

1. Commercial activities in designated areas include appropriate service, retail and professional office uses.
2. All commercial development should be landscaped utilizing consistent landscaping themes that will tie adjacent projects together. Landscaped easements along public rights-of-way using shrubs, trees and/or earth berming will be provided and installed at the time of street construction. Signage should be controlled in terms of placement and maximum size.
3. Design Parameters for desert development
 - a) Commercial uses should be carefully planned to minimize visual impact by limiting the intensity of the use of the site and providing appropriate screening from adjacent roads and properties.
 - b) Outdoor lighting should be carefully planned to minimize adverse impacts.
 - c) Commercial and Industrial uses (with the exception of cottage industries) should be discouraged unless designated on an adopted general plan.
 - d) Street alignments should follow existing natural topographic features of the area and their appearance should be compatible with the surrounding vegetation and geologic features.

Employment Center Land Use Guidelines

The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as employment centers on the "Land Use Plan."

1. Proposed uses must be appropriate for the type of employment center in which they are located.
2. Heavy industrial uses and warehousing activities should be located away from arterial streets, allowing garden-type light industrial and business park uses to buffer the general view of heavy industrial activities. Industrial development may also be required to landscape and/or to screen unattractive uses from public view.

Buffering and Transitional Land Use Guidelines

When any two different land use types are shown on the "Land Use Plan" or are approved as part of a Development Master Plan, buffering or a

transitional land use between the two uses may be necessary. Buffering may consist of the placement of open space between two incompatible uses and will be required of the more intensive use where a less intensive use already exists, or where the "Land Use Plan" shows that a less intensive use is intended adjacent to the more intensive use. The use of transitional land uses consists of placing uses of intermediate intensity between to incompatible uses.

Situations necessitating transitional land uses may include:

Low density, single family development adjacent to multi-family development.

Single or Multi-family development adjacent to commercial.

Properties adjacent to Tribal or Forest Lands

In cases where buffering is proposed, the following examples may be considered:

Areas consisting of landscaped open space

Arterial and collector streets with landscaping

Major transmission line easements, if landscaped

Landscaping, earth berms, or

Combinations of the above

Amendments to the Land Use Plan

An amendment to this adopted plan may be filed with or without a rezoning request or Development Master Plan application. According to Article 28, Section 2809 of the Maricopa County Zoning Ordinance, all applications for changes of zoning district boundaries that include property which totals 40 acres or more in size must be in compliance with the County's Comprehensive Plan and/or adopted area plan.

Amendments to the plan should never be allowed to occur in a haphazard manner. Amendments should only occur after careful review of the request, findings of fact in support of the revision, and a public hearing. The statutory requirements which guided the adoption of the "Land Use Plan" will be followed for all amendments as they pertain to public hearings and otherwise. The term amendment will apply to both text and map revisions.

The findings of fact shall conclude that:

1. The amendment constitutes an overall improvement to the "Land Use Plan" and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

2. The amendment will not adversely impact the planning area as a whole or a portion of the planning area by:
 - a) Significantly altering acceptable land use patterns to the detriment of the plan.
 - b) Requiring public expenditures for larger and more expensive public improvements to roads, sewer, or water systems than are needed to support the prevailing land uses.
 - c) Adversely impacting existing uses because of increased traffic.
 - d) Affecting the livability of the area or the health and safety of the residents.
 - e) Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.
3. The amendment is consistent with the overall intent of this "Land Use Plan."
4. The extent to which the amendment is consistent with the specific goals and policies contained within the plan.

Amendments to the land use plan may be initiated by the County or may be requested by private individuals or agencies. It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the plan. Conversely, it shall not be the burden of the County to prove that an amendment should be denied.

Related Planning Elements

Closely related to land use planning are the concerns for the protection of the natural environment and for facilities to support the desired land use patterns. This section briefly addresses the following elements as they relate to the "Land Use Plan."

Environmental Conservation

Transportation

Facilities and Services

Environmental Conservation

There are four general conditions within Maricopa County which deserve consideration of the application of environmental protection measures. These include floodplains and drainage ways, mountainsides where slopes exceed 15 percent, areas within the Palo Verde-Saguaro Community and areas impacted by airport operations. Floodplains and drainage ways require protection or restrictive development standards to minimize destruction of

PROPERTY ACCESS

property during periods of flooding. Areas of steep slopes (greater than 15 percent) should be subjected to minimal development due to the potentially destructive nature of cut and fill operations that are often necessary for providing property access and building pads.

In the Goldfield area there are no airports to negatively impact the environment. Major drainage ways, with designated floodplains, such as the Verde and Salt Rivers and Sycamore Creek have been designated as an open space. Where appropriate, other drainage ways may also be established as open space, but in any case provisions for continued drainage should be maintained. Where possible open space corridors should be encouraged to function as walkways or bicycle trails as well as drainage corridors.

