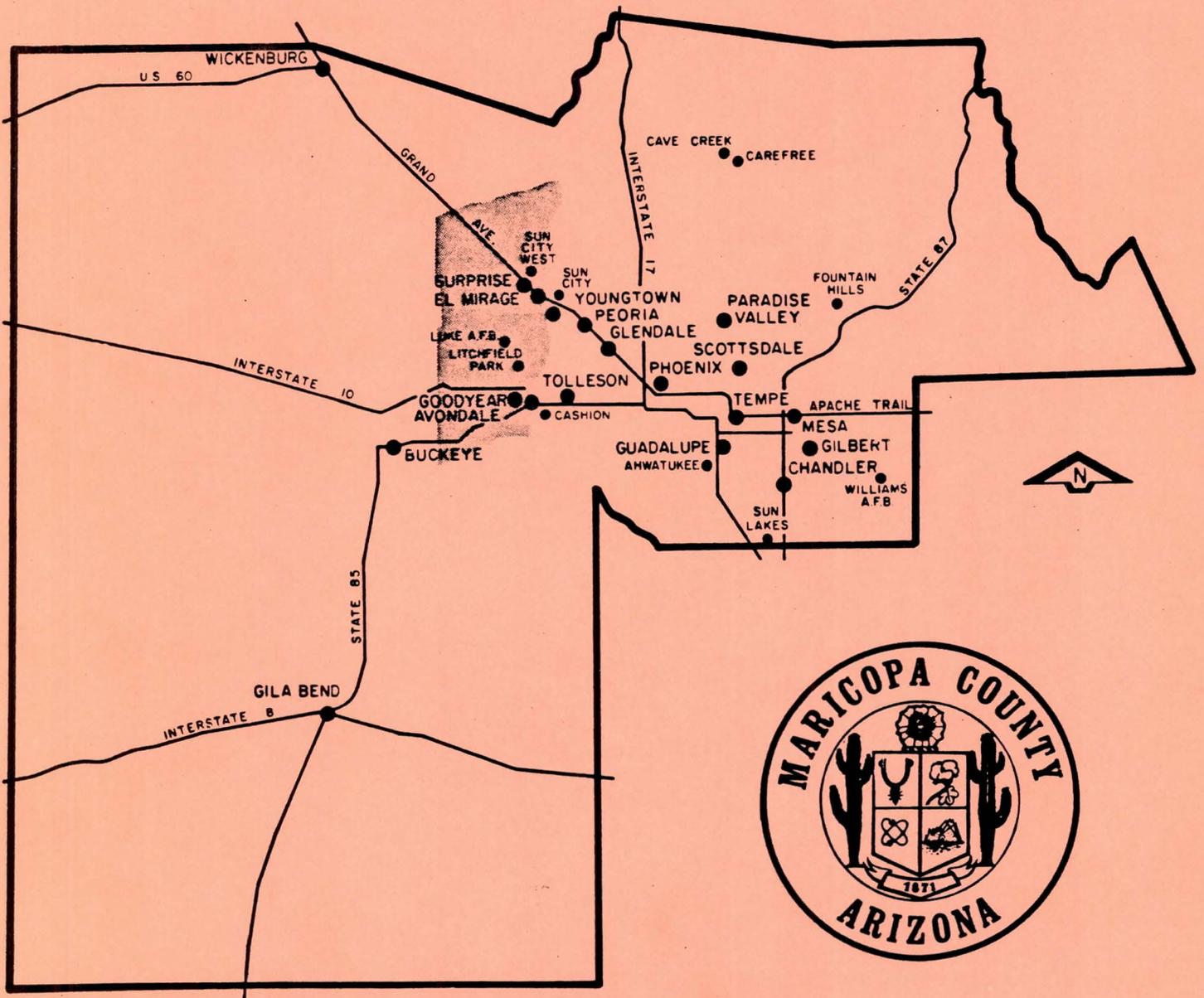


WHITE TANKS AGUA FRIA

Policy & Development Guide



BOARD OF SUPERVISORS

Tom Freestone		District 1
George Campbell	Chairman	District 2
Fred Koory, Jr.		District 3
Hawley Atkinson		District 4
Ed Pastor		District 5

PLANNING AND ZONING COMMISSION

William Mariner	Chairman	District 1
Charles Lemon		
Dolores Foyle		District 2
Idar Rimestad		
Cecil Apperson		District 3
Harold McCall		
*Robert L. Schulke		District 4
*Marvin T. Gibson	Resigned 3/82	
Harry T. Dykman		
Earl de Berge	Vice Chairman	District 5
Dale R. Smith		

*Liason with the White Tanks-Agua Fria Citizen Committee

WHITE TANKS-AGUA FRIA CITIZEN COMMITTEE

Jerry Roth, Chairman
H. Lynn Anderson, Vice Chairman

James Cain	Ron Rayner
Dick Crowell	Robert Weed
Bill Edwards	Ron Wheat
Art Lux	Dick Wilson
Mike Macchiaroli	Leyton Woolf
Inez McCullough	Luke Air Force Base

COUNTY MANAGER

Robert Mauney

DEPARTMENT OF PLANNING AND DEVELOPMENT

Don E. McDaniel, Jr., Director

OFFICE OF THE BOARD OF SUPERVISORS

MARICOPA COUNTY BOARD OF SUPERVISORS
602 County Administration Bldg 111 S. 3rd Ave., Phoenix, Arizona 85003



602-262-3415

December 28, 1982

Dear County Resident:

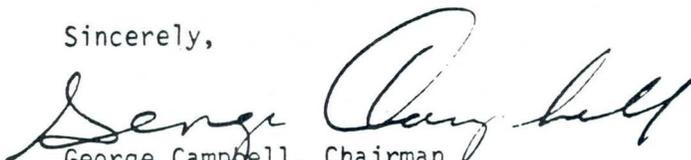
I am pleased to announce that on November 8, 1982, the Maricopa County Board of Supervisors adopted the White Tanks - Agua Fria Policy and Development Guide.

The White Tanks - Agua Fria Policy and Development Guide is the result of a three year study of the White Tanks - Agua Fria Citizen Committee and the Maricopa County Planning and Zoning Commission. The Policy Guide represents the coordinated efforts of governmental agencies, land owners, developers, Luke Air Force Base and area residents. It is the most in depth study of West Central Maricopa County ever undertaken by the County.

As a policy plan, the White Tanks - Agua Fria Policy and Development Guide is a statement of goals, objectives and policies that should direct the growth of the area to the year 2000. A Citizen Committee, representing a cross section of interests from all portions of the planning area provided a wide variety of viewpoints on all issues. The interaction provided insight into local values, interests, and desires. Through open discussion the Committee, the Planning and Zoning Commission and the Board of Supervisors were able to reach general agreement on guidelines for the future of the area.

Finally, the Policy and Development Guide demonstrates the Board's efforts to fulfill state mandated planning for its area of jurisdiction. The Policy and Development Guide and its companion document the White Tanks - Agua Fria Technical Guide represents a significant commitment to the area, its future and its residents.

Sincerely,


George Campbell, Chairman
Maricopa County Board of Supervisors

jml

TOM FREESTONE
District 1

GEORGE L. CAMPBELL
District 2

FRED KOORY, JR.
District 3

HAWLEY ATKINSON
District 4

ED PASTOR
District 5

THE
WHITE TANKS - AGUA FRIA
POLICY AND DEVELOPMENT GUIDE



PUBLISHED BY

THE MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ROOM 300 111 SOUTH 3rd AVENUE
PHOENIX, ARIZONA 85003

BOARD OF SUPERVISORS

Tom Freestone		District 1
George Campbell	Chairman	District 2
Fred Koory, Jr.		District 3
Hawley Atkinson		District 4
Ed Pastor		District 5

PLANNING AND ZONING COMMISSION

William Mariner	Chairman	District 1
Charles Lemon		
Dolores Foyle		District 2
Idar Rimestad		
Cecil Apperson		District 3
Harold McCall		
*Robert L. Schulke		District 4
*Marvin T. Gibson	Resigned 3/82	
Harry T. Dykman		
Earl de Berge	Vice Chairman	District 5
Dale R. Smith		

*Liason with the White Tanks-Agua Fria Citizen Committee

WHITE TANKS-AGUA FRIA CITIZEN COMMITTEE

Jerry Roth, Chairman
H. Lynn Anderson, Vice Chairman

James Cain	Ron Rayner
Dick Crowell	Robert Weed
Bill Edwards	Ron Wheat
Art Lux	Dick Wilson
Mike Macchiaroli	Leyton Woolf
Inez McCullough	Luke Air Force Base

COUNTY MANAGER

Robert Mauney

DEPARTMENT OF PLANNING AND DEVELOPMENT

Don E. McDaniel, Jr., Director

PREFACE

The Maricopa County Board of Supervisors is required by State Law to prepare and adopt a comprehensive plan for its area of jurisdiction (A.R.S. 11-821). The preparation and maintenance of the County's comprehensive plan is one of the responsibilities of the Maricopa County Planning and Zoning Commission.

Maricopa County contains over 9,200 square miles. The size and diversity of this area makes it difficult to fulfill the purpose of comprehensive planning. In response to this problem, the Planning and Zoning Commission divided the County into a number of smaller areas for general planning purposes. The White Tanks-Agua Fria area is one of these study areas.

The "area planning program" enables County officials to become familiar with local conditions and issues and balance these with County-wide concerns. It promotes cooperation between the County, local cities and towns, other government agencies, and private citizens. Citizen involvement is emphasized through a citizen committee which spearheads the planning effort.

The White Tanks-Agua Fria Citizen Committee was appointed by the Planning and Zoning Commission in January, 1979. Its purpose was to prepare an area plan for consideration by the Commission. The guidelines which were established for the Committee prior to its formation are found in the Appendix.

The membership of the Citizen Committee was selected to represent a cross section of interests from all portions of the planning area. The nature of the Committee provided a wide variety of viewpoints on all issues. This interaction provided insight into local values, interests, and desires that could only be obtained through this form of public participation. Through open discussion the Committee was able to reach general agreement on guidelines for the future.

This report is the end result of three years of cooperative effort by concerned citizens and County officials. It represents a significant commitment to the area, its future, and its residents.

MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

STAFF PARTICIPANTS

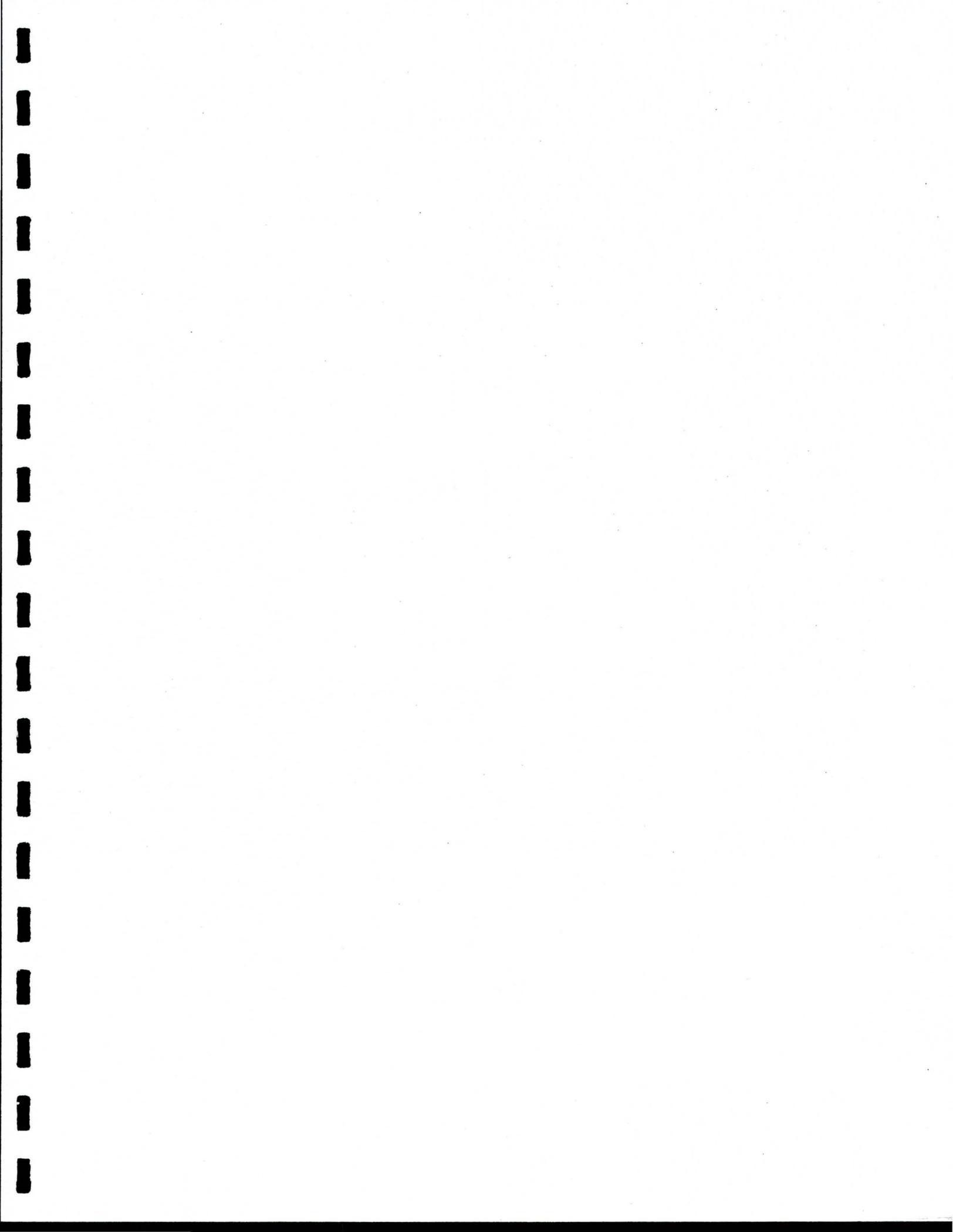
Frank A. Schuma	Principal Planner (Resigned January, 1981)
Lester J. Ringenberg	Principal Planner (Resigned May, 1981)
Dudley Onderdonk	Principal Planner (From July, 1981)
Dean J. Svoboda	Planner II (Project Coordinator)
Ray B. Jacobs	Planner II
Steven B. Bauer	Planning Aide
Naomi Anderson	Secretary III
Floyd Burrier	Chief Cartographer

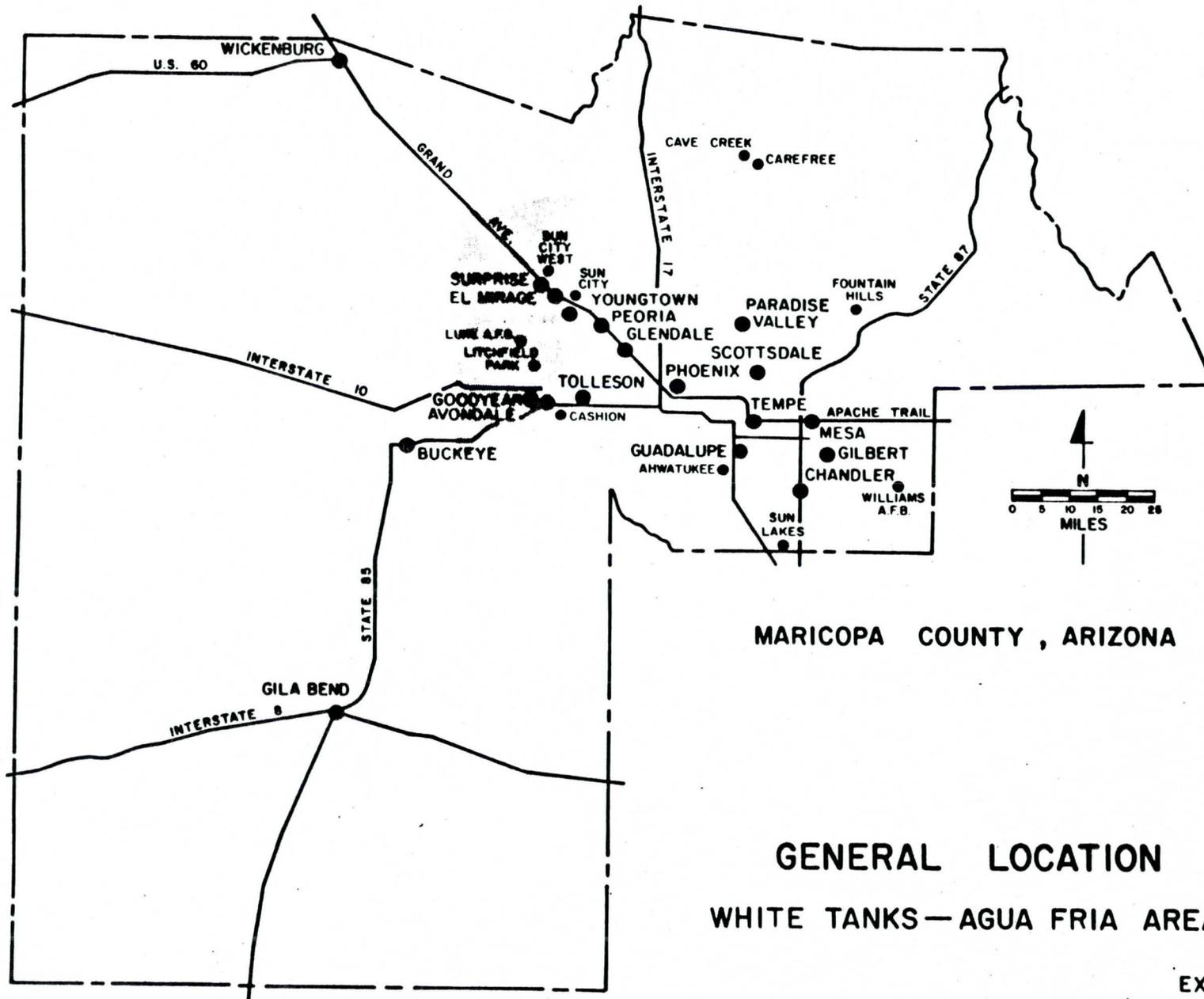
TABLE OF CONTENTS

	<u>Page</u>
PREFACE	
INTRODUCTION	
Location	1
History of Plan Development	1
Existing Conditions and Future Trends	2
The Need For Planning	4
The Planning Process	5
Purpose of this Report	7
Report Organization	8
PART I. POLICY GUIDE	
Introduction	9
Economic Development	11
Housing	21
Socio-Cultural	29
Land Use	37
Public Services and Facilities	57
Transportation	67
Conservation	77
Outdoor Recreation	93
PART II. DEVELOPMENT GUIDE	
Introduction	99
Major Environmental Characteristics	99
Generalized Future Land Use	99
The Phasing of Urban Development	101
Future Streets and Highways	101
PART III. IMPLEMENTATION	
How To Use This Report	103
Land Use and Development Controls	104
Specific Recommendations	106
Plan Review and Amendment	108
DEFINITIONS	111
APPENDIX	
Suggested Review Agencies	a-1
County Island Policy	a-3
Citizen Planning Committee Guidelines	a-7

LIST OF EXHIBITS

	<u>Page</u>
1. General Location Map.	1
2. Existing Land Use	3
3. Projected Population Growth	4
4. White Tanks-Agua Fria Area Plan Work Program.	6
5. Subareas.	36
6. Municipal Planning Areas.	56
7. Extraction and Storage Sites In Floodprone Areas.	80
8. Concept For Floodplain Regulation	90
9. Major Parks and Trails.	99
10. Major Environmental Characteristics	100
11. Generalized Future Land Use	100
12. Future Streets and Highways	102
A-1 Types of County Islands	a-5





INTRODUCTION

The White Tanks-Agua Fria Area Plan is a two volume report. The White Tank's-Agua Fria Policy and Development Guide presents proposed goals, objectives, policies, and recommendations which, when officially adopted, will guide County decision-making within the area to the year 1990. The White Tanks-Agua Fria Technical Guide summarizes information on the history, existing conditions, and future trends within the study area which was considered during the planning process.