The Palo Verde-Saguaro Community represents the stereotypical desert environment and the natural beauty associated with arid landscapes. Although development can be compatible with Palo Verde-Saguaro Communities, it must usually be maintained at relatively low densities (not greater than 2.0 du/acre), and the developments must be sensitively designed so that the image of the Palo Verde-Saguaro Community is retained.

In many instances within Maricopa County the Palo Verde-Saguaro Community exists in or near areas of steep slopes. Therefore, development restraints that are intended for either steep slope or Palo Verde-Saguaro Communities will be compatible with the other situation.

Many of the areas of steep slopes within the Goldfield area exist on publicly owned land. As the first step in the process of preserving the scenic natural environment of Maricopa County, all of the lands in public ownership have been designated as open space. As such, the lands will either be retained as open space or, if there is pressure for development of certain lands, amendments to the land use plans must be made prior to approving development. The amendment process can then include preparation of a Development Master Plan which can be approved under terms that will assure environmentally sensitive design.

If a land owner utilizes policies, to achieve higher densities, the following information will also provide guidance.

- a) To determine where natural areas can be located, the following areas can be utilized or designed to meet the policy incentives.
 1. Preservation of hillside and slope areas greater than 15%;
 2. Preservation of natural watercourses and washes;
 3. Preservation of significant features and vegetation including rock outcroppings and significant concentration of native vegetation;

4. Continuity of open space within development projects, in accordance with the following:
 - a) The minimum suggested contiguous area is 4,000 square feet,
 - b) The minimum suggested horizontal dimension is 30 feet and the minimum horizontal dimension located along roadways should be 20 feet.
 5. Buffer areas;
 6. Areas outside of building envelope as long as they are not fenced in;
 7. Distribution throughout the developed areas;
 8. Location in areas visible from a common area.
- b) For purposes of determining hillside areas, slopes must be calculated to determine if areas exceed 15%. Appropriate contour should be utilized. The allowed techniques for measuring slopes include the "slide-chord" method, computerized methods or other methods approved by staff.
 - c) Base Line Hillside Preservation as mentioned in policies I-2 and I-3, means 95% of the total area of slope on a site which exceeds 15%. It does not include additional areas that can be graded as noted in the *Maricopa County Hillside Ordinance*. The reason for this is to allow for ease in determining a base preservation in the area.

Transportation

The "Land Use Plan" illustrates existing and proposed arterial streets. These streets include the Beeline Highway, and Shea Boulevard. These roads will carry the majority of trips into and out of the area.

The County will continue its policy of requiring the standard 110-foot right-of-way for all section line (arterial) roadways unless, as part of a planned development, an equally efficient transportation system is adopted. In such a case, the County will require 110 feet of right-of-way or greater for the street or streets that were approved to substitute for the section line roads.

Collector and local level streets will make up the remainder of the vehicular transportation system, with collector streets being generally located on or near the half-section lines. An adequate collector system will be necessary to help relieve potential congestion on the arterial streets. In the Goldfield Planning Area, if the densities established on the land use plan are maintained, most streets, other than arterials, could be developed as local streets.

In addition to providing collector streets to relieve arterial street congestion, careful consideration should be given to access onto arterial streets. Arterial streets should be intended to primarily move traffic. A multitude of access points along an arterial street, particularly in commercial areas will severely restrict traffic flow and traffic volumes. When reviewing development requests, each street's intended function and the function's relationship to access control should be considered. Table-19 provides recommended minimum driveway spacing to insure proper street function. The driveway spacings do represent minimums, and additional spacing may be necessary under certain circumstances.

Serious consideration should be given to minimizing the proliferation of commercial intersections. Linear, or "strip" commercial development along arterial streets should be prohibited, unless extreme control over access is obtained (and design of the individual enterprises is compatible). For arterial streets adjacent to residential development, reverse fronting lots should be provided so that direct access to arterial streets from individual driveways is eliminated.

Facilities and Services

For much of the development within the Goldfield Planning Area, a full compliment of facilities and services will not be required and is usually not expected by the prospective resident, with the exception of education, law enforcement and fire protection services. This situation will generally apply to developments where densities remain less than 1.0 du/acre as in the Rural Residential categories. However, the County will be faced with reviewing major developments where densities exceed 1.0 du/acre and are more urban in nature. In these situations, community sewer and water service is required and other facilities expected, depending upon the actual character and magnitude of the development. Although each development must be considered on its own merits, the growth guidance policies should be used as a reference when determining and sizing necessary facilities for a given development.

TABLE-18

**Minimum Driveway Spacing
(Centerline to Centerline)**

<u>Facility</u>	<u>Land Use</u>	<u>Minimum Spacing (Feet)</u>
Major Arterial	Commercial, High Density/Activity	200
	Industrial/Office Park, Low to Moderate Activity	275
Arterial	Commercial, High Density/Activity	150
	Industrial/Office Park, Low to Moderate Activity	230
	Multi-Family Residential, Low to Moderate Activity	150

Source: Adapted from "Guidelines for Control of Direct Access to Arterial Highways", FHWA.