The proposed White Tanks-Agua Fria Area Plan will replace, in part, Volumes I and II of A Report Upon West Central Maricopa County, commonly referred to as the "West Central Plan", which was adopted by the Maricopa County Board of Supervisors on December 28, 1972.

LOCATION

The White Tanks-Agua Fria planning area encompasses approximately 314 square miles in West Central Maricopa County. It includes the incorporated communities of Avondale, El Mirage, Goodyear and Surprise; the major unincorporated communities of Litchfield Park and Sun City West; and Luke Air Force Base. The boundaries of the study area are shown on Exhibit 1. Generally speaking, they are:

- North: the Central Arizona Project Granite Reef Aqueduct;
- South: the floodplain of the Gila River and the Estrella Mountains;
- East: the floodplain of the Agua Fria River; and
- West: the White Tank Mountains.

HISTORY OF PLAN DEVELOPMENT

In 1977, the Maricopa County Planning Department began a comprehensive land use study within a 70 square mile area surrounding Luke Air Force Base. This study was initiated at the request of the Maricopa County Board of Supervisors and the Planning and Zoning Commission in response to growing concern over potential development in areas affected by military aircraft operations. The purpose of this study was to develop a general guide for future development which would protect health and safety and promote development in the public interest.

The draft Luke Area Development Guide was formally presented for public review in October, 1978. During the review process a significant amount of public opposition to the proposed plan was identified. As a result, the Maricopa County Planning and Zoning Commission unanimously agreed on November 16, 1978 to establish a Citizen Planning Committee to further study the proposed Luke Area Development Guide and submit recommendations to the Commission for review.

The Planning Commission subsequently decided to increase the size of the study area from 70 square miles to over 300 square miles and to change its name to the White Tanks-Agua Fria Area. At the same time, the emphasis of this planning effort was shifted from development around Luke Air Force Base to areawide concerns.

The White Tanks-Agua Fria Citizen Planning Committee was appointed by the Planning and Zoning Commission in January, 1979. The Committee held its first meeting that same month. Over a period of three years it worked toward the preparation of a general policy and development guide for the area with assistance from the Maricopa County Department of Planning and Development.

EXISTING CONDITIONS AND FUTURE TRENDS

The White Tanks-Agua Fria area is predominantly rural in nature. Approximately 90 percent of the total land area is either vacant or devoted to agricultural use (See Exhibit 2). In 1979, the estimated population of the planning area was 36,000. Most of this population is located in the communities of Avondale, El Mirage, Goodyear, Surprise, Litchfield Park, Sun City West, and at Luke Air Force Base.

Population growth within the planning area has been relatively slow in the past. Between 1970 and 1979 the population increased by 10,000 persons. This represented only two percent of the total population growth in Maricopa County.

A significant increase in population is expected in the future. Among the factors contributing to this trend are: the completion of Interstate-10; the continued immigration of retirees to Sun City West; the westward expansion of urban development within the Phoenix metropolitan area; increased employment opportunities in West Central Maricopa County; and sustained growth throughout Maricopa County.

Between 1980 and the year 2000 the White Tanks-Agua Fria area is expected to receive about 10 percent of the total population growth in Maricopa County. As a result, an additional 100,000 persons will reside within the area by the year 2000. By 1990, the population is projected to double reaching 82,000. (See Exhibit 3).

EXHIBIT 2
EXISTING LAND USE
WHITE TANKS—AGUA FRIA AREA

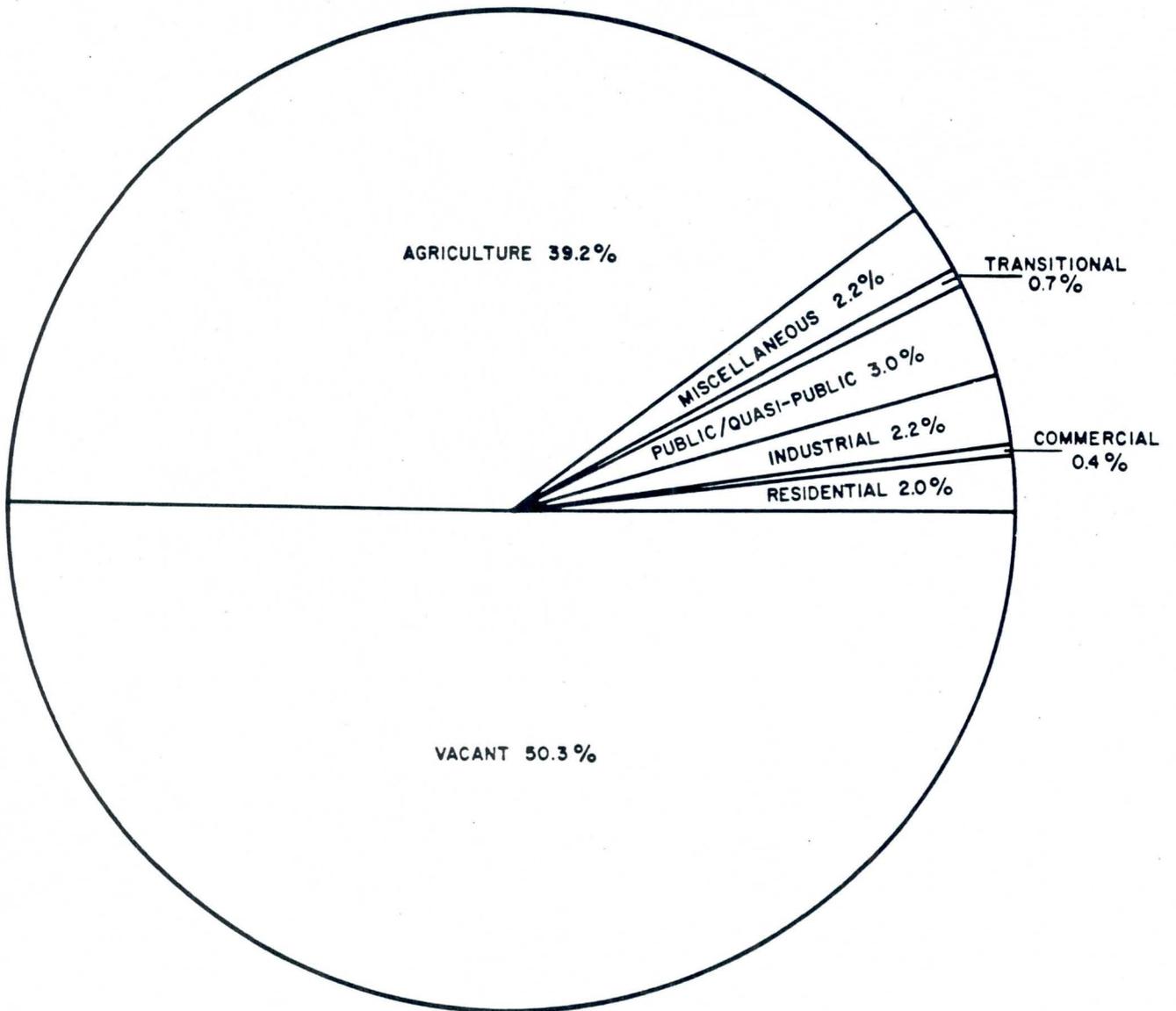
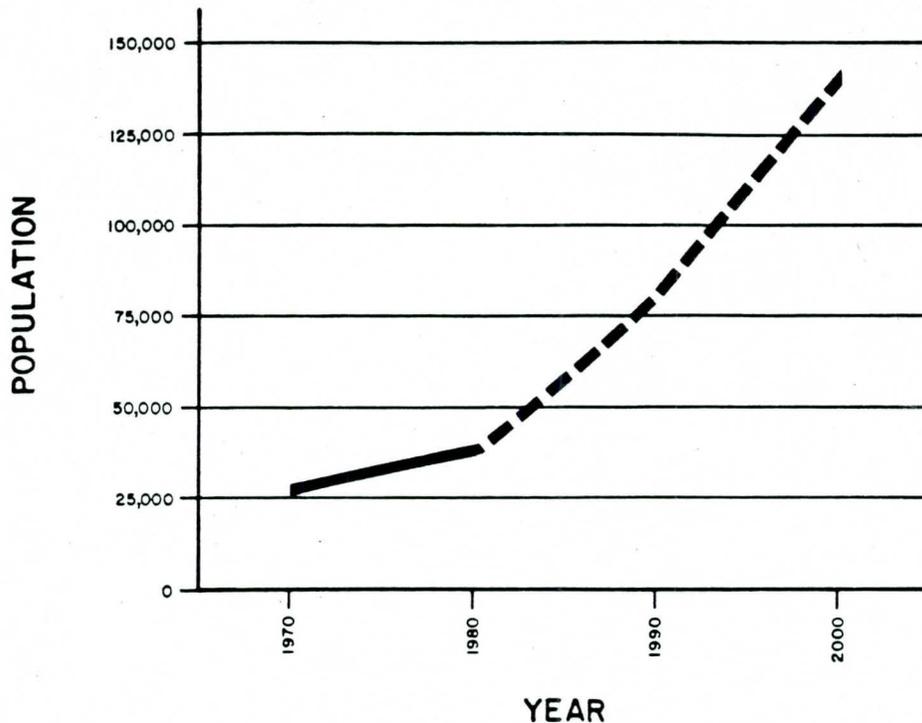


EXHIBIT 3
PROJECTED POPULATION GROWTH
WHITE TANKS — AGUA FRIA AREA



THE NEED FOR PLANNING

Growth and development is primarily a matter of private initiative. Government has the responsibility to protect health and safety and promote the general welfare of the public. The definition of the public welfare is a major responsibility of elected officials.

Future growth and development within the planning area will have far reaching effects which touch the lives of present and future residents. The effects of decision-making will last for generations. There is a recognized need to take advantage of the opportunities offered by growth while avoiding adverse impacts.

Many independent decisions will shape the future of the White Tanks-Agua Fria area. These decisions will be made by landowners, developers, consultants, financial institutions, service companies, public administrators, and elected and appointed officials. Public and private decision-making needs to be coordinated in the public interest. It should be guided by human values, sound principles, and local needs and desires.

The cumulative effect of day to day decision-making can result in unexpected and often undesirable results. These may be direct or indirect in nature. Decisions need to be made with an awareness of their long term impacts. These often become evident only after analysis.

Planning is based on the belief that goals are more easily achieved if they are clearly identified and all actions are directed toward their achievement. Most conflicts occur over the means of achieving a goal rather than the goal itself. Conflicts need to be identified and placed in perspective at an early stage to facilitate compromise and agreement.

Planning offers an opportunity to provide direction for the future. The definition of common goals and general guidelines for their achievement helps to promote decision-making in the public interest. This benefits private interests as well. By establishing and adhering to basic guidelines for future development Maricopa County can help to create and maintain a desirable living and working environment.

THE PLANNING PROCESS

The work program used to develop the White Tanks-Agua Fria Area Plan is shown by Exhibit 4. Each phase represents a major step in the planning process. In theory, these steps are sequential. In reality, they often occur simultaneously. The major steps can be summarized as follows:

1. The Committee carefully reviewed background information on the area which is summarized in the White Tanks-Agua Fria Technical Guide. This was used to identify local concerns and opportunities and to acquaint all members of the Committee with the planning area;
2. Goal statements were agreed upon to define the scope of concern and provide a starting point for the planning process;
3. Key issues and concerns were identified under major topic areas for which goals were established. These issues led to the definition of more specific objectives designed to give direction to efforts at achieving goals;
4. General policies and more specific recommendations were then discussed and agreed upon as a means for reaching specific objectives;
5. Finally, a number of graphic aids were prepared to support and supplement the agreed upon goals, objectives, policies, and recommendations.

EXHIBIT 4

WHITE TANKS-AGUA FRIA AREA PLAN

WORK PROGRAM

PHASE

I

II

III

IV

V

VI

VII

VIII

IX

X

OBJECTIVES

PRELIMINARY
ADMINISTRATION

CITIZEN
COMMITTEE
FORMATION

COMMITTEE
ORGANIZATION
AND
ORIENTATION

INVENTORY OF
EXISTING CONDITIONS
AND
FUTURE TRENDS

GOALS
AND
OBJECTIVES

POLICY
FORMATION

RECOMMENDATIONS

REVIEW

ADOPTION

IMPLEMENTATION

MAJOR
TASKS

Define study area boundaries
Determine plan concept, scope, and purpose
Identify general process to be followed and degree of citizen involvement
Establish plan horizon date
Evaluate available resources and staff needs
Estimate plan completion date

Identify potential membership
Evaluate individual qualifications
Selection of committee

Establish committee guidelines
Introduce committee to planning
Explain the area planning process
Develop a general work program
Establish subcommittees

Identify information needs
Set priorities and develop a specific work schedule
Collect and analyze information
Identify existing conditions
Evaluate trends and future projections
Complete draft report
Distribute report for review by local jurisdictions, public agencies, interested organizations, and the public
Revise report
Print report

Identify goals to define the scope of concern
Determine problems, needs, desires, and issues of concern
Establish objectives to give direction to effort aimed at achievement goals

Determine principles and standards for development
Review plans of other jurisdictions and major developments within the study area
Select guidelines which will best achieve goals and objectives
Complete draft report
Distribute report for review by local jurisdictions, public agencies, interested organizations, and the public
Hold public forums in the planning area
Finalize draft report

Identify what must be done to effectively implement the proposed plan
Set priorities for implementation techniques
Include recommendations in plan draft

Submit proposed plan draft for review by the Planning and Zoning Commission
Review of the proposed plan by public agencies, local jurisdictions, interested organizations and the public
Hold public hearing on the plan
Action by the Planning and Zoning Commission

Submit proposed plan draft to Board of Supervisors along with Planning and Zoning Commission's recommendation
Hold public hearing on proposed plan
Action by the Board of Supervisors

Finalize plan and print
Utilize plan in development decisions
Undertake work called for in plan recommendations
Review plan periodically

This report will be sent to the Planning and Zoning Commission after the Committee reaches final agreement. Following its review the Commission will make a recommendation to the Board of Supervisors. The Board will take final action on the report.

Every effort will be made to encourage public awareness of the proposed policy and development guide prior to adoption. Formal public hearings will be held by both the Planning and Zoning Commission and the Board of Supervisors before either body makes its decision. Prior to these hearings the proposed policy and development guide will be widely distributed to invite comment and encourage participation by all interested parties.

PURPOSE OF THIS REPORT

The White Tanks-Agua Fria Policy and Development Guide was prepared as a guide for both public and private decision-making within the area. It has a number of important characteristics.

It looks to the future. This policy and development guide is intended to direct decision-making until 1990. This time horizon was considered adequate to provide direction for short range decision-making. The White Tanks-Agua Fria Citizen Committee felt that a longer time frame would be unwise given the potential for rapid growth and development within the area.

It is comprehensive in nature. This report addresses a wide range of factors which affect or are affected by land use and development.

It is general. Guidelines for decision-making must be specific enough to give direction, yet general in nature. General guidelines provide flexibility which allow decision-makers to respond to changing conditions and opportunities while adhering to a previously agreed upon direction. This report deals with broad concepts and ideas rather than site specific details which must be addressed on a day to day basis.

The White Tanks-Agua Fria Policy and Development Guide is designed to:

- *identify the desired future characteristics within the planning area and establish the preferred means for achieving them;
- *provide guidelines for coordinating public and private decision-making within the area;
- *encourage consideration of the long range impacts of decision-making at a regional, areawide, community, and neighborhood level;
- *provide a framework for decision-making which encourages open communication, compromise, and agreement and allows decisions to be evaluated in light of previously agreed upon guidelines;

- *encourage consistency on the part of public officials and avoid arbitrary decision-making;
- *facilitate greater involvement by elected and appointed officials and the general public in the planning and development process; and
- *provide a basis for more detailed planning for land use, transportation, public services, etc.

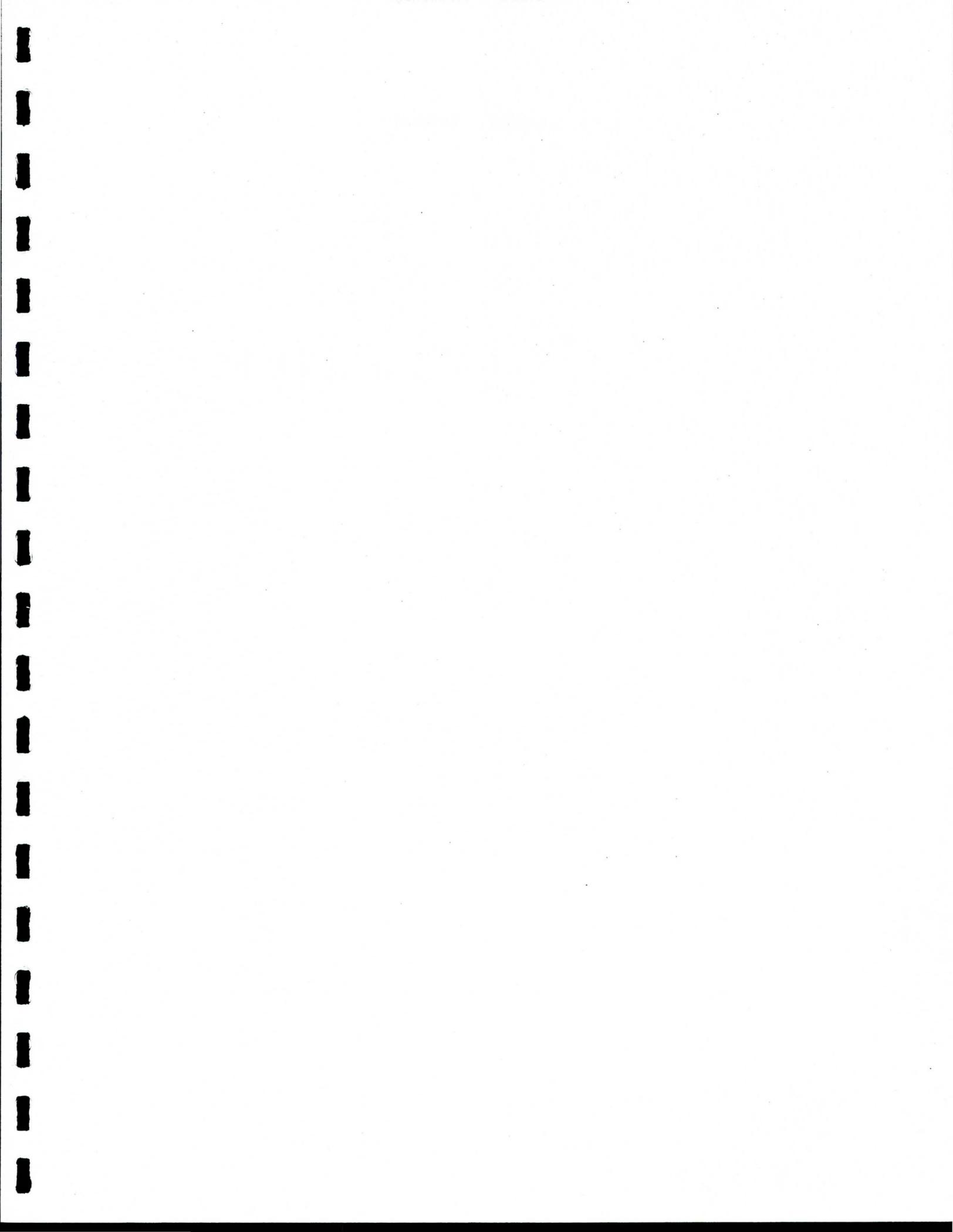
REPORT ORGANIZATION

The White Tanks-Agua Fria Policy and Development Guide is divided into three main parts. Part I "Policy Guide" is made up of eight elements each of which addresses a major topic area. They are: Economic Development, Housing, Socio-Cultural, Land Use, Public Services, Transportation, Conservation, and Outdoor Recreation. Each element identifies major issues and concerns and sets forth general guidelines for decision-making through goals, objectives, and policies.

Part II "Development Guide" is a supplement to the Policy Guide. It discusses the generalized pattern of Future Land Use, the estimated timing of urban development, major environmental characteristics, and the future system of streets and highways within the area.

Part III: "Implementation" discusses the use of this report, land use and development controls, specific recommendations for action, and plan review and amendment.

A glossary and appendix is located in the back of this report.



INTRODUCTION TO THE POLICY GUIDE

The Policy Guide section of this report identifies issues and concerns within the White Tanks-Agua Fria area and sets forth guidelines for decision-making through goals, objectives, and policies. It is divided into eight elements: Economic Development, Housing, Socio-Cultural, Land Use, Transportation, Public Services, Conservation, and Outdoor Recreation.

Goals, objectives, and policies are defined as follows:

Goal: general statement of a desired end result toward which action is directed. Goals identify the scope of concern and indicate the long range needs and interests of the public. They reflect common values which provide the starting point for the planning process.

Objective : The route by which a desired end result can be reached. It focuses on one or more major issues and gives direction to efforts aimed at achieving goals. Reaching an objective results in full or partial achievement of a goal.

Policy: A preferred course of action for achieving goals and objectives. It is selected from available alternatives. It is a guide for decision-making, not a solution to site specific problems.

Each policy statement is followed by a short paragraph which discusses the rationale for the policy or provides general recommendations which further clarify it.

In some instances only goals and objectives are identified. This occurs where the Committee could not reach agreement, lacked adequate information for policy formation, or felt that the goal and objective statements provided sufficient guidance.

Many of the stated goals and objectives cannot be fully achieved. The achievement of some may make it more difficult to achieve others. Each is not of equal importance. Policies may overlap or conflict. This reflects the complexity of planning in the public interest.

No one element of the "Policy Guide" can be considered in isolation. Each must be read in context and all goals, objectives, and policies carefully balanced in order to fulfill the purpose of this report.

ECONOMIC DEVELOPMENT

Summary of Goals, Objectives, and Policies

- GOAL: A DIVERSIFIED LOCAL ECONOMY WHICH PROVIDES ADEQUATE INCOME AND EMPLOYMENT OPPORTUNITIES AND ENCOURAGES A HEALTHY RATE OF BUSINESS FORMATION AND EXPANSION.
- OBJECTIVE: 1 To protect Luke Air Force Base from encroachment by urban development.
- POLICY: 1.1 Maricopa County should encourage a pattern of development which is compatible with the flight operations at Luke Air Force Base.
- POLICY: 1.2 Luke Air Force Base should be encouraged to minimize the impact of its flight activities on the surrounding area. NOTE: "Luke Air Force Base flying patterns already have been substantially altered to accommodate local communities and further alteration of air routes is highly unlikely."
- OBJECTIVE: 2 To provide for the orderly conversion of farmland to other uses.
- POLICY: 2.1 Maricopa County should support nonagribusiness development in agricultural areas consistent with Arizona Water Law.
- POLICY: 2.2 Land use and development that is compatible with farming activities should be encouraged within agricultural areas.
- OBJECTIVE: 3 To develop a strong compatible industrial base.
- POLICY: 3.1 The development of a wide range of employment industries should be supported.
- OBJECTIVE: 4 To encourage a wide range of commercial activities.
- POLICY: 4.1 The timely development of facilities which will accommodate the shopping and service needs within the area should be encouraged.
- POLICY: 4.2 The development of special facilities which will attract visitors to the area and offer unique opportunities for area residents should be supported.
- OBJECTIVE: 5 To improve the skills of the local labor force.
- POLICY: 5.1 The expansion of vocational education and skills training programs within the area should be encouraged.

- OBJECTIVE: 6 To encourage coordinated efforts at economic development.
- POLICY: 6.1 Maricopa County should annually adopt an overall economic development strategy.
- POLICY: 6.2 Maricopa County should provide assistance to local communities, individuals, and interest groups promoting economic development.
- POLICY: 6.3 Local cities and towns should be encouraged to prepare and adopt economic development strategies.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

PURPOSE

The ECONOMIC DEVELOPMENT ELEMENT identifies the level of local economic activity that is consistent with the public welfare and defines the character and general type of economic activity that is desired within the area.

ISSUES AND CONCERNS

A number of issues and concerns related to economic development were identified during the planning process. They are:

The lack of adequate employment opportunities for local residents

Historically, agriculture has provided jobs for many area residents. Agricultural employment requires unskilled labor, is seasonal, and is generally low paying. With the changing regional economy, there are fewer jobs available for unskilled laborers. Youths and minorities are the most affected.

Agricultural employment has always been important to the communities of Avondale, El Mirage, and Surprise. Today, these communities have relatively high levels of unemployment and low levels of personal income. These depressed conditions affect local identity and the standard of living within these communities. The limited purchasing power of local residents also limits the trade potential within the area.

In the future, the quality of life and equality of opportunity will be affected by the type and amount of employment available for residents. The need exists to improve the skills of the local labor force and to encourage new employers to locate within the area. Reduced unemployment and increased personal income will improve the purchasing power of local residents. This is crucial to the success of community rehabilitation efforts and the development of a strong trade and service sector within the area.

The need to balance future population growth with employment opportunities

The potential for future population growth brings with it the need to balance employment opportunities with the labor force. Unless local employment opportunities are provided, the area could become a bedroom suburb within the Phoenix metropolitan region. Without business and industry to provide a strong tax base local cities and towns may be limited in their ability to provide the services and facilities necessary to support development. Local job opportunities will also reduce the time and cost of commuting for local residents and save valuable energy resources.

The Desire to Develop a Strong Trade and Service Sector Within the Local Economy

The planning area currently has a limited commercial base due to its low population, the limited purchasing power in some communities, and competition from the surrounding region. The limited commercial base, in conjunction with the large number of local employees who live outside of the area, results in the "leakage of local consumer expenditures" to the surrounding region.

Local efforts to encourage economic development must address the improvement and expansion of existing businesses as well as investment in new businesses. A strong commercial base will increase the flow of earned income within the area; provide convenient shopping and services for local residents; provide additional job opportunities; increase the tax base in local communities; and provide an attractive environment for new residents.

The Future of Luke Air Force Base

The primary mission of Luke Air Force Base is to train advanced combat crews in tactical fighter aircraft. The year round flying conditions and close proximity of facilities such as the Gila Bend Gunnery Range make Luke one of the foremost tactical fighter training bases in the United States. Given the substantial capital investment at this facility, and the current emphasis on military preparedness, the continued operation of the Base appears certain within the foreseeable future.

Luke Air Force Base employs over 8,000 civilian and military personnel. It is not only a major employer within the study area, but one of regional significance as well. The expenditures of these employees along with the annual purchases made by the base have a strong multiplier effect on the economy.

In other parts of the nation, major military and civilian airports have been forced to close or severely restrict their flight activities as a result of encroachment by urban development. To date, land use conflicts resulting from noise and overflights have not been a serious problem. However, the development of major communities such as Sun City, Sun City West, and Litchfield Park has required major modifications in Luke's flight operations. With continued growth, Luke's future can be guaranteed only if compatible development patterns are maintained.

The Importance of Agriculture and Agricultural Related Activities to the Economy

Agriculture currently plays an important role in the local and regional economy. Not only is it a major income producer, but it supports a sizeable agribusiness industry which provides related goods and services.

Urban development, limited water resources, and increased production costs will continue to cause the amount of irrigated farmland to decline. Agriculture will, however, remain an important part of the local economy until 1990. Improved farming techniques and the production of less water demanding crops may even allow agriculture to remain an important part of the economy in the distant future.

Scattered urban development in agricultural areas creates land use conflicts and congestion on local roads used to transport farm machinery. Eventually, these conflicts along with increased land values makes farming and other activities such as dairies, feedlots, and product processing and storage impractical.

Prime farmland is a limited resource. Given the available water resources it is unlikely that additional farmland will be developed. The integrity of existing agricultural areas needs to be maintained for agricultural operations to remain viable.

As urban development continues throughout the Phoenix metropolitan area, farmers and agricultural activities will be forced to relocate. Portions of the study area are ideally suited for activities which require a rural environment with close proximity to the metropolitan area. Future investment decisions need to be based on knowledge that urban development will not force relocation again within a short time period.

The Need to Coordinate Economic Development Programs

The economic conditions within local communities have an areawide effect. The economy of the study area is also intricately related to that of Maricopa County and is affected by decisions made by communities located outside the study area. Numerous groups are involved indirectly or indirectly promoting economic development including local cities and towns, chambers of commerce, private interest groups and other public and private agencies. Coordination of these efforts is needed to provide maximum benefits and to ensure that individual efforts are not counterproductive or result in undesirable side effects.

GOALS AND OBJECTIVES

The following goal and objectives are recommended for approval:

Goal

- A diversified local economy which provides adequate income and employment opportunities and encourages a healthy rate of business formation and expansion.

Objectives

1. To protect Luke Air Force Base from encroachment by urban development.
2. To provide for the orderly conversion of farmland to other uses.
3. To develop a strong compatible industrial base.
4. To encourage a wide range of commercial activities.
5. To improve the skills of the local labor force.
6. To encourage coordinated efforts at economic development.

POLICIES

The following policies are recommended as a means of achieving the stated goal and objectives:

OBJECTIVE ONE

Policy 1.1 Maricopa County should encourage a pattern of development which is compatible with the flight operations at Luke Air Force Base.

Every effort should be made to ensure that development does not endanger the continued operation of Luke Air Force Base. Population growth should be accommodated in a manner which minimizes conflicts with base operations. All development requests within the vicinity of the Base should be reviewed in terms of their compatibility with base operations. When appropriate, Maricopa County should work closely with Base officials and local developers to prevent problems through the use of sound attenuation measures, appropriate densities, or altered flight patterns. Compatible land uses should be encouraged in high noise areas.

Policy 1.2 Luke Air Force Base should be encouraged to minimize the impact of its flight activities on the surrounding area. NOTE: "Luke Air Force Base flying patterns already have been substantially altered to accommodate local communities and further alteration of air routes is highly unlikely."

Negative impacts from the flight activities at Luke Air Force Base can be minimized through the use of operational controls, sound suppressers for ground run ups, adherence to established flight tracks, and restricted nighttime missions. The area impacted by high noise and overflights should not be expanded except in the case of national emergency.

OBJECTIVE TWO

Policy 2.1 Maricopa County should support non-agribusiness development in agricultural areas consistent with Arizona Water Law.

Arizona Water Law will force a reduction of farmable land. The extent of the reduction is not fully understood or known. Therefore, Maricopa County should support the conversion of farmlands to other uses consistent with Arizona Water Law.

Policy 2.2 Land use and development that is compatible with agriculture should be encouraged in agricultural areas.

Among the activities which are appropriate in agricultural areas are irrigated farming, dairies, feedlots, crop storage and processing, agricultural service industries, rural residential, commercial, and industrial development. When possible, reasonable measures should be taken to mitigate neighboring land uses which conflict.

OBJECTIVE THREE

Policy 3.1 The development of a wide range of employment industries should be supported.

Industry is basic to any economy. A strong industrial base will increase employment and income opportunities for local residents, and provide a strong tax base for local communities. It will also attract new job seekers to the area which will help to diversify the local labor pool and bring new wealth to the area. Even a modest increase in industrial development will result in a significant increase in local employment.

Maricopa County in conjunction with other local officials should provide an attractive environment for potential employment industries. Every effort should be made to encourage the expansion of existing firms, and to attract new firms which are migrating to this region, relocating within the region, or just starting up.

Special emphasis should be placed on attracting industries which will provide job opportunities for the existing labor force. Otherwise, rapid economic development could result in little overall improvement in existing conditions. Some industries provide excellent training programs which could help to upgrade the skills of the local labor force.

Future industrial development should not be limited to one type of industry or a few large firms. A number of small firms will help to diversify the economy thereby providing a wide range of employment opportunities and ensuring stability as well as economic growth.

Local officials should be aware of the characteristics of different industries and seek to attract those which best meet local needs. For instance, manufacturing enterprises have a relatively high ratio of employment and pay higher wages than do warehousing and storage activities.

OBJECTIVE FOUR

Policy 4.1 The timely development of facilities which will accomodate the shopping and service needs within the area shall be encouraged.

With continued population growth and increased income from new employment opportunities the area will reach the threshold necessary for expanded commercial development. Maricopa County in conjunction with other local officials should encourage private investment within the area and create a favorable business environment.

Special emphasis should be placed on development which will provide convenient goods and services for area residents, tourists, and visitors to the area. Most commercial development will be of the neighborhood or community level and serve the primary needs of area residents. The threshold for a large regional center will not be reached until after 1990. Regional shopping opportunities will continue to be met outside of the area. The nearest regional center is located at 75th Avenue and Thomas Road.

Policy 4.2 The development of special facilities which will attract visitors to the area and offer unique opportunities for area residents shall be supported.

Examples of existing special facilities within the area include the Wigwam Resort in Litchfield Park, the Sun Dome in Sun City West, and the former harness race track near Goodyear. The economic impact of special facilities should not be overlooked. Future proposals for this type of development should be supported when properly located, of appropriate scale, and consistent with the desired characteristics within the respective subarea.

OBJECTIVE FIVE

Policy 5.1 Maricopa County shall encourage the expansion of vocational education and skills training programs within the area.

A continuous effort should be made to encourage the responsible institutions to provide extended vocational and technical skills training programs to serve local residents. These programs should be designed to reach the unemployed. They should be coordinated with local economic development efforts and the employment demands of existing and potential employers. These types of training programs will improve the employment opportunities for local residents and provide an attractive labor force for new industries.

OBJECTIVE SIX

Policy 6.1 Maricopa County shall annually adopt an overall economic development strategy.

A County-wide economic development strategy should be developed to coordinate local programs and guide the individual efforts of local communities, chambers of commerce, private interest groups, and government agencies. Intergovernmental cooperation should ensure that limited technical and financial resources can be targeted for maximum impact.

Policy 6.2 Maricopa County shall provide assistance to local communities, individuals, and interest groups promoting economic development.

Maricopa County should act as a clearinghouse for information and maintain a current data base for distribution to interested parties. The County should coordinate its research efforts with those of other government agencies and private interest groups. The County should also assist local communities in obtaining grants for community improvement and provide technical assistance.

Policy 6.3 Local cities and towns shall be encouraged to prepare and adopt economic development strategies.

Local cities and towns should develop an economic development strategy which is carefully integrated with their comprehensive plans. Factors which should be taken into account include labor force needs, labor force characteristics, the fiscal impacts of various types of development, desired community identity, the availability of land for various types of development, and local, regional, and national trends.

HOUSING

HOUSING

Summary of Goals, Objectives and Policies

- GOALS: THE PROVISION OF ADEQUATE HOUSING TO MEET EXISTING AND FUTURE DEMANDS
- A SAFE, SANITARY, AND STRUCTURALLY SOUND DWELLING UNIT FOR ALL RESIDENTS.
- OBJECTIVE: 1 To provide affordable housing.
- POLICY: 1.1 Creative design and construction techniques which provide quality housing for less cost should be encouraged.
- POLICY: 1.2 Energy efficient housing should be encouraged.
- POLICY: 1.3 Creative planning and design techniques which allow the efficient use of land should be encouraged.
- OBJECTIVE: 2 To provide a broad range of housing opportunities.
- POLICY: 2.1 A variety of housing types, densities, and living environments should be encouraged.
- OBJECTIVE: 3 To improve housing conditions in local communities.
- POLICY: 3.1 Maricopa County should promote and participate in housing rehabilitation and neighborhood improvement programs.
- OBJECTIVE: 4 To ensure that housing is built and maintained to minimum standards.
- POLICY: 4.1 Maricopa County should continue to maintain high standards for construction.

HOUSING

PURPOSE

The HOUSING ELEMENT addresses the type and amount of housing to be provided, housing quality, the cost of housing, and the preservation of existing housing.

ISSUES AND CONCERNS

A number of issues and concerns related to housing were identified during the planning process. They are:

The need for additional housing

A large percentage of the people who work within the area commute from other parts of the Phoenix metropolitan region. Employees at Luke Air Force Base and Goodyear Aerospace are notable examples. Much of this commuting is due to the lack of available housing within the area.

New housing opportunities would allow local employees to live within the area thereby reducing the time and cost of travel and saving valuable energy resources. This would also help to make the area attractive to potential employers.

Population growth is essential for economic development. It will allow local communities to reach the threshold necessary for additional commercial development and increased business income. It will also increase the size and diversity of the local labor force available to potential employers. Population growth can occur, however, only if sufficient housing opportunities are available.

The demand for housing will continue to increase. Job seekers attracted by new employment opportunities will provide a market for new housing. The completion of Interstate-10 will improve access to the rest of the metropolitan region thereby expanding the potential market area. The supply of housing within the area needs to be expanded to meet this demand.

The quality of housing in local communities

A significant amount of substandard housing exists in the incorporated communities of Avondale, El Mirage, Goodyear, and Surprise. These conditions are due to the age of the housing units, inadequate maintenance, or poor original construction.

Poor housing quality can result in neighborhood deterioration and affect the image of local communities. A negative image hinders efforts at economic development and community improvement. The condition of housing in these communities needs to be upgraded. This will improve the quality of life for local residents, and prevent the spread of blight and further deterioration. It will also enhance local identity.

The majority of substandard housing is suitable for rehabilitation. The useful life of existing housing needs to be extended so that it can help to meet local demands. This will require a long term commitment from local government, homeowners, private investors, and financial institutions.

GOALS AND OBJECTIVES

The following goals and objectives are recommended for approval:

Goals

- The provision of adequate housing to meet existing and future demands.
- A safe, sanitary, and structurally sound dwelling unit for all residents.

Objectives

1. To provide affordable housing.
2. To provide a broad range of housing opportunities.
3. To improve housing conditions in local communities
4. To ensure that housing is built and maintained to minimum standards.

POLICIES

The following policies are recommended as a means of achieving the stated goals and objectives:

OBJECTIVE ONE

Policy 1.1 Creative design and construction techniques which provide quality housing for less cost shall be encouraged.

Advances in construction technology may reduce the cost of housing in the future. Maricopa County should be receptive to innovation when it provides sound housing at affordable prices. Traditional building codes can reduce innovation and technological advancement because they specify how to construct rather than setting performance standards. Regular review of building codes is necessary to ensure that they reflect and encourage the state of the art.

Policy 1.2 The cost of government regulation shall be minimized.

Most of the recent increases in housing costs can be attributed to rising construction, finance, and utility costs. Local government regulation adds little to the cost of each new unit. However, government decision-makers should be aware of the cost of regulation and balance these against the need to protect health, safety, and welfare. Maricopa County should carefully consider the cost of all development regulations and ensure that development requests are efficiently processed.

Policy 1.3 Energy efficient housing shall be encouraged.

Energy conservation can reduce ongoing housing costs. This should be considered throughout the design and construction process. Proper site planning can provide a favorable orientation to the sun. Energy efficient construction includes the use of additional insulation, common walls, and extended overhangs as well as more innovative approaches such as earth sheltered housing. The use of solar heating and cooling devices is becoming increasingly popular and should be supported.

Policy 1.4 The use of creative planning and design techniques shall be supported.

Creative site planning can reduce the cost of housing by allowing the efficient use of land and reducing the amount of streets and utilities. This requires the use of flexible development controls.

Maricopa County provides flexibility through planned unit developments. This approach allows developers to vary lot sizes, cluster housing and provide mixtures of housing types through the use of density transfers and compensating open space. Compatible land use relationships and high development standards are maintained through site plan control.

Maricopa County should support the use of planned unit developments when they will help to reduce the cost of housing. They are especially appropriate where the physical characteristics of the site limit the effective use of land under conventional subdivision practices. They can also be used to integrate open space into residential areas and provide amenities which would otherwise not be feasible.

OBJECTIVE TWO

Policy: 2.1 A variety of housing types, densities, and living environments shall be supported.

Most people define their quality of life by the type of housing available to them, its location, and the surrounding neighborhood. The diverse needs and desires of present and future residents require that sufficient choice of housing be provided. A variety of housing opportunities will encourage growth; facilitate the movement of individuals within communities as incomes, age, and lifestyles change; and enhance local identity.

Private developers should be encouraged to provide affordable housing at suitable locations. Maricopa County should work with local cities and towns, Luke Air Force Base officials, and private developers to meet the needs of low and moderate income households. Local municipalities should adopt a housing element as part of their comprehensive plan. Housing needs and progress toward meeting them should be periodically assessed.

OBJECTIVE THREE

Policy 3.1 Maricopa County shall promote and participate in programs which will assist local communities in housing rehabilitation and neighborhood improvement.

Local cities and towns should be encouraged to implement housing rehabilitation programs within their communities. Local efforts should be targeted to ensure that limited resources have maximum impact. Where the structural elements are unsafe or the useful life of the unit is in question demolition should be considered as an alternative to further deterioration.

Maricopa County should assist local communities in assessing housing conditions and obtaining the financial and technical assistance for housing rehabilitation and neighborhood improvements. The County should review its taxation policies to determine their potential impact on rehabilitation efforts.

OBJECTIVE FOUR

Policy 4.1 Maricopa County shall continue to maintain high standards for construction.

High standards for residential construction will ensure the health and safety of the general public as well as the occupants, protect private investments, and prevent the deterioration of residential neighborhoods. Design and construction standards should be periodically reviewed to determine their effectiveness.

SOCIO - CULTURAL

SOCIO-CULTURAL

Summary of Goals, Objectives and Policies

- GOAL: A SENSE OF COMMUNITY IDENTITY
- OBJECTIVE: 1 To identify subareas for general planning purposes.
- POLICY: 1.1 Maricopa County shall recognize the following sub areas within the White Tanks-Agua Fria area: Avondale, Beardsley, Bunker Peak, Citrus Park, El Mirage, Goodyear, Happy Valley, Liberty, Litchfield Park, Luke, Perryville, Sun City West, Surprise, Waddell, and White Tanks.
- OBJECTIVE: 2 To coordinate development in a manner which fosters local identity.
- POLICY: 2.1 Community identity should be considered during the development review process.
- POLICY: 2.2 Large-scale developments and master planned communities should be encouraged.
- OBJECTIVE: 3 To provide focal points which foster local identity.
- POLICY: 3.1 The timely development of multi-use activity centers should be supported.
- POLICY: 3.2 The timely development of commercial cores to serve the primary needs of area residents should be encouraged.
- OBJECTIVE: 4 To provide a wide range of community facilities to meet the needs of area residents.
- POLICY: 4.1 The need for community facilities should be considered during the development review process.
- POLICY: 4.2 Developers should be encouraged to provide adequate community and neighborhood facilities such as schools and parks.
- POLICY: 4.3 The development of a local community college and a university branch campus should be encouraged.
- POLICY: 4.4 Local cities and towns should be encouraged to consider community facility needs as part of their capital improvement programs.

SOCIO-CULTURAL

PURPOSE

The SOCIO-CULTURAL ELEMENT addresses the formation of community identity and the provision of community and neighborhood facilities.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The lack of identity within the rural portions of the planning area

A distinct local identity is lacking in portions of the planning area. Where it does exist, community boundaries vary according to individual perceptions. Historic place names such as Beardsley, Perryville, White Tanks, Waddell, and Liberty offer little real guidance to the location of communities. The many overlapping service districts in the area also do not provide clear boundaries. The strip annexations of cities and towns further complicate local definition of local identity.

The definition of geographic subareas is needed to: 1) provide for local identity; 2) foster a common awareness of local needs and desires; 3) enable County officials to provide services in a manner consistent with local needs and desires; and 4) provide a basis for future discussions of the desired characteristics within each subarea.

The need to provide distinct communities

Community identity is influenced by a number of factors. Among them are:

- a. the level of available services;
- b. the type, design, and location of neighborhood and community facilities;
- c. the type and amount of various land uses;
- d. the quality of development;
- e. the mixture of housing types, residential densities, and housing quality;
- f. the social, economic, and ethnic characteristics of local residents;
- g. the arrangement of land uses;
- h. the spatial design and location of streets;
- i. the characteristics of the natural environment; and
- j. the level of economic activity.

There are a number of communities within the planning area. Each has a separate history and distinguishing characteristic. There is a continuing desire to maintain separate and distinct community identities in the future.

Rapid population growth can result in the loss of community identity. The merging of small communities into a metropolitan area often creates endless suburbs and diverse land use mixtures without strong focal points or common characteristics. This offers little sense of place for local residents and frustrates the formation of community spirit and civic awareness.

Future growth needs to be accommodated in a manner which will maintain and enhance the identity of existing communities, and encourage the formation of community identity in newly developed areas. Distinct communities will offer a choice in living environments and help to form a common bond between local residents. This will foster an awareness of common interests and needs, promote social and cultural vitality, and help to strengthen common values. It will also ensure that existing communities maintain their identity within the metropolitan region.

The importance of community facilities

Community facilities include schools, parks, recreation centers, community centers, libraries, health care and social service clinics, and other public and semi-public facilities. Communities which offer a wide range of facilities to meet the needs of local residents provide a high quality living environment which is attractive to new residents and employers.

The demand for new and improved community facilities will increase as population growth continues. A wide range of facilities will be needed to meet the social, cultural, educational, recreational, and health needs of area residents. The timely provision of these facilities will help to ensure that the area remains attractive for continued growth.

The facilities available in each community should reflect the character of development and the desired lifestyles of area residents. Community facilities serve as focal points for local identity and facilitate social interaction. Neighborhood and community facilities need to be designed and located to effectively serve the community of which they are a part.

GOALS AND OBJECTIVES

The following goal and objectives are recommended for approval:

Goal

- A sense of community identity

Objectives

1. To identify subareas for general planning purposes.
2. To coordinate development in a manner which fosters the formation of local identity.
3. To provide focal points around which to base local identity.
4. To provide a wide range of community facilities to meet the needs of area residents.

POLICIES

The following policies are recommended to achieve the stated goals and objectives:

OBJECTIVE ONE

Policy 1.1: Maricopa County shall recognize the following subareas within the White Tanks-Agua Fria area:

Avondale	Litchfield Park
Beardsley	Luke
Bunker Peak	Perryville
Citrus Park	Sun City West
El Mirage	Surprise
Goodyear	Waddell
Happy Valley	White Tanks
Liberty	

The location of each subarea is shown in Exhibit 5. These subareas were defined by the Citizen Committee on the basis of common characteristics. A number of factors were considered including physical features, historic perceptions of community identity, service area boundaries, strip annexations, the plans of local cities and towns and major private developers, existing land use characteristics, and common lifestyles. The boundaries of each subarea are intended to be somewhat flexible guidelines for future planning and decision-making.

OBJECTIVE TWO

Policy 2.1 Community identity shall be considered during the development review process.

The future characteristics of each subarea will be determined by the type, amount, quality, and pattern of development. A balanced mixture of land uses should be encouraged within the planning area while providing for desired local identities.

All development proposals should be reviewed from the standpoint of their ultimate impact on local identity. Those that will establish or maintain desired characteristics should be encouraged. On the other hand, those that would set an undesirable precedent should be discouraged.

Policy 2.2 Large scale developments and master planned communities shall be encouraged.

There are many large landholdings within the planning area under single or unified ownership. These offer opportunities for coordinated planning and development which are not possible when land is subdivided and developed on a piecemeal basis.

The coordinated planning and development of large parcels allows a comprehensive review of: public services and community facility needs; the interrelationship of land uses within the development and the surrounding area; the design and improvement of streets; and the physical characteristics of the site. Large scale developments allow efficient site planning, coordinated design, and the development of functional and compatible land use relationships. Many large developments have a central theme which is reflected throughout the project. Developers can often provide amenities services, or facilities for a large scale project which could not be justified for a smaller project.

Large parcels should be planned and developed as a unit. Maricopa County should coordinate the planning of these parcels to establish new communities, subcommunities, or form new neighborhoods within existing communities.

OBJECTIVE THREE

Policy 3.1 The timely development of multi-use activity centers shall be supported in appropriate locations.

Multi-use activity centers can be planned and designed to accommodate a wide variety of land uses including commercial and employment centers open space, housing, and community facilities. These centers should act as key focal points within the urbanized area. Each center should serve as a central core similar to the traditional "downtown" of older communities. The interdependent relationship of all activity centers within the planning area and the surrounding region should be recognized. Not all centers can be of the same scale. Some may have areawide or regional significance while others may serve only a single community.

Policy 3.2 The timely development of commercial cores to serve the primary needs of area residences shall be encouraged.

Commercial areas usually become major centers of activity within a community. They offer opportunities for meeting many social, cultural, and recreational needs as well as providing goods and services. They should be designed and located to focus social interaction and contribute to the identity of the neighborhood or community.

Commercial development within each subarea should be concentrated in appropriate locations rather than scattered haphazardly. This will help to maximize the drawing power of several establishments and add to local identity. This is especially important in the rural portions of the planning area where focal points for identity are absent. Commercial cores should be established when they can be supported by the residents in the surrounding area.

OBJECTIVE FOUR

Policy 4.1 Community facility needs shall be considered during the development review process.

Land use planning should be coordinated with community facilities planning. For example, new development can have a direct impact on school districts. These impacts should be assessed prior to development approval. The timing and scale of residential development should match the capacity of existing and planned facilities. Maricopa County should coordinate the development review process with local service agencies, school districts, and municipalities to ensure that community facility needs are given ample consideration during the development review process.

Sites for neighborhood and community facilities should be selected and reserved prior to development to ensure proper location at reasonable cost. This requires cooperation between local government, school districts, service agencies, developers, and landowners. Maricopa County should work closely with developers and local officials to reserve land in appropriate locations for future facilities. The joint use of sites should be encouraged as a means of reducing the amount of land required for community facilities, lowering operation and maintenance costs, and eliminating duplication of effort.

Policy 4.2 Maricopa County shall support the efforts of private developers to provide community and neighborhood facilities to meet the needs of their development.

Progressive developers recognize that community facilities add to the marketability of their product. Maricopa County should support the efforts of developers to provide parks and other community facilities which are consistent with the scale of development, and the needs of future residences. The continuing operation and maintenance of facilities provided by developers should be assured to protect lifestyles and investments. A homeowners association or other community organization should be established to maintain responsibility for all common facilities. The facilities provided should not exceed the ability of future residents to provide ongoing support.

Policy 4.3 The development of a local community college and a university branch campus shall be encouraged.

The Maricopa County Community College District has indicated the desire to locate a new junior college within the Litchfield Park area in the future. This would be a desirable amenity for the area and help to meet the need for higher education in Western Maricopa County. These efforts should be encouraged.

Policy 4.4 Local cities and towns shall be encouraged to consider community facility needs as part of their capital improvement programs.

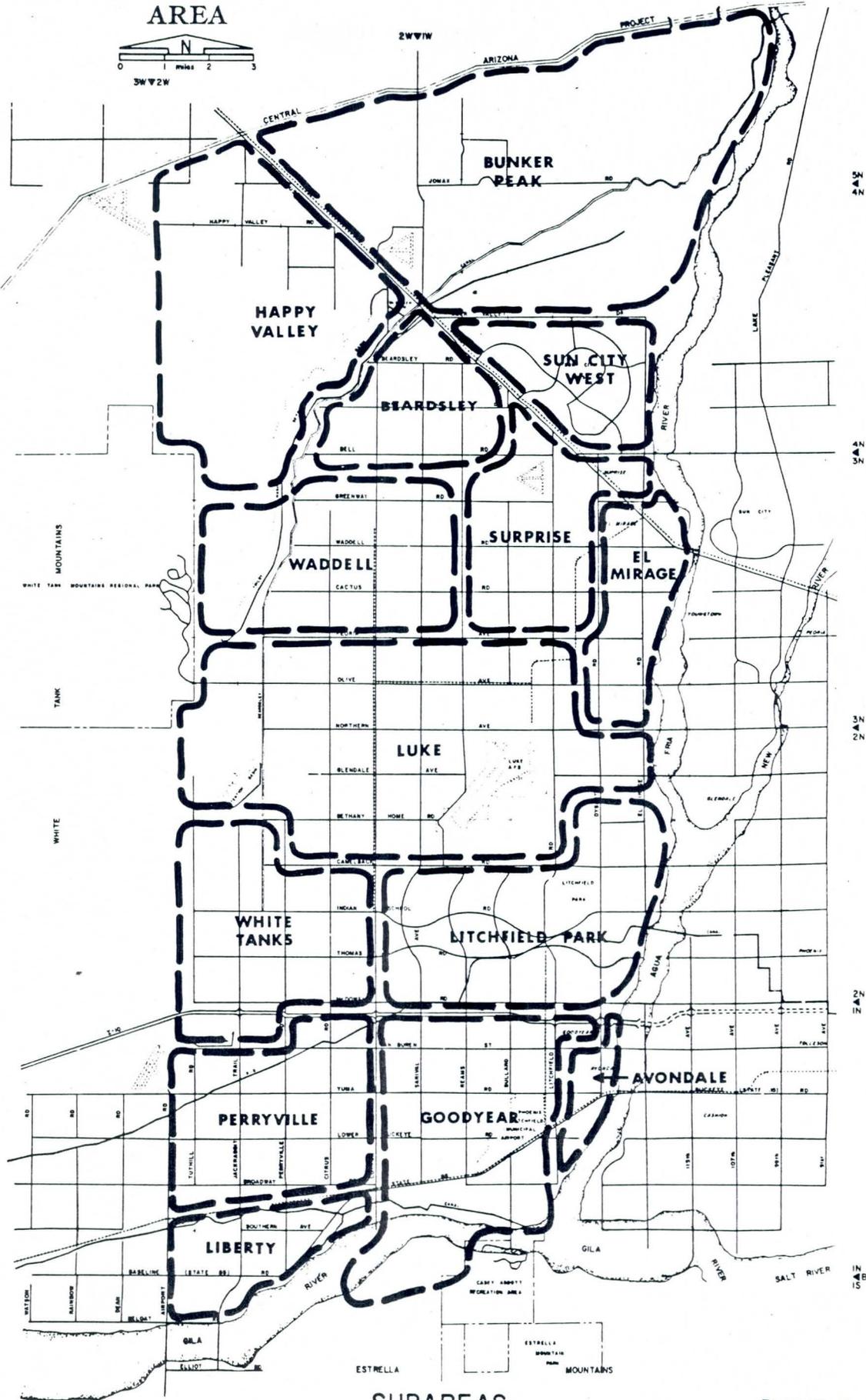
The planning, acquisition, and development of community facilities should be guided by a capital improvements program. This will allow priorities to be set based on realistic needs and ensure that expenditures are programmed in advance.

WHITE TANKS AGUA FRIA

AREA

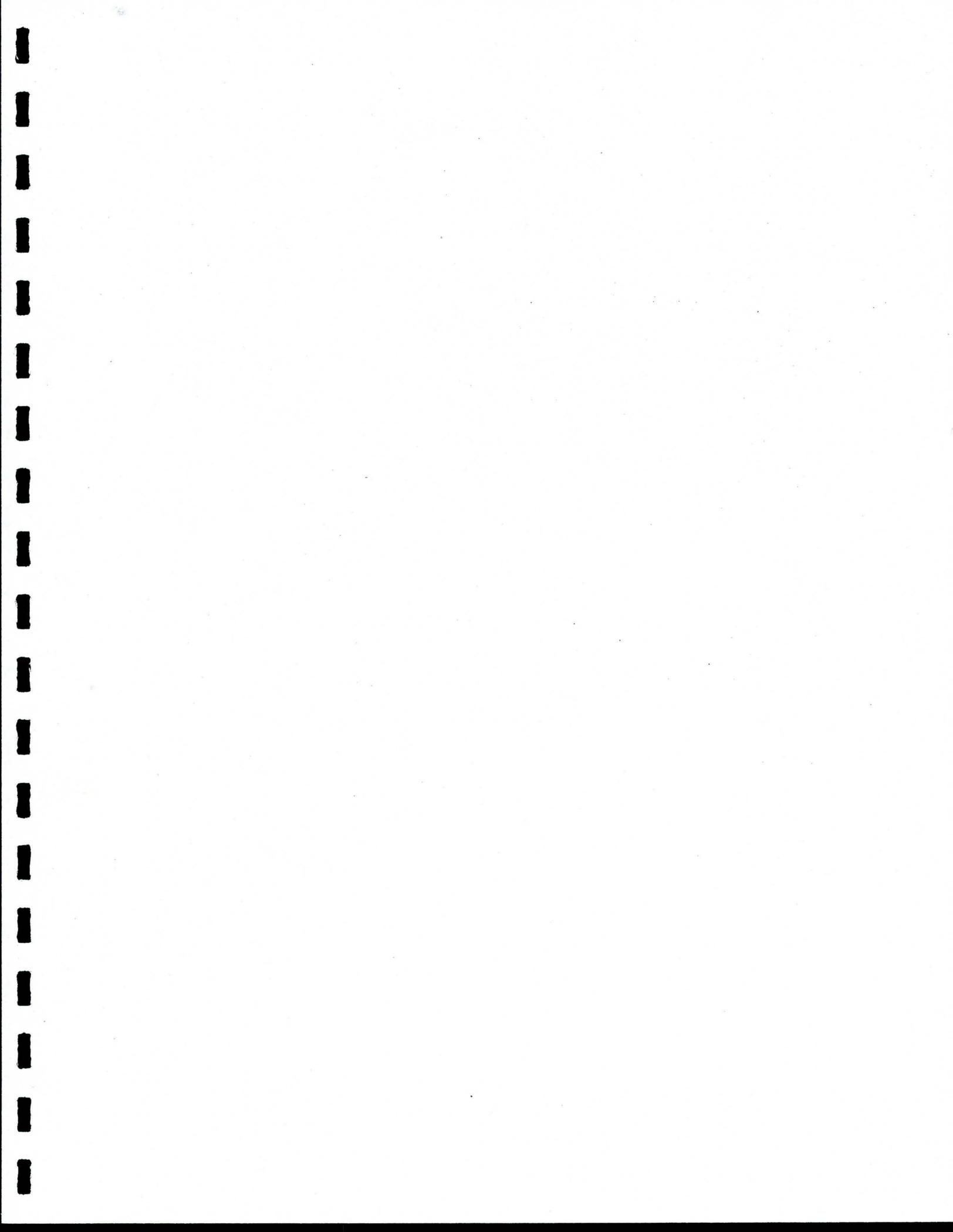


MEROGLYPIC MOUNTAINS



SUBAREAS

EXHIBIT 5



LAND USE

LAND USE

Summary of Goals, Objectives and Policies

- GOAL: THE TIMELY AND ORDERLY DEVELOPMENT OF LAND.
- GOAL: AN URBAN FORM WHICH MAXIMIZES THE BENEFITS RECEIVED FROM PUBLIC AND PRIVATE INVESTMENTS.
- GOAL: A SAFE, HEALTHFUL, AND ATTRACTIVE LIVING AND WORKING ENVIRONMENT.
- OBJECTIVE: 1 To encourage timely expansion of the urbanized area.
- Policy: 1.1 Urban development should be encouraged in order of priority: 1) on vacant parcels within the existing urbanized area; 2) in the fringe immediately adjacent to the existing urban area; and 3) beyond the fringe, but within a reasonable distance from the existing urban area along major regional transportation corridors.
- POLICY: 1.2 Local cities and towns should be encouraged to prepare and adopt a growth management strategy within their strip annexed area.
- POLICY: 1.3 Coordinate and review all proposals for development on State Lands.
- OBJECTIVE: 2 To prevent land use conflicts.
- OBJECTIVE: 3 To coordinate decision making within strip annexed areas.
- Policy: 3.1 Municipalities should be encouraged to prepare and adopt detailed comprehensive plans for strip annexed areas.
- Policy: 3.2 Maricopa County should periodically review its efforts at coordinating decision-making within strip annexed areas.
- OBJECTIVE: 4 To protect health and safety in aviation hazard areas.
- Policy: 4.1 Land use and development should be limited in crash hazard areas.
- Policy: 4.2 The number of people exposed to a Day-Night Average Sound Level of 75 decibels or greater should be minimized.
- OBJECTIVE: 5 To prevent adverse impacts from high capacity electrical transmission lines.
- Policy: 5.1 Utility companies should be encouraged to locate major electrical transmission lines in existing transportation and industrial corridors.
- OBJECTIVE: 6 To define the future land use plans and general policies for each subarea.
- Policy: 6.1 (See page 48).

- OBJECTIVE: 7 To provide residential areas which offer a safe and pleasant living environment.
- Policy: 7.1 The intrusion of incompatible or unrelated land uses into residential areas shall be discouraged.
- Policy: 7.2 The internal street system in residential areas shall be designed to discourage through traffic.
- Policy: 7.3 Creative subdivision designs should be encouraged.
- Policy: 7.4 The formation of distinct neighborhoods within the residential areas should be encouraged.
- Policy: 7.5 The use of flexible planning and design techniques in residential areas should be supported.
- Policy: 7.6 Maricopa County should maintain high standards for residential development.
- OBJECTIVE: 8 To develop attractive commercial areas which are well designed and properly located.
- Policy: 8.1 Commercial development should be encouraged at the intersections of major streets and highways.
- Policy: 8.2 The development of planned shopping centers should be encouraged.
- Policy: 8.3 Maricopa County should control off-site advertising signs.
- Policy: 8.4 Maricopa County should maintain high standards for commercial development.
- Policy: 8.5 Requests for commercial development should be carefully reviewed in terms of site location and needs within the primary trade or service area.
- POLICY 8.6 Strip commercial development should be discouraged.
- OBJECTIVE: 9 To encourage industrial development which is well designed and properly located.
- Policy: 9.1 Suitable sites for a wide variety of light and heavy industries should be provided.
- Policy: 9.2 Industrial development should be encouraged to locate within designated industrial areas.
- Policy: 9.3 Planned industrial parks should be encouraged.
- Policy: 9.4 Maricopa County should maintain high standards for industrial development.
- OBJECTIVE: 10 To encourage the effective use of open space.
- Policy: 10.1 The multiple use of open space should be encouraged.
- Policy: 10.2 Efforts to effectively integrate open space into development should be encouraged.

LAND USE

PURPOSE

The LAND USE ELEMENT addresses the pattern and scale of future land use and development and the relationship between various land use activities.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The need to provide land for development.

Future development cannot be limited to the existing urban area. The availability of developable land will affect land values, housing costs, population growth, and economic development within the area. Public officials and private property owners must cooperate to ensure that sufficient land is available to accomodate future demands.

The form of urban development

Rapid growth in the absence of public policy often results in scattered urban development. When this occurs, new development is often located a considerable distance from the existing urbanized area and intermixed with rural land uses and undeveloped lands. This results in a sprawling urban form which creates an unpredictable development pattern.

A growth management strategy directs the distribution of people and major centers of activity by encouraging the development of vacant lands within or adjacent to the existing urbanized area prior to the development of more remote parcels. This does not influence the rate of growth, but rather defines the area for future urban development. This defined area expands in phases to meet market demands.

Each form of urban development has positive and negative aspects. Major differences are summarized as follows:

Scattered Growth: (Desireable Features)

- a. offers developers maximum flexibility in selecting sites. This can reduce the cost of housing.
- b. requires less restrictions on landowners and developers.
- c. results in a wide choice of location for potential residents.

Scattered Growth: (Undesireable Features)

- a. limits the formation of community identity.
- b. creates uncertainty regarding the pattern and timing of future development.
- c. destroys the character of rural residential areas.
- d. destroys the integrity of agricultural areas resulting in the premature loss of farmlands and causing urban-rural conflicts.
- e. sets an untimely precedent in rural areas which prematurely determines the character of future development and makes coordinated decision-making difficult.
- f. results in a large portion of the urban area remaining undeveloped for years. Street improvements and services must be extended past vacant parcels which offer limited tax returns.
- g. results in a sprawling urban area which increases the time and cost of travel and wastes energy resources.
- h. increases the mileage of roadway improvements needed and adds to maintenance costs.
- i. requires that public services be extended earlier and over a greater distance from the existing urbanized area. This does not allow the efficient and economical extension of services.
- j. frustrates efforts to coordinate planning for land use, transportation, economic development, public services, and community facilities. Capital improvement programs become inefficient and haphazard when they try to serve scattered development.
- k. results in limited public and private resources being spread out over a wide area. Investments which benefit a few new residents may be subsidized by existing residents who receive little benefit from remote development.
- l. results in scattered pockets of development too small to support new facilities and too isolated to be served effectively by facilities in the existing urban area. This does not allow maximum use of existing facilities.
- m. does not support the economic development and community improvement efforts of local cities and towns.

Growth Management: (Desireable Features)

- a. fosters the development of community identity.
- b. defines the area subject to future urban development.
- c. preserves the character of rural residential areas and protects investments and lifestyles.
- d. encourages the orderly and timely conversion of agricultural areas to urban development and reduces urban-rural conflicts.
- e. facilitates coordinated land use planning and decision-making. This results in functional and compatible land use relationships and encourages the efficient use of land.
- f. encourages the timely development of land and reduces the number of vacant parcels within the urbanized area.
- g. results in a compact urban area which requires fewer miles of travel. This reduces the time and cost of travel and saves valuable energy resources.
- h. requires fewer miles of roadway improvements thereby reducing construction and maintenance costs. Allows the timely and coordinated improvement of the street and highway system.
- i. allows the timely, efficient, and economical expansion of public services in a cost effective manner.
- j. allows capital improvement programs to be managed effectively and coordinated with planning for land use, transportation, public services, community facilities, and economic development.
- k. concentrates public and private investment for mutual benefit. This reduces the per capita cost of supporting growth and development. Those who pay the cost of new development receive benefits as a result of that development.
- l. allows the timely provision of schools, parks, and neighborhood commercial facilities and allows facilities in the existing urbanized area to be used efficiently.
- m. Public and private investments support the economic development and community improvement efforts of local cities and towns.

Growth Management: (Undesireable Features)

- a. limits the development options of landowners and developers.
- b. reduces the amount of land available for development at any one time. This can have indirect impacts on land values and housing costs.
- c. delays the time of development in some local areas.
- d. requires government resources to be devoted to continuous management programs.

The form of urban development is both a regional and a local issue. New developemnt should not create a tax burden for existing residents or negative long term impacts. However, unquestioning support of a growth management philosophy could prevent development which will contribute to the desired characteristics of local communities.

Although a substantial increase in population and economic development is projected to occur in the future, the entire area will not be urbanized by 1990. The form of urban development should maximize the benefits received from public and private investments, minimize the per capita costs associated with growth and development, and provide both urban and rural environments within the planning area. The form of urban development should maintain the attractiveness of the planning area for continued growth and development beyond 1990.

The need for coordination within
strip annexed areas

Until 1980, State law allowed cities and towns to strip annex unincorporated lands as a means of defining their future area of interest. Over fifty percent of the White Tanks-Agua Fria area has been strip annexed by seven municipalities. (See Exhibit 6).

Strip annexations create overlaps in responsibility and authority between local cities and towns and Maricopa County. This results in several problems as outlined in a report to the Board of Supervisors on County Islands dated September 26, 1977. Many of these problems involve land use planning and the approval of development requests.

The responsibility for planning and development approval within incorporated areas rests with local cities and towns. Maricopa County has jurisdiction in the unincorporated area. However, local cities and towns do have a recognized interest in areas which may eventually be incorporated. Many cities and towns have adopted detailed land use plans for their strip annexed areas. As a result, close cooperation is needed between local cities and towns and county officials to prevent duplication of efforts and to avoid conflicts in decision-making.

The future characteristics of each subarea.

Fourteen subareas are established by Policy 1.1 in the Socio-Cultural Element. These subareas are intended to foster a sense of common identity. They also provide a basis for considering specific guidelines for future land use and development within each subarea while maintaining the continuity of the area plan.

A number of factors should be considered prior to developing guidelines for each subarea. These include: development trends within the area and the surrounding region; local desires; the physical characteristics within each subarea; the location of major transportation routes; the availability of public services, existing development patterns; the adopted plans of private developers and local municipalities; and the goals, objectives, and policies contained in the policy guide.

The type, amount, and location of land uses will influence the future identity of each subarea. Land use and development should be consistent with and help to achieve the desired characteristics within each subarea and the planning area as a whole.

Development within aviation hazard areas

The U.S. Air Force has identified crash hazard areas off the ends of the runways at Luke Air Force Base and Luke Auxilliary Field #1. These areas consist of a clear zone at the end of a runway and two accident potential zones beyond the clear zone. Within the clear zone, the risk of accident is so high as to preclude the reasonable use of land. The Air Force has initiated a program to acquire property rights within the clear zone. The accident potential zones are less critical than the clear zone, but still pose a significant risk to development.

Extreme noise levels pose a potential hazard to human health and welfare. The cumulative effects of long term exposure to high noise levels and the exact threshold of concern is still open to debate. Most authorities consider a Day-Night Average Sound Level of 75 decibels or greater to be cause for concern. Noise levels in excess of a Day-Night Average Sound Level of 75 decibels have been identified around Luke Air Force Base.

The impact of high capacity electrical transmission lines

The planning area is crossed by a number of major electrical transmission lines ranging in size from 69,000 KV to 500,000 KV. Transmission lines in agricultural areas can disrupt aerial spraying and divide fields. In urban areas they can disrupt land use patterns. Major transmission lines and their related structures also have a visual impact which can degrade the appearance of communities and major traffic routes.

Future land use planning should recognize existing and proposed transmission lines corridors. Their easements are major linear features which need to be carefully integrated into the urban landscape. Additional transmission lines should be located with an awareness of their impacts. Power transmission structures should also be designed and located to blend into the surrounding area.

The importance of open space

"Open Space" is a general term which refers to lands devoted to uses other than buildings, roads, and parking lots. With over 90% of the planning area consisting of farmland or vacant lands, a discussion on open may seem inappropriate. However, in light of the potential for future urban development, it is important that open space be considered along with other land uses. It is difficult to return land to open space use once it has been developed.

Open space within an urban area is not simply undevelopable land. Major open spaces can serve one or more important functions such as:

- *providing areas for recreation and leisure time activities which are necessary for physical and mental well being. This often serves an important social function as well.
- *buffering different types of land uses and lifestyles.
- *adding to local identity by defining neighborhoods and communities or providing focal points for local identity.
- *providing desirable visual amenities which offer a contrast to buildings and roads and enhance development opportunities.
- *protecting significant environmental features and historic resources.
- *accommodating land uses such as utility line easements, farming, mining, drainageways and canals.
- *providing an alternative to more intense development where it is unwarranted due to natural or man-made hazards.

Examples of major open space uses include parks, golf courses, farms, riverbeds, utility line corridors, lakes, common areas, stormwater detention basins and canals.

Open space is an important feature in any urban area. Planning for open space is an integral part of land use planning. Land for open space use needs to be provided and used effectively.

GOALS AND OBJECTIVES

The following goals and objectives are recommended for approval:

Goals

- The timely and orderly development of land.
- A form of urban development which maximizes the benefits received from public and private investments.
- A safe, healthful, and attractive living and working environment.

Objectives

1. To encourage the timely expansion of the urbanized area.
2. To prevent land use conflicts.
3. To coordinate decision-making within strip annexed areas.
4. To protect health and safety in aviation hazard areas.
5. To prevent adverse impacts from high capacity electrical transmission lines.
6. To define the future land use characteristics within each subarea.
7. To provide residential areas which offer a safe and pleasant living environment.
8. To develop attractive commercial areas which are well designed and properly located.
9. To encourage industrial development which is well designed, and properly located.
10. To encourage the effective use of open space.

POLICIES

The following policies are recommended as a means for achieving the stated goals and objectives:

OBJECTIVE ONE

Policy 1.1 Urban development shall be encouraged in order of priority 1) on vacant parcels within the existing urbanized area, 2) in the fringe immediately adjacent to the existing urban area; and 3) beyond the fringe, but within a reasonable distance from the existing urban area along major regional transportation corridors.

The timing and location of future urban development should be guided primarily by market trends and the availability of public services. Developers should be encouraged to consider parcels near the existing urbanized area prior to developing remote parcels. However, public decision makers should not prevent development which is consistent with desired development trends in local areas unless the impacts of development will outweigh its benefits.

Policy 1.2 Local cities and towns shall be encouraged to prepare and adopt a realistic growth management strategy within their strip annexed areas.

Local cities and towns should include as part of their comprehensive plan a growth management strategy for strip annexed areas. This strategy should be consistent with local capital improvement programs. Maricopa County will consider these phasing strategies in the review of development requests within the respective strip annexed area.

OBJECTIVE TWO

(no policy)

OBJECTIVE THREE

Policy 3.1 Municipalities should be encouraged to prepare and adopt detailed comprehensive plans for strip annexed areas.

Detailed land use planning within strip annexed areas should be undertaken by the respective city or town. Maricopa County should participate in these planning efforts upon request as resources allow.

Local municipalities should submit their plans to the County for review in accordance with State law. These plans should be reviewed from both an areawide and a regional standpoint.

Maricopa County should support municipal plans when they are consistent with sound planning principles and the guidelines set forth in this Policy and Development Guide. Adopted plans should be considered in reviewing development requests. These plans should be regularly reviewed to ensure that they reflect current municipal policy.

Policy 3.2 Maricopa County should periodically review its efforts at coordinating decision-making within strip annexed areas.

The Board of Supervisors adopted a "Policy for County Islands" on October 4, 1977. A copy is found in the Appendix.

County officials should meet periodically with representatives from local cities and towns to review joint concerns within strip annexed areas and determine the effectiveness of the County Island Policy. Through open communication development decision-making can be coordinated in the public interest.

OBJECTIVE FOUR

Policy 4.1 Land use and development should be limited in crash hazard areas.

The type and scale of development within defined crash hazard areas should be limited to protect health and safety. New residential development, and other activities which concentrate people for extended periods of time (i.e., schools, churches, hospitals) should be prohibited. Other types of uses should be allowed according to their compatibility with airfield operations and the level of crash hazard that exists. Agriculture and other open space uses should be encouraged. Structures should be limited in height and should be located at the edges of the crash hazard areas.

Policy 4.2 The number of people exposed to a Day-Night Average Sound Level of 75 decibels or greater should be minimized.

Residential development and similar land use activities should be discouraged where the Day-Night Average Sound Level is equal to or exceeds 75 decibels. Sound attenuation measures should be incorporated into the design and construction of those parts of buildings used for human occupancy.

OBJECTIVE FIVE

Policy 5.1 Utility companies should be encouraged to locate major electrical transmission lines in existing transportation and industrial corridors.

New transmission line routes should be carefully reviewed to determine their impact on land use and community identity. Several transmission line corridors have already been established within the planning area. Utility companies should use these corridors when locating new lines. New corridors should be discouraged unless the use of existing routes is infeasible.

OBJECTIVE SIX

Policy 6.1 The following land use characteristics should be encouraged within each subarea:

- Avondale:
- a. Support urban residential densities.
 - b. Consider industrial use south of Lower Buckeye Road.
- Beardsley:
- a. Encourage a coordinated master plan for this subarea.
 - b. Support urban residential densities.
 - c. Encourage the development of a multi-use activity center.
- Bunker Peak:
- a. Maintain a rural residential density.
- Citrus Park:
- a. Support industrial and commercial development along Cotton Lane and the railroad.
 - b. Support rural residential development.
 - c. Support agricultural land use.
- El Mirage:
- a. Support industrial use in the northern part of the subarea near Grand Avenue and the Santa Fe Branchline.
 - b. Support urban residential densities.
- Goodyear:
- a. Encourage urban residential densities.
 - b. Encourage and coordinate the preparation of a master plan for the western part of the subarea.
 - c. Encourage development which is compatible with the noise levels from Phoenix-Litchfield Airport.
 - d. Support the development of a centrally located multi-use activity center.
 - e. Ensure that all land uses along the freeway provide a positive image for the area.
 - f. Encourage industrial development along the Southern Pacific railroad spur, north of Phoenix-Litchfield Airport, along State Route 85 between Cotton Lane and Litchfield Road, and near Interstate 10 and Cotton Lane.
- Happy Valley:
- a. Maintain a rural residential density.
- Liberty:
- a. Encourage agricultural land uses.
 - b. Maintain a rural residential density.

Litchfield

Park:

- a. Support development in accord with the "General Plan for Litchfield Park" which was approved by the Maricopa County Board of Supervisors on August 15, 1966.
- b. Encourage rural residential densities north of Camelback Road.

Luke:

- a. Support growth and development consistent with Military Airport Zoning.
- b. Encourage urban residential densities east of Litchfield Road and south of Glendale Avenue.
- c. Support development north of Glendale Avenue and east of Dysart Road which is compatible with the existing salt mine and the Luke Air Force Base wastewater treatment plant.
- d. Support the development of a commercial core at the intersection of Glendale Avenue and Litchfield Road.

Perryville:

- a. Encourage agricultural land use.
- b. Maintain a rural residential density.
- c. Encourage the use of the existing harness race track for special commercial development.
- d. Support land uses adjacent to the harness race track which are compatible with this special commercial facility.
- e. Support urban residential densities in the north-eastern part of the subarea.

Sun City West:

- a. Support development according to the revised master plan which was approved by the Board of Supervisors in 1973.

Surprise:

- a. Encourage urban residential densities in the northern part of the subarea.
- b. Encourage rural residential density and agricultural use in the southern part of the subarea.
- c. Support industrial development along the Santa Fe branch-line between Litchfield Road and Dysart Road.
- d. Support the development of a commercial core in the northern part of the subarea.
- e. Support intense land use near the intersection of Grand Avenue and Bell Road.

Waddell:

- a. Support rural residential densities.
- b. Encourage continued agricultural use.

White Tanks:

- a. Maintain a rural residential density.
- b. Support intense land use activity near the Jackrabbit Road interchange.
- c. Support agricultural land use.
- d. Encourage compatible land uses adjacent to the Arizona Correctional Training Facility.

The specific characteristics within each subarea should be determined at an appropriate time by detailed land use planning. These guidelines should be used to review development requests and planning efforts within each subarea. They also provide the basis for the "Development Guide".

These policies were determined by the Citizen Committee to be most appropriate for each subarea at this time. Due to the rural nature of the study area and the limited time frame of the policy guide it was difficult to define the most appropriate future characteristics within some subareas. As population growth and economic development continues, these policies will need to be reevaluated in light of continuous changing opportunities, needs, and desires within each subarea.

OBJECTIVE SEVEN

Policy 7.1 The intrusion of incompatible or unrelated land uses into residential areas shall be discouraged.

Residential areas should be properly designed and located to offer a pleasant and safe living environment. This will protect property values and help to prevent blight and deterioration in residential areas.

The square mile formed by section line roads forms the basic residential planning unit. Intense land uses and major traffic generators should be located at the edge of single family neighborhoods with convenient access to major streets. Single family residences should be effectively buffered from more intense land uses and busy streets by any combination of walls, landscaping, open space, or transitional land uses as appropriate to preserve privacy and maintain a desirable living environment.

Policy 7.2 The internal street system in residential areas shall be designed to discourage through traffic.

Arterials should carry all through traffic within the planning area. The internal street system in residential areas should be designed to discourage through traffic while allowing convenient movement for local residents. Proper subdivision design, based on a functional classification system of roadways, should be encouraged (See Transportation Element).

Policy 7.3 Creative subdivision designs shall be encouraged.

Streets are important visual features of residential areas. Through careful design they can add to the safety and character of residential areas.

The traditional grid iron pattern can result in monotonous residential areas. It also requires excessive amounts of right-of-way; increases the mileage of streets required; often results in an excessive number of uncontrolled four way intersections; and long local streets invite high speed travel.

A modified grid pattern which incorporates the use of loops, curvilinear streets, cul-de-sacs, and other design measures can contribute to visual diversity in residential areas. It also can discourage through traffic; minimize the number of intersections; and reduce the amount of right-of-way required for streets and utilities. This minimizes private development costs and public maintenance costs. Confusing street layouts and those that make house numbering difficult should be avoided.

Policy 7.4 The formation of distinct neighborhoods within residential areas shall be encouraged.

Through proper design and land use controls identifiable neighborhoods can be formed which offer residents a sense of place. Neighborhood planning allows a variety of housing types, price ranges, densities, and lifestyles to be accommodated within residential areas while ensuring that compatible relationships are maintained between different housing types and lifestyles. Sound neighborhood planning increases stability within residential areas while protecting investments and lifestyles.

The boundaries of neighborhoods should be defined by collector or arterial streets or other natural or man-made features. Housing types and residential densities within neighborhoods should be selected to enhance and maintain lifestyles and ensure compatibility. Uncontrolled mixtures of different residential densities and housing types should be avoided. Neighborhoods should be of sufficient size to allow their effective integration with the surrounding area. Often, development around a common theme such as a golf course, a rock outcrop or a combination of unique housing opportunities can provide a focal point for neighborhood identity.

Policy 7.5 The use of flexible planning and design techniques in residential areas should be supported.

Creative site planning can provide a unique living environment which accomodates desired lifestyles, offers a choice of housing in neighborhoods, produces residential areas with visual diversity and interest, and allows the effective use of common open space. This approach requires the use of flexible development controls.

Flexible development controls are provided for in a planned unit development (PUD). A PUD is planned and controlled as a single functional unit. This allows developers to cluster dwelling units, vary lot sizes, provide mixtures of housing types, and integrate complimentary land uses with open space. The appropriate site density is maintained through the use of density transfers and compensating open space. Compatible land use relationships and high development standards are maintained through site plan control. Open spaces should be held in common ownership by a homeowners association.

The use of flexible (PUD's) planning and design techniques should be supported when the parcel is of sufficient size to permit proper design and integration into the surrounding area. Innovative planning and design should provide an attractive living environment without increasing the overall density of the site. Flexible development controls should not be used as a means of increasing site density beyond that which would otherwise be appropriate.

Policy 7.6 Maricopa County should maintain high standards for residential development.

Standards for residential development should promote neighborhood stability, protect property values, and provide a safe and attractive living environment. They also should reduce land use conflicts between different types of housing units and residential lifestyles. All parcels should be of sufficient size and shape to accomodate the proposed housing, provide sufficient open space, and allow proper access. Deep narrow frontage lots which are difficult to build on and maintain should be avoided. Standards for residential development should address building height and bulk, building orientations, on-site parking, fences, walls, and landscaping.

OBJECTIVE EIGHT

Policy 8.1 Commercial development should be encouraged at the intersections of major streets and highways.

Strip commercial and spot commercial development often results in an unattractive and inefficient pattern of development. This creates traffic congestion; provides land use conflicts, and results in an excessive amount of land being reserved for commercial use.

The development of compact, well designed commercial sites at major intersections: encourages the efficient use of land; facilitates coordinated planning of adjacent properties; reduces the amount of commercial land bordering residential areas; minimizes the number of vehicular access points which cause congestion on major roads; concentrates the drawing power of several businesses; and allows convenient shopping with minimum travel. It facilitates the development of commercial cores which add to local identity and provide convenient shopping and services.

Policy 8.2 The development of planned shopping centers should be encouraged.

Shopping centers are planned, built, operated, and maintained as a functional unit. These multi-use centers offer attractive sites with uniform building construction and controlled circulation. Through site plan control, flexibility in design can be achieved while ensuring high standards of development and compatibility with surrounding property. This encourages the efficient use of land and permits amenities such as landscaped open space and common areas. Many neighborhood, community, trade and service establishments as well as business and professional offices can be accommodated. Shopping centers should be located to best serve their trade area.

Policy 8.3 Maricopa County should control off-site advertising signs.

Off-site advertising can degrade major streets and highways and result in a public nuisance to motorists and adjacent property owners. An excessive number of these signs is counterproductive to their intended purpose. Maricopa County should maintain standards for the size, height, design and location of these signs in a manner which is consistent with the public interest.

Policy 8.4 Maricopa County should maintain high standards for commercial development.

Minimum commercial development standards will encourage attractive and well designed commercial areas. They also will reduce adverse impacts on adjacent or nearby properties. These standards should address: sign control; off street parking and loading; screening of refuse collection, service, delivery, and outdoor storage areas; lighting; effective physical separations from adjacent land uses; site design; and the height and bulk of buildings.

Policy 8.5 Requests for commercial development should be carefully reviewed in terms of site location and needs within the primary trade or service area.

Sites for commercial development should be located to serve the potential trade or service area. Sites should be provided for a wide variety of commercial activities (i.e. convenience shopping, comparison shopping, business and professional services, highway commercial, etc.). The type and scale of commercial development approved at any location should be based on:

1. The characteristics of the potential trade or service area (i.e. income and purchasing power, population, the location of similar activities, number of competing centers, travel patterns, etc.).
2. The locational requirements for the type of use proposed (i.e. neighborhood commercial vs. highway commercial).
3. The nature of the surrounding area and adjacent land uses.
4. The characteristics of the intended use (i.e. professional office vs. a drive in restaurant).

A sufficient number of commercial sites should be provided to allow developers a choice in sites. However, excessive amounts of commercial acreage should be avoided so as not to preclude the development of more timely and viable uses. The amount of land reserved for commercial use at any given time should be based on a realistic assessment of market needs within the trade or service area. Prior to approving new requests for commercial development, the amount and location of existing vacant commercial sites should be considered.

Policy 8.6 Strip commercial development should be discouraged.

(Added by the Planning and Zoning Commission)

OBJECTIVE NINE

Policy 9.1 Suitable sites for a wide variety of light and heavy industries should be provided.

Sites for industrial development should be well located to meet the needs of a variety of industrial activities, and to ensure functional and compatible land use relationships. The type of industrial use approved at any location should be based on:

- *the specific site requirements of the proposed use;
- *the nature of the surrounding area and type of adjacent land use;
- *the characteristics of the proposed use (i.e., employee density, truck traffic, intensity of use, etc.);
- *local economic development goals.

The amount of land reserved for industrial use should be balanced with realistic demands. A sufficient number and variety of industrial sites should be provided to allow flexibility in decision-making and accommodate the needs of various industries. However, the reservation of excessive amounts of industrial land should be avoided so as not to preclude more timely and viable land use activities. Prior to approving new requests for industrial development the amount and location of existing vacant industrial sites should be considered.

Policy 9.2 Industrial development should be encouraged to locate within designated industrial areas.

Industrial development should be encouraged within designated industrial areas along major arterials and railroads rather than scattered throughout the planning area. By grouping compatible industries in appropriate locations it is possible to minimize the potential for land use conflicts; encourage the efficient use of land; concentrate truck traffic; protect industries from encroachment by incompatible and unrelated land uses; allow economies in utility extensions; allow the reservation of sites for future industrial use; and facilitate coordinated planning. Many industries benefit from a location in close proximity to similar or supporting activities.

The types of industrial uses within industrial areas should be compatible with similar needs and characteristics. Light and heavy industries should generally be separated.

The location of industrial reserves should be consistent with the desired identity and future economic activity within each subarea. They should be well located to ensure compatibility with surrounding land uses and to allow access to major traffic routes. Secondary access to rail or airports is attractive to some types of industry. Once identified, these key industrial sites should be protected against intrusions by non-related uses. Prime sites should be reserved to meet the needs of various types of industries.

Policy 9.3 Planned industrial parks should be encouraged.

Industrial parks offer attractive locations for a variety of light industries and related land uses. Typical uses include light manufacturing, warehousing and distribution, research and development, and offices. Because they are planned, designed, operated, and maintained as a unit they can reduce the cost of individual sites, encourage the efficient use of land, and allow coordinated planning for access, circulation, public services, support facilities, open space, landscaping, and parking.

Industrial park developers should set high standards for building design, landscaping, and individual operations to supplement government regulations through deed restrictions and selection of tenant industries. This provides an attractive setting for tenant industries and promotes compatibility between a wide variety of industries and the surrounding area. With adequate site plan control, flexibility can be achieved while ensuring high standards of development. Since industrial parks are designed as a functional unit which is controlled through site plan review, more latitude is allowed in their location. They can offer convenient employment opportunities in close proximity to residential areas.

Policy 9.4 Maricopa County should maintain high standards for industrial development.

Minimum standards will promote the development of attractive and well designed industrial sites. They will help to ensure compatibility with adjacent land uses and minimize the potential for blight and land use conflicts in industrial areas.

All industrial development should meet minimum standards to ensure that there will be no objectionable off-site impacts from industrial operations (i.e., noise, smoke, dust, odor, heat, gases, vibration, lighting, etc.). Standards should also address: sign control; onsite parking and loading; screening of service, delivery, and outdoor storage and processing areas; site design; height restrictions; and effective buffering from adjacent residential properties.

OBJECTIVE TEN

Policy 10.1 The multiple use of open space should be encouraged.

Open space can perform more than one function. For instance: major detention basins may double as park sites; areas for onsite detention may provide land for recreation facilities or parking; utility line corridors, canals, and golf courses can serve as land use buffers; riverbeds can provide opportunities for recreation, flood control, the mining of sand and gravel, wildlife areas, powerline easements, agriculture; etc. The multiple use of open space should be encouraged when appropriate.

Policy 10.2 Efforts to effectively integrate open space into development should be encouraged.

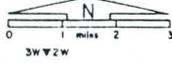
The size, character, design, and location of major open spaces can have a profound effect on future development patterns and opportunities. The potential influence of open spaces should be considered throughout the development process.

Open space should serve a definite function. It should also be carefully integrated into neighborhood or a community to enhance the character and quality of the environment.

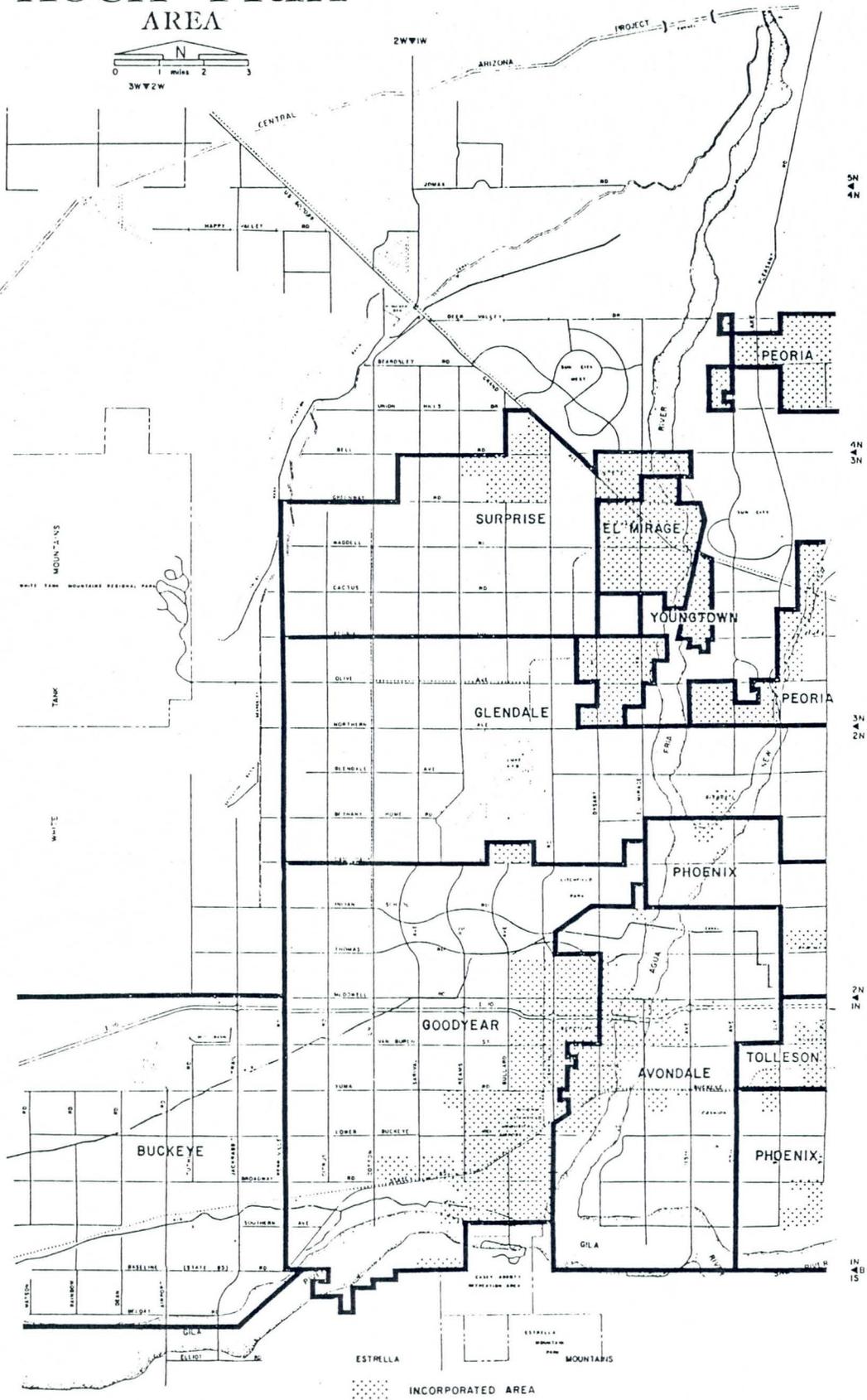
Developers should be encouraged to carefully design and locate major open spaces according to their intended functions. Where open space is required by existing conditions it should be carefully integrated into development. Through careful design it is often possible to increase the amount of useable open space while maintaining a cost effective development. Developers should be encouraged to plan their use of open space. Through coordination, interconnected open spaces can be developed which offer a visually exciting urban environment and add to the marketability of a project.

WHITE TANKS AGUA FRIA

AREA



M
I
W
E
HEROGLYPHIC MOUNTAINS



MUNICIPAL PLANNING AREAS

EXHIBIT 6

PUBLIC SERVICES AND FACILITIES

PUBLIC SERVICES

Summary of Goals, Objectives and Policies

- GOAL: THE PROVISION OF ADEQUATE PUBLIC AND SEMI-PUBLIC SERVICES IN AN EFFICIENT AND COST-EFFECTIVE MANNER.
- OBJECTIVE: 1 To ensure that basic public services are available at the time of development.
- Policy: 1.1 Adequate assurance that necessary services will be available at the time of development should be required prior to development approval.
- OBJECTIVE: 2 To ensure the continued operation and maintenance of semi-public service systems.
- Policy: 2.1 Adequate assurance of the long term operation and maintenance of private service systems should be required prior to development approval.
- OBJECTIVE: 3 To coordinate planning for wastewater treatment facilities.
- Policy: 3.1 Maricopa County should support efforts to manage wastewater quality.
- Policy: 3.2 Private developers should be encouraged to coordinate plans for private wastewater treatment facilities with other public and private systems.
- Policy: 3.3 Individual sewage disposal systems should be considered where community wastewater treatment facilities are unavailable and inappropriate.
- OBJECTIVE: 4 To provide convenient sites for the safe disposal of solid wastes.
- Policy: 4.1 Maricopa County should provide convenient landfills for the disposal of nonhazardous wastes.
- Policy: 4.2 An area-wide approach to solid waste management should be encouraged.
- Policy: 4.3 The development of a State owned hazardous waste disposal site should be encouraged.

PUBLIC SERVICES AND FACILITIES

PURPOSE

The PUBLIC SERVICES AND FACILITIES ELEMENT addresses the need for and the provision of basic services such as domestic water, wastewater treatment, utilities, the collection and disposal of solid wastes, and emergency services.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The importance of public services

Public services are basic to the quality of life. They protect health and safety, accomodate desired lifestyles, and prevent blight and deterioration. It is important that service needs remain balanced with the level of service available and that adequate services be provided at the time of development.

The relationship between public services and future growth

Public services play an important role in shaping urban development. The availability of services will not create a demand for development where none exists. It can, however, affect the location, timing, and scale of development.

Adequate public services are a prerequisite for continued growth and development. Basic services such as domestic water and community wastewater treatment must be in place, or be capable of being extended if the area is to attract new residents and industrial development. Inadequate services could reduce growth in the area.

Local cities and towns need to upgrade service levels within their communities, and to develop the capability to extend services within their strip annexed areas. In portions of the area, the potential for development depends upon the willingness and ability of private service companies or developers to provide necessary services. Close cooperation is needed between local government and the private sector to improve service levels and ensure that future growth does not outstrip the ability of public agencies and private service companies to provide necessary services.

The need to coordinate public service
planning with land use planning

Planning for public services must be coordinated with land use planning. This is necessary: to ensure that services will be available when and where they are needed; to prevent new development from reducing existing service levels; to ensure that future service needs do not exceed the capability of service companies to provide services in a cost-effective manner; to ensure that future demands will be sufficient to justify planned or committed service improvements; and to coordinate the location and use of utility easements.

The planning area overlaps a number of public and private service areas. The representatives of these service areas should be involved in the planning and development review process to ensure coordinated decision-making.

The need to coordinate planning for
wastewater treatment

Sun City West, Litchfield Park, and Luke Air Force Base are currently served by their own community wastewater treatment facilities. The Town of Goodyear and the City of Avondale share the Avondale municipal treatment plant. Development within the rest of the planning area depends primarily on septic tanks.

The Town of Goodyear recently approved a bond issue for the construction of a new treatment plant for its service area near Reems Road and the Gila River. No other commitments for treatment facilities have been made to date.

The use of septic tanks and private package treatment plants will continue to provide an alternative to municipal wastewater treatment. Wastewater treatment facilities should be coordinated on an areawide basis to provide maximum service levels, allow economies of scale, and ensure health and welfare.

The long term operation and maintenance of
private service systems

Many services within the planning area will be provided by private service companies rather than local government. The failure of private systems due to bankruptcy, improper maintenance, or poor operation can leave gaps in responsibility. When services such as a domestic water supply or wastewater treatment are involved this can have a significant impact on the people who depend on them. The long term operation and maintenance of services provided by private companies should be ensured prior to development.

The need for additional landfills

According to State law, counties and municipalities are required to provide waste disposal sites to meet the needs within their jurisdiction. Subdivisions cannot be approved unless adequate disposal facilities are available.

The planning area is served primarily by the Glendale Municipal Landfill and the El Mirage Industrial Landfill which is privately owned and operated. Portions of the area may also be served by two County landfills, the Morristown Landfill and the Hassayampa Landfill. The Glendale Landfill cannot provide disposal capacity for the entire planning area. The El Mirage Industrial Landfill is nearing capacity and has severe environmental problems which have threatened its closure. The Morristown and Hassayampa Landfills are located a considerable distance from the planning area.

Population growth and economic development will increase the volume of waste materials which must be disposed of in the future. It is essential that convenient landfills be provided with sufficient capacity to accommodate the disposal of garbage, refuse, septic tank pumpings, and other non-hazardous wastes generated within the area. Failure to provide convenient sites could result in severe problems from open dumping.

No sites are currently available for the disposal of hazardous wastes within Maricopa County or the State of Arizona. As a result, industries must ship this type of waste material out of State or store them on-site. The volume of hazardous wastes may increase as industrial development continues. A hazardous waste disposal facility is needed to meet the existing and future needs of local industries and to ensure that these wastes are disposed of in a manner which protects health and safety.

GOALS AND OBJECTIVES

The following goal and objectives are recommended for approval:

Goal

- The provision of adequate public and semi-public services in an efficient and cost-effective manner.

Objectives

1. To ensure that basic public services are available at the time of development.
2. To ensure the continued operation and maintenance of semi-public service systems.
3. To coordinate planning for wastewater treatment facilities.
4. To provide convenient sites for the safe disposal of solid wastes.

POLICIES

The following policies are recommended as a means for achieving the stated goals and objectives:

OBJECTIVE ONE

Policy 1.1 Adequate assurance that necessary services will be available at the time of development should be required prior to development approval.

Necessary services include: a safe and dependable water supply and distribution system; an adequate water distribution system for emergency use (i.e., the number and location of hydrants, storage capacity, and pressure); adequate facilities for wastewater treatment, electricity and gas; and adequate emergency services (i.e., fire and police protection). The type and level of service offered should be consistent with the service needs of the proposed development; the desired lifestyles of its future residents; and the characteristics of the surrounding area.

The service needs of a proposed development should be considered early in the development review process. Development requests should be approved only if adequate services are available or can be made available prior to development. The approval of development requests should be conditioned by the requirement that adequate services be provided at the time of development.

OBJECTIVE TWO

Policy 2.1 Adequate assurance of the long term operation and maintenance of private service systems should be required prior to development approval.

The capability of developers and private service companies to finance the construction, operation, and maintenance of facilities required by new development should be carefully considered during the development review process. The type of system provided, and the potential costs-revenues should be consistent with long term needs. Private service systems should be approved only when long term guarantees are established regarding their continued operation and maintenance.

OBJECTIVE THREE

Policy 3.1 Maricopa County should support efforts to manage wastewater treatment facilities with other public and private systems.

The 208 Water Quality Management Program is conducted by the Maricopa Association of Governments (MAG). While the primary emphasis of this program is to maintain water quality, it also provides a means for coordinating the development of wastewater treatment facilities area-wide. The "208 Plan" should be periodically updated to reflect current plans for wastewater treatment within the planning area.

All proposals for wastewater treatment should be reviewed for consistency with the "208 Plan". The County should not approve private package treatment facilities within planned municipal wastewater service areas unless it is shown that this would not have adverse impacts on planned or committed municipal service systems.

Policy 3.2 Private developers should be encouraged to coordinate plans for private wastewater treatment facilities with other public and private systems.

Private package treatment plants can accommodate development where public treatment facilities are not available. Package plants offer developers flexibility in their choice of location and provide wastewater effluent which can be used for irrigating golf courses and common areas. Private package plants are, however, relatively expensive to build and operate. They also require land, often exhibit operation and maintenance problems, and can result in land use conflicts.

Developers should be encouraged to coordinate the planning and construction of private wastewater treatment facilities with other developers and local municipalities. The joint use of facilities can result in economics of scale, increase local service levels, and reduce the number of private treatment facilities within the area.

Policy 3.3 Individual sewage disposal systems should be considered where community wastewater treatment facilities are unavailable and inappropriate.

Generally, the use of septic tanks is appropriate in rural areas where drainage, soil conditions, depth to groundwater, and other environmental factors are favorable. Community wastewater treatment systems should be encouraged within urbanized areas.

Residential densities should be limited to that which the soil conditions, lot area, and septic tank design can safely accommodate. Sufficient lot area should be provided to accommodate the septic tank and leach field and a secondary system if the first one fails. The design and location of septic systems in relation to the source of domestic water, principal buildings, and adjacent land uses should be carefully reviewed to protect health and safety. Septic tank use should be conditioned by the requirement for soil borings on each lot.

The use of community septic systems and seepage pits should generally be discouraged. Special review should be given to proposals for mobile home parks, multiple family housing, and commercial or industrial development. Where community treatment facilities will be available within five years community septic systems may be considered as an interim measure. These temporary systems should be designed to allow easy connection to a central collection system when it becomes available.

The use of septic systems should not be approved where municipal or private wastewater treatment facilities are available or are economically feasible.

OBJECTIVE FOUR

Policy 4.1 Maricopa County should provide convenient landfills for the disposal of non-hazardous wastes.

Landfills should be located, designed, operated, and maintained in an environmentally sound manner. Sites should be selected after a review of: access from the intended service area; the potential for future land use conflicts; the ultimate use of the site after disposal operations are complete; the capacity of the site and its potential for expansion; and the physical and environmental characteristics of the site. Sites which are located within the 100 year floodplain, have surface drainage problems, or are located above a high groundwater table should generally be avoided. Separate sites to serve the northern and southern parts of the planning area should be considered.

Policy 4.2 An areawide approach to solid waste management should be encouraged.

Maricopa County should coordinate its plans for solid waste disposal with those of local cities and towns. The joint use of landfill sites should be encouraged when it will result in economics of scale, minimize the potential for future land use conflicts, or reduce environmental problems. The efficient use of well located sites can result in savings for taxpayers.

Policy 4.3 The development of a State owned hazardous waste disposal site should be encouraged.

The responsibility for the management of hazardous wastes rests with the State of Arizona. A publically owned hazardous waste disposal site should be provided which is properly located, designed, operated, and maintained to ensure that hazardous materials are disposed of in an environmentally sound manner. The efforts of the State of Arizona to provide such a facility outside of the Phoenix metropolitan region should be supported.

TRANSPORTATION

TRANSPORTATION

Summary of Goals, Objectives and Policies

- GOAL: THE SAFE, EFFICIENT, AND CONVENIENT MOVEMENT OF PEOPLE AND GOODS.
- GOAL: A VARIETY OF TRANSPORTATION MODES TO MEET DIFFERENT NEEDS AND DESIRES.
- OBJECTIVE: 1 To coordinate the development of the street and highway system.
- Policy: 1.1 In general the major street and highway system shall be based on the section line grid.
- Policy: 1.2 The following section line roads should be designated as major regional transportation corridors: Bell Road, Olive Avenue, Glendale Avenue, Camelback Road, Indian School Road, McDowell Road, Van Buren Street, Litchfield Road, Cotton Lane, Jackrabbit Trail, and Deer Valley Road.
- Policy: 1.3 Local and collector streets should be defined during the development review process.
- POLICY: 1.4 Off-site street improvements should be required when necessary.
- OBJECTIVE: 2 To provide convenient all weather access across the Agua Fria and Gila Rivers.
- Policy: 2.1 Future bridges across the Agua Fria and Gila Rivers should be located at: Camelback Road, McDowell Road, Interstate-10 Bullard Avenue, Olive Avenue, Northern Avenue, and Deer Valley Road.
- OBJECITVE: 3 To provide a sufficient number of interchanges along Interstate-10.
- Policy: 3.1 Additional interchanges along Interstate-10 should be considered when warranted by development and travel demand within the area.
- OBJECTIVE: 4 To maintain the traffic carrying capacity of major streets and highways.
- Policy: 4.1 The traffic generating characteristics of various types of land uses should be considered during the development review process.
- Policy: 4.2 The number of access points to arterials should be minimized.

- OBJECTIVE: 5 To ensure that all properties have legal access prior to development.
- Policy: 5.1 Zoning clearances and building permits should not be issued for properties which do not have permanent legal access.
- OBJECTIVE: 6 To provide adequate public transportation.
(No policy)
- OBJECTIVE: 7 To encourage the effective use of local rail lines.
- Policy: 7.1 Industrial development should be encouraged along local railroad branchlines.
- OBJECTIVE: 8 To establish Cotton Lane as a major connector between Interstate-10 and Highway 74.
- Policy: 8.1 The establishment of Cotton Lane as a major connector between Interstate-10 and Highway 74 should be a priority project.

TRANSPORTATION

PURPOSE

The TRANSPORTATION ELEMENT considers all aspects of the transportation system including streets and highways, public transit, railroads, and aviation.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The need to coordinate the development of
the street and highway system

Streets and highways represent a significant public investment and are a permanent part of a community. Once a street is dedicated and improved, later alterations are very costly. Streets should be located and designed with an awareness of their future use.

Each component of the system must be designed to fulfill its specific role. Coordinated development of the street system saves land, reduces construction and maintenance costs, allows efficient traffic flows, minimizes impacts on adjacent properties, and facilitates coordinated land use planning. Problems arise when roads must fulfill a function for which they were not designed.

Streets and highways are classified into four main categories: freeways, arterials, collectors, and local streets. Each has a specific role as follows:

Freeways are limited access, grade separated, divided highways which provide for the movement of high volumes of high speed traffic. They do not provide access to abutting properties.

Arterials provide for the movement of large volumes of traffic within the area and connect it with the surrounding region. They provide direct access to major traffic generators and the freeway system. Access to abutting properties is a secondary function which should not impair the traffic carrying capacity of the arterial.

Collectors filter traffic from local streets and conduct it to arterials or minor traffic generators such as neighborhood schools, parks, and churches. Collector streets serve the dual purpose of providing access to property and moving local traffic. Traffic on collector streets should have an origin or a destination within a limited area. These streets should not form a continuous system otherwise they may be used as arterials.

Local streets primarily provide access to abutting property. When local traffic is directed into collector streets traffic volumes and congestion are reduced in local neighborhoods.

The system of streets and highways must be designed and constructed to accomodate local travel as well as regional traffic movements. The number of jurisdictions involved makes coordination essential if an efficient network of streets and highways is to be provided.

The lack of convenient access to the planning area during major floods.

The Agua Fria and Gila Rivers are major physical features which separate the planning area from the surrounding region. Flooding is infrequent along these normally dry riverbeds. However, four major floods have occurred during the last three years. The floods had a considerable impact on area residents and local economic activity.

Prior to 1980, five bridges provided access across the Agua Fria River between Bell Road and State Route 85. Dip crossings provided access along other alignments. In 1980, floods destroyed the Bell Road Bridge and severely damaged the bridge along Indian School Road. The Glendale Avenue Bridge was impassible for a period of time.

Access across the Gila River was provided only by means of dip crossings in the riverbed. The few people living immediately south of the Gila River and the residents of Rainbow Valley had to travel over 65 miles through Gila Bend to cross the river whenever flooding occurred. The Casey Abbott Recreation Area, which received little damage from these floods, was inaccessible long after the floodwaters had passed.

Additional bridges are needed accross the Agua Fria and Gila Rivers to meet the needs of existing residents as well as future growth and economic activity. The number of dip crossings along major traffic routes should be kept at a minimum. This will prevent small flows from disrupting daily activities and eliminate reoccurring maintenance and reconstruction costs for dip crossings after every flood.

The number of interchanges along Interstate-10

Interchanges along Interstate-10 are located at Jackrabbit Trail, Cotton Lane, Litchfield Road, and Dysart Road within the planning area. While these are sufficient to meet present needs, additional interchanges may be needed in the future to accomodate growth and development.

The need for coordinated land use and transportation planning

Land use and transportation planning are directly related. The street and highway system provides access and mobility while the type, scale, and location of land use activity affects travel demand and traffic volumes. The pattern of streets and highways will help to shape future development.

The street and highway system should effectively link all land use activities within the area and allow them to interact effectively. It should provide convenient access to major facilities and centers of activity. The type and scale of land use at any location should be consistent with the function and capacity of the adjacent roadway. Excess traffic can cause congestion, create traffic on collector or local streets or require costly improvements.

Improved access can increase the potential for development in previously undeveloped areas. The timing of major improvements should be consistent with desired patterns of development.

The need for legal access to all developed properties

The fact that property is accessible does not guarantee the property owner legal access. There are many roads across private and public lands within the planning area which have not been designated or accepted for public use. Access to lots created along these roads is at the pleasure of the property owner on whose land the road is located. If access is denied, property can become literally landlocked. This can cause disputes between property owners and raises questions of liability. Whether or not a property has legal access needs to be considered prior to development.

The potential for public transit

The mobility offered by the automobile is an important part of the quality of life. The automobile will continue to provide the private means of travel within the area and the surrounding region in the future. Public transportation, usually in the form of public or privately owned busses, can provide an alternative for those who cannot or choose not to drive. This includes the handicapped, the elderly, children, and commuters.

Local bus service is provided in Sun City West. In the future, some form of public transportation may be feasible in other major communities. This should be considered when appropriate to meet the needs of area residents.

The extension of regional bus service into the planning area may also be feasible in the future. The Maricopa Association of Governments Long Range Transit Plan proposes the extension of regional service to the Goodyear-Avondale area and Sun City West by the year 2000. When Interstate-10 is completed, express bus routes could provide an attractive form of travel to commuters in the Goodyear-Avondale area. Commuter bus service to major employers such as Luke Air Force Base or Goodyear Aerospace may already be feasible and should be considered.

The importance of local rail lines

The mainlines of the Sante Fe and Southern Pacific Railroads pass through the planning area. The Sante Fe runs parallel to and along the north side of Grand Avenue. The Southern Pacific crosses the southern part of the area north of State Route 85. Two branchlines are located within the area: the Sante Fe's Ennis Branchline and the Southern Pacific's Litchfield Branchline. Neither of these branchlines are heavily used at the present time.

The presence of these rail lines enhances the potential for future industrial development within the area. Although most industries today rely heavily on truck traffic, rail access still offers a measure of flexibility which many firms and industrial developers find attractive. Rail lines are typically used for the transport of heavy items, raw materials, and low value commodities.

These rail lines will not in and of themselves attract industrial development to the area. They should, however, be carefully integrated into the future development patterns and used effectively to accomodate the needs of industries.

GOALS AND OBJECTIVES

The following goals and objectives are recommended for approval:

GOALS

- The safe, efficient, and convenient movement of people and goods.
- A variety of transportation modes to meet different needs and desires.

OBJECTIVES

1. To coordinate the development of the street and highway system.
2. To provide convenient all weather access across the Agua Fria and Gila Rivers.
3. To provide a sufficient number of interchanges along Interstate-10.
4. To maintain the traffic carrying capacity of major streets and highways.
5. To ensure that all properties have legal access prior to development.
6. To provide adequate public transportation.
7. To encourage the effective use of local rail lines.
8. To establish Cotton Lane as a major connector between Interstate-10 and Highway 74.

OBJECTIVE ONE

Policy 1.1 In general, the major street and highway system shall be based on the section line grid.

The section line grid system of major streets and highways is used throughout the Phoenix metropolitan area. It is well established in the planning area. Smooth alignments should be maintained to provide for the efficient flow of local and regional travel. Deviations from this grid should be considered to accommodate major physical features or the plans of major developers. Changes in alignment required by private developers should occur at their expense and be allowed only if it will not have an adverse impact on traffic flows. Sufficient right-of-way should be reserved to protect these routes from encroachment and to accommodate future improvements as traffic volumes warrant.

Policy 1.2 The following section line roads should be designated as major regional transportation corridors: Bell Road, Olive Avenue, Glendale Avenue, Camelback Road, Indian School Road, McDowell Road, Van Buren Street, Litchfield Road, Cotton Lane, Jackrabbit Trail and Deer Valley Road.

These roads have regional as well as areawide significance. They will serve to collect traffic from within the region and distribute it to major arterials such as U.S. 60, 79, 89 and Interstate 10. They also will provide access to main traffic generators and provide access between communities. State Route 85 will serve a similar function in the future. These roads should be improved to a level which will support and encourage their use for regionwide travel.

Additional corridors may be identified in the future. An additional corridor is needed north of Bell Road. This should be selected after a careful study of travel needs and constraints outside of the planning area. The Deer Valley Road alignment is proposed.

Policy 1.3 Local and collector streets should be defined during the development review process.

Adequate right-of-way for major and minor collectors should be reserved prior to development approval. Major collectors should be located at the midsection line. Minor collectors are generally located at the quarter sections.

Subdivisions should be carefully reviewed to ensure proper design. The circulation system of independent subdivisions should be coordinated to form functional residential units.

Policy 1.4 Off-site street improvements should be required when necessary.

(Added by the Planning and Zoning Commission)

OBJECTIVE TWO

Policy 2.1 Future bridges across the Agua Fria and Gila Rivers should be located at: Camelback Road, McDowell Road, Interstate-10, Bullard Avenue, Olive Avenue, Northern Avenue, and Deer Valley Road.

In October, 1981, the voters of Maricopa County approved a bond election which provided funds for new bridges at McDowell Road, Camelback Road, and Bullard Road,. Funds were also provided for the replacement of the Bell Road bridge and the repair of the Indian School Road Bridge. These bridges should be completed as soon as possible. A bridge at Tuthill Road was recently constructed with State flood relief funds. Additional bridges across the Agua Fria River should be considered at major alignments when traffic volumes warrant.

OBJECTIVE THREE

Policy 3.1 Additional interchanges along Interstate-10 should be considered when warranted by development and travel demand within the area.

The Comprehensive Plan for the Town of Goodyear shows an interchange at Reems Road. When Interstate-10 was constructed, the State reserved right-of-way for an interchange at this location, but indicated that funds would not be available for this project until local development and traffic volumes were sufficient to warrant it. The timely construction of this interchange should be supported by Maricopa County.

OBJECTIVE FOUR

Policy 4.1 The traffic generating characteristics of various types of land use should be considered during the development review process.

A balance should be maintained between the capacity of the street system and the travel requirements generated by various land uses. The potential travel demands resulting from all development requests should be reviewed to ensure that the cumulative effect of development does not exceed the design capacity of the planned system of streets and highways.

Facilities which generate large volumes of regional traffic, such as special facilities and major employers, should have convenient access to major regional transportation corridors.

When a proposed use would generate a substantial increase in traffic, necessary improvements such as traffic signals, channelization, turn lanes, etc. should be required as a condition of development.

Policy 4.2 The number of access points to arterials should be minimized.

Intersections and driveways along arterials create friction points which slow traffic and minimize the risk of accidents. The number of access points to major streets and highways should be minimized to preserve the primary functions of these roadways. This can be accomplished through proper design and land use controls.

Local streets should feed into collectors rather than have direct access to arterials. Major and minor collectors should be located at the mid section and quarter section respectively.

The number and location of driveways for commercial and industrial development should be strictly controlled.

Single family lots should not be fronted on arterials unless frontage roads are provided. A preferred method is to back lots onto arterials. This reduces the number of driveways entering arterials, provides a buffer from busy streets, and helps to orient these roads to their neighborhood.

OBJECTIVE FIVE

Policy 5.1 Zoning clearances and building permits should not be issued for properties which do not have permanent legal access.

The responsibility for demonstrating legal access should rest with the property owner. Permanent legal access is defined as follows:

1. Frontage on a County designated roadway. This is defined as a dedicated street which has been accepted for maintenance by the Board of Supervisors and is illustrated on the half township maps on file in the Department of Planning and Development.
2. A minimum twenty foot wide permanent private ingress and egress easement recorded from the property in question to a County designated roadway.
3. A right-of-way reservation of a minimum width of twenty feet on Government Land Office lots authorized by the Small Tract Act of June 1, 1938. This is acceptable only when the Small Tract Act reservations connect the property with a designated County roadway.
4. A court action recognizing private right to continue use of an existing private roadway twenty feet in width to a designated County Roadway.
5. Any combination of the above which will provide legal access.

OBJECTIVE SIX

(no policy)

OBJECTIVE SEVEN

Policy 7.1 Industrial development should be encouraged along local railroad branchlines.

OBJECTIVE EIGHT

Policy 8.1 The establishment of Cotton Lane as a major connector between Interstate-10 and Highway 74 should be a priority project.

CONSERVATION

CONSERVATION

Summary of Goals, Objectives and Policies

- GOAL: THE PRESERVATION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT.
THE CONSERVATION AND EFFICIENT USE OF NATURAL RESOURCES.
- OBJECTIVE: 1 To ensure that commercial grade deposits of sand and gravel resources remain accessible for future extraction.
- Policy: 1.1 The continued extraction of sand and gravel from the Agua Fria and Gila riverbeds should be supported.
- Policy: 1.2 The final use of mining sites should be considered prior to development approval.
- OBJECTIVE: 2 To reduce groundwater overdraft.
- Policy: 2.1 Statewide efforts to encourage effective groundwater management should be supported.
- Policy: 2.2 The adequacy of the water supply should be considered prior to development approval.
- OBJECTIVE: 3 To protect groundwater quality.
- Policy: 3.1 Groundwater quality management programs should be supported.
- Policy: 3.2 The effect of future development on groundwater quality should be considered.
- OBJECTIVE: 4 To maintain acceptable levels of air quality.
- Policy: 4.1 Regionwide efforts to preserve air quality should be supported.
- OBJECTIVE: 5 To preserve the character of the natural desert whenever possible.
- OBJECTIVE: 6 To preserve the scenic character of the surrounding mountains.
- OBJECTIVE: 7 To minimize the potential for adverse impacts in environmentally sensitive areas.
- Policy: 7.1 The physical characteristics of the site should be considered prior to development approval.
- Policy: 7.2 Planned unit developments should be encouraged.

- OBJECTIVE: 8 To ensure adequate drainage.
- Policy: 8.1 Adequate control of onsite and offsite drainage should be required prior to development.
- Policy: 8.2 Drainage control should be coordinated on an areawide basis.
- Policy: 8.3 The design of mini-farms should be considered during the development review process.
- OBJECTIVE: 9 To reduce the threat of flooding from Trilby Wash.
- Policy: 9.1 The improvement of McMicken Dam should be supported.
- OBJECTIVE: 10 To minimize the threat to life and property from flooding along the Agua Fria and Gila Rivers.
- Policy: 10.1 Land use and development within the 100 year floodplain should be strictly controlled.
- Policy: 10.2 Maricopa County shall encourage coordinated decision-making in flood prone areas.
- Policy: 10.3 The clearing and channelization of the Gila River and its tributaries should be supported.
- Policy: 10.4 Additional flood control projects which will minimize the potential for flooding along the Agua Fria River such as channelization should be supported.
- Policy: 10.6 The future use of the Agua Fria River as a greenbelt should be explored.

CONSERVATION

PURPOSE

The CONSERVATION ELEMENT addresses significant features of the natural environment. This includes water resources, surface water drainage, mineral resources, topography, air quality, vegetation, wildlife, and geologic hazards.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The threat of flooding from Trilby Wash

Trilby Wash enters the northwestern part of the study area. It carries stormwater runoff from the Hieroglyphic and Wickenburg Mountains as well as from the north slopes of the White Tanks Mountains. A severe storm in this watershed caused considerable damage to Luke Air Force Base, Goodyear, Avondale, and the surrounding area in 1951.

The U.S. Army Corps of Engineers built McMicken Dam in 1956 to contain stormwater from Trilby Wash. This 10 mile long earthen structure was designed to withstand a 100 year storm. It protected Luke Air Force Base and the rest of the Planning area until 1977.

In 1977, McMicken Dam was breached in two places by the Army Corps of Engineers after it was determined that the structure had become unsafe. McMicken Dam now offers only limited protection to the planning area. Sheetflow from these breaches has caused considerable damage to agricultural lands northwest of Luke Air Force Base as recently as March, 1978.

Stormwater runoff from Trilby Wash needs to be controlled. Existing development within the area is threatened by future flooding from a major storm. The threat of severe sheet flooding also limits the potential for future development in much of the planning area.

Flooding along the Agua Fria and Gila Rivers

Major floods along the Agua Fria and Gila Rivers, which border the planning area, are infrequent. Unfortunately, four major floods took place between 1978 and 1980. They caused millions of dollars of damage to public and private property. Included in the loss were two bridges across the Agua Fria River.

The dense vegetation found along the Gila River is believed to have contributed to siltation of the riverbed which has increased flooding along portions of the river. "Salt Cedar" a non-native plant species makes up much of this vegetation.

Sand and gravel operations and landfills undoubtedly contributed to local flood damage along the Agua Fria River. Exhibit 7 shows the location of major extraction and storage sites. Many of the existing sand and gravel operations are not in conformance with existing land use and floodplain regulations.

The need exists to protect life and property in floodprone areas and to reduce the amount of land subject to flooding. This may require a combination of dams, levees, channel clearing and improvement, the relocating of existing development, as well as careful management of land use and development within the floodplain.

The Fred J. Weiler Greenbelt

The Fred J. Weiler Greenbelt is a federally designated area for wildlife which extends along the Gila River from 91st Avenue to the Arizona-California border. The use of public lands in this area is coordinated by the U.S. Fish and Wildlife Service.

It has been a common belief that the dense vegetation found along portions of the Gila River was native to the riverbed. Actually, much of it consists of "salt-cedars" and other non-native species that are supported by wastewater effluent and irrigation overflow. This vegetation has caused siltation in the riverbed which contributed to present flooding.

Much of the vegetation in the riverbed was removed by the floods which took place between 1978 and 1980. This natural clearing, which would otherwise have cost millions of dollars, offers an excellent opportunity to improve flood control along the river. It must be taken advantage of before the vegetation grows back and again obstructs the flow of floodwaters.

The protection and enhancement of wildlife habitats along the Gila River is a valid concern. However, it should not overshadow the need for flood control. All interest groups need to cooperate to reestablish the natural riverbed. This will not only prevent needless flooding, but protect viable wildlife habitats as well.

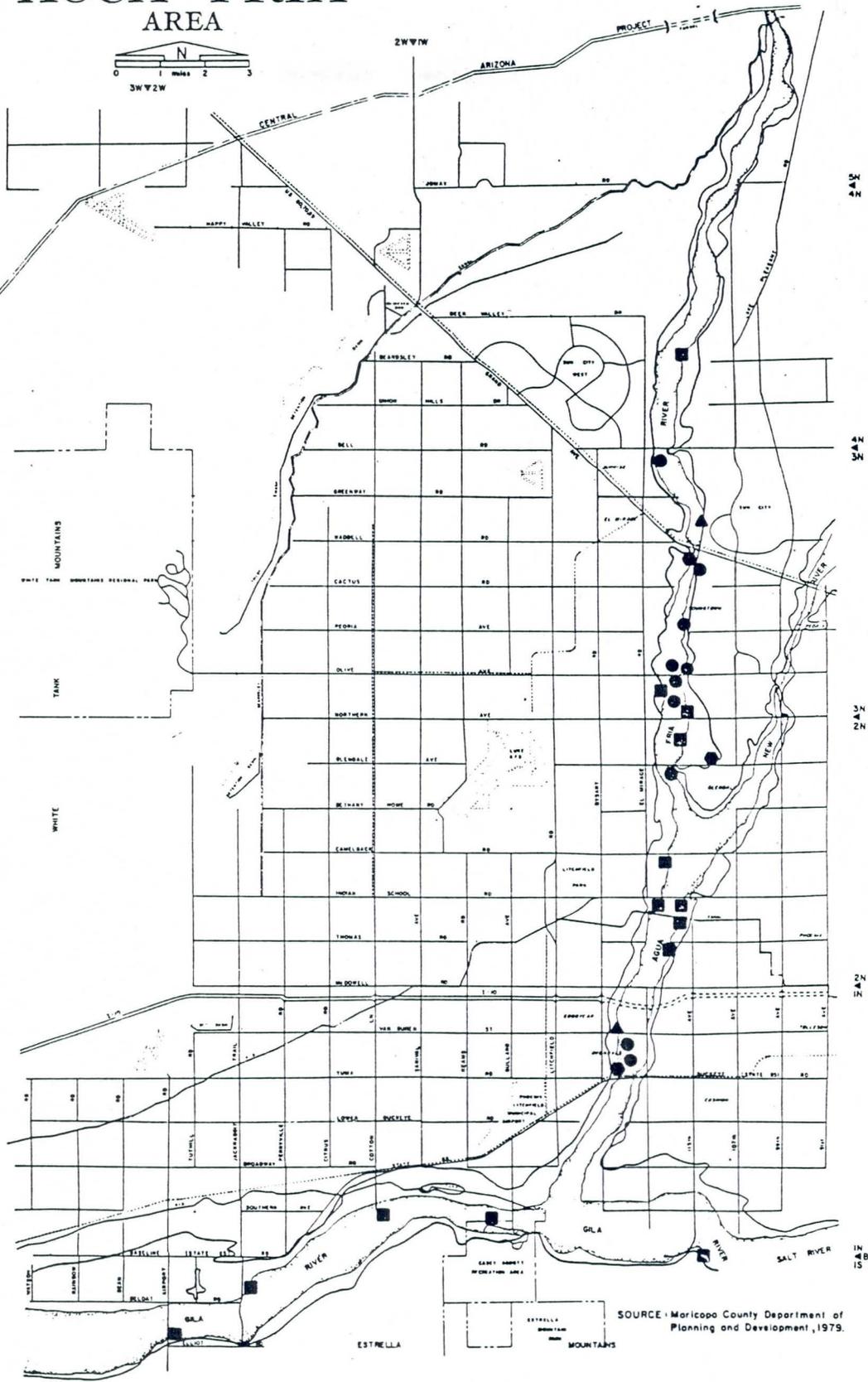
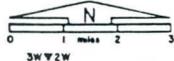
The importance of sand and gravel resources

Sand and gravel are important natural resources within the planning area and Maricopa County as a whole. Their continued supply is vital to the construction industry. Since transportation costs are a primary factor in the price of building materials, deposits near the urban area will help to minimize paving and construction costs in the future. These deposits cannot be relocated. Consequently, the areas where major deposits are found need to be reserved for future extraction.

WHITE TANKS AGUA FRIA

MERGOLPHIC MOUNTAINS

AREA



SOURCE: Maricopa County Department of Planning and Development, 1979.

- ▲ SAND and GRAVEL OPERATIONS WITHIN INCORPORATED AREAS
- SAND and GRAVEL OPERATIONS WITHIN UNINCORPORATED AREAS
- MINOR EXCAVATIONS and STOCKPILES
- MAJOR LANDFILLS
- ▭ 100 YEAR FLOODPLAIN

EXTRACTION AND STORAGE SITES IN FLOODPRONE AREAS EXHIBIT 7

The need for adequate drainage

Failure to provide for adequate drainage can cause flooding and erosion. As development within the planning area continues, the need for effective drainage control will increase. Buildings, streets, parking lots, and driveways do not absorb runoff like vacant desert and farmlands. While the increased runoff from a single site may seem unimportant the cumulative effects of development compound drainage hazards. Development can also destroy natural drainage patterns thereby intensifying the impact of stormwater runoff or altering its location. Drainage control needs to be considered prior to development and coordinated in an environmentally sound manner.

The quantity and quality of groundwater

All of the domestic water and the majority of irrigation water within the planning area comes from wells. Groundwater pumpage in excess of recharge has caused substantial declines in the underground water table. Intensive pumping for agriculture is responsible for most of this decline. Groundwater overdraft within the area would be even greater if not for irrigation water imports which supplement local groundwater reserves.

Groundwater overdraft is a concern within the planning area and throughout the surrounding region. It not only depletes a limited resource, but it results in increased pumping costs, contributes to land subsidence and earth fissures, and affects groundwater quality. The need exists to conserve available water resources and to balance future water demand with available supplies.

The quality of a water supply limits its potential use. Water quality can be improved through treatment or dilution. However, the cost and feasibility of correcting severe water quality problems can be prohibitive.

Significant concentrations of fluorides, nitrates, and dissolved solids are found in portions of the planning area. This is caused by subsurface deposits, recharge from the Gila River and the recharge of water used for irrigations. Local groundwater conditions need to be carefully monitored in the future. Additional contamination from man-made sources must be prevented.

Overflows from excess irrigation water

Most commercial farmers contain their excess irrigation water through the use of tailwater sumps or pump back systems. In emergencies, most farm operators can release excess water into a neighbors sump, a nearby-cannal or a drainage ditch. These emergencies rarely occur since the economics of modern farming requires careful water management.

Mini farm ranchettes are often poorly designed for irrigation and usually lack the sophisticated control measures used by commercial farmers. Their owners are often unskilled at farming and frequently accept excess irrigation water. This results in localized flooding which inundates roads and causes damage to adjacent properties.

The potential for irrigation overflows can be minimized through training and proper design. Since portions of the planning area may be devoted to mini-farms in the future, actions need to be taken to prevent avoidable problems.

The preservation of natural amenities

Clean air, the surrounding mountains, and the scenic desert environment found in portions of the planning area contribute to the quality of life of local residents.

The surrounding mountains add visual perspective and contribute to a feeling of openness. They are prominent visual features within the planning area and much of the Phoenix metropolitan region. It is important that future land use and development not degrade the scenic quality of these hillsides and ridgelines.

The natural terrain and scenic desert vegetation found in portions of the planning area offers an attractive living environment for rural lifestyles. These natural features need to be preserved. It is important that development in these areas enhance the natural desert setting rather than detract from it.

The planning area is characterized by relatively low levels of carbon monoxide and photo-chemical oxidants. The level of these pollutants will probably increase as development continues. Acceptable levels of air quality need to be maintained within the area and the surrounding region.

The need to recognize environmentally sensitive areas

The physical characteristics of a site need to be considered during planning, design, and construction. They must be compatible with the type and intensity of land use in order to prevent adverse impacts.

When slopes exceed two percent, careful site planning is needed to prevent erosion and drainage problems, and to ensure the effective use of the site. As the slope increases, so does the potential limitations for development. Slopes of 20 percent or greater pose severe limitations to development. Hillside development constraints include the need for excessive cuts and fill, difficult access and steep grades, thin soils, unstable soils, and the potential for rock falls. Hillside development needs to be carefully reviewed to protect against adverse on-site and off-site impacts.

Poor soil conditions can result in foundation failures, septic tank failures, unstable road beds, or other undesired results. An analysis of soil conditions is needed prior to development. Where soil limitations exist, the appropriate preventive measures need to be taken during design and construction.

The natural desert environment is highly sensitive to change. Native vegetation prevents erosion and contributes to the drainage capacity of the watershed. Intense development, excessive grading, and the removal of native vegetation can compound drainage problems. Natural vegetation needs to be preserved where it contributes to drainage control.

Land subsidence and earth fissures can cause damage to roads, structures, and property. This phenomenon will probably continue within the planning area as long as groundwater is overdrafted. The potential risk to future development needs to be minimized.

Natural drainage patterns can limit the intensity of land use. The need exists to recognize important drainageways and ensure that they are preserved.

Goals and Objectives

The following goals and objectives are recommended for approval:

Goals

- The preservation and enhancement of the natural environment.
- The conservation and efficient use of natural resources.

Objectives

1. To ensure that commercial grade deposits of sand and gravel resources remain accessible for future extraction.
2. To reduce groundwater overdraft.
3. To protect groundwater quality.
4. To maintain acceptable levels of air quality.
5. To preserve the character of the natural desert whenever possible.
6. To preserve the scenic character of the surrounding mountains.
7. To minimize the potential for adverse impacts from environmentally sensitive areas.
8. To ensure adequate drainage.
9. To reduce the threat of flooding from Trilby Wash.
10. To minimize the threat to life and property from flooding along the Agua Fria and Gila Rivers.

POLICIES

The following policies are recommended as a means of achieving the stated goals and objectives:

OBJECTIVE ONE

Policy 1.1 The continued extraction of sand and gravel from the Agua Fria and Gila riverbeds should be supported.

Commercial grade deposits of sand and gravel are found primarily in river channels and their adjacent floodplains. A number of sand and gravel operations are currently located along the Agua Fria and Gila Rivers. Maricopa County should continue to provide for the extraction of these resources in the future.

The extraction and processing of sand and gravel usually creates noise, dust, vibration, and traffic which can be incompatible with surrounding land use. Operational controls should be required as a condition of development approval to prevent negative impacts on neighboring properties. Land use and development which is compatible with adjacent sand and gravel operations should be encouraged. This will ensure that extraction operations remain compatible with future development.

Mining and processing operations should not increase the threat of flooding. The location and design of each site should be carefully reviewed prior to approval to ensure that excavations, stockpiles, dikes, and equipment will not restrict or divert the flow of floodwaters. (See Policy 10.1).

Policy 1.2 The final use of mining sites should be considered prior to development approval.

Mining sites which are not rehabilitated can be a blighting influence on adjacent properties as well as a menace to health and safety. On the other hand, mining operations can sometimes enhance the development potential of a site or assist in flood control through riverbed improvements. The rehabilitation and ultimate use of mined sites should be considered prior to development approval. Mining operations should be coordinated when this would provide desirable benefits.

OBJECTIVE TWO

Policy 2.1 Statewide efforts to encourage effective groundwater management should be supported.

The 1980 Groundwater Management Act imposes the strictest controls on the use of underground water found anywhere in the United States. It is an important step in eliminating groundwater overdraft and effectively managing groundwater resources. Its continued implementation should be supported.

Policy 2.2 The adequacy of the water supply should be considered prior to development approval

The 1980 Groundwater Management Act prevents the approval of subdivisions which do not have an assured 100 year water supply. While the water resources within the study area are sufficient to support future growth and development, the availability of an assured water supply within some water service areas may be a problem. The adequacy of the water supply should be demonstrated early in the development process.

OBJECTIVE THREE

Policy 3.1 Groundwater quality management programs should be supported

Groundwater quality is a widespread concern. A number of programs designed to monitor and protect groundwater quality are currently underway at the State and local level. Additional programs may be needed in the future. Maricopa County should support these efforts and ensure that they address local conditions within the planning area.

Policy 3.2 The effect of future development on groundwater quality should be considered.

Man-made contamination of groundwater can result from a variety of sources including wastewater treatment plants, septic tanks, feedlots, landfills, industrial lagoons, irrigation recharge and underground injections wells. Proposals which pose a threat to water quality should be approved only when sufficient protective measures are taken. Careful review is especially important in areas where groundwater recharge takes place. (i.e., the floodplain of major rivers).

OBJECTIVE FOUR

Policy 4.1 Regionwide efforts to preserve air quality should be supported.

Air quality monitoring and control programs are currently in effect at the Federal, State, and local levels. Strategies designed to preserve air quality can be classified into mandatory, voluntary and ongoing. Mandatory strategies include stationary source controls (e.g., power plants, cement plants), auto emission inspection and maintenance programs, and vapor recovery systems designed to restrict the release of hydrocarbons during fuel transfer operations. Voluntary strategies include programs which encourage carpooling and work schedule modifications. Ongoing strategies include improved traffic management, improved mass transit, and reducing the number of unpaved roads.

OBJECTIVE FIVE

(no policy)

OBJECTIVE SIX

(no policy)

OBJECTIVE SEVEN

Policy 7.1 The physical characteristics of the site should be considered prior to development approval.

Development sites should be carefully reviewed to determine any physical limitations prior to development approval. The type and intensity of land use proposed on any site should be consistent with its physical characteristics. Development should be limited to the extent necessary to protect health and safety and prevent property damage. Stringent design standards should be required as a condition of development when necessary to ensure that development takes place in an environmentally sound manner.

Policy 7.2 Planned unit developments should be encouraged

Planned Unit Developments (PUD's) offer flexibility in site planning. Net densities can be increased on a portion of a site by providing compensating open space on the same site. Density transfers and design flexibility can be used to preserve important site characteristics when conventional development is undesirable.

OBJECTIVE EIGHT

Policy 8.1 Adequate control of onsite and offsite drainage should be required prior to development.

The routine review of drainage plans is essential to effective drainage control. The approval of land use and development should be conditioned by the provision of adequate onsite and offsite drainage. The responsibility for controlling onsite and offsite drainage should be the responsibility of the landowner or developer. Sound drainage control should be considered early in the development process.

Policy 8.2 Drainage control should be coordinated on an areawide basis.

Maricopa County has jurisdiction only in the unincorporated portions of the planning area. The responsibility for ensuring adequate drainage within incorporated areas rests with the respective city or town.

All drainage plans should be reviewed from the standpoint of their long term areawide impacts. Maricopa County should coordinate its review of drainage control measures with local jurisdictions. Local cities and towns should also be encouraged to coordinate drainage plans within their jurisdiction with Maricopa County. Every effort should be made to ensure consistency in design standards and drainage control techniques.

Policy 8.3 The design of mini-farms should be considered during the development review process.

Mini-farms should be properly designed to control irrigation waters. The effect of irrigation water overflows should be considered during the development review process. Measures should be taken to minimize any adverse impacts which could result.

OBJECTIVE NINE

Policy 9.1 The improvement of McMicken Dam should be supported.

McMicken Dam should be restored to its original design capacity as soon as possible. Maricopa County should support and participate in efforts to encourage its repair or reconstruction.

OBJECTIVE TEN

Policy 10.1 Land Use and development within the 100 year floodplain should be strictly controlled.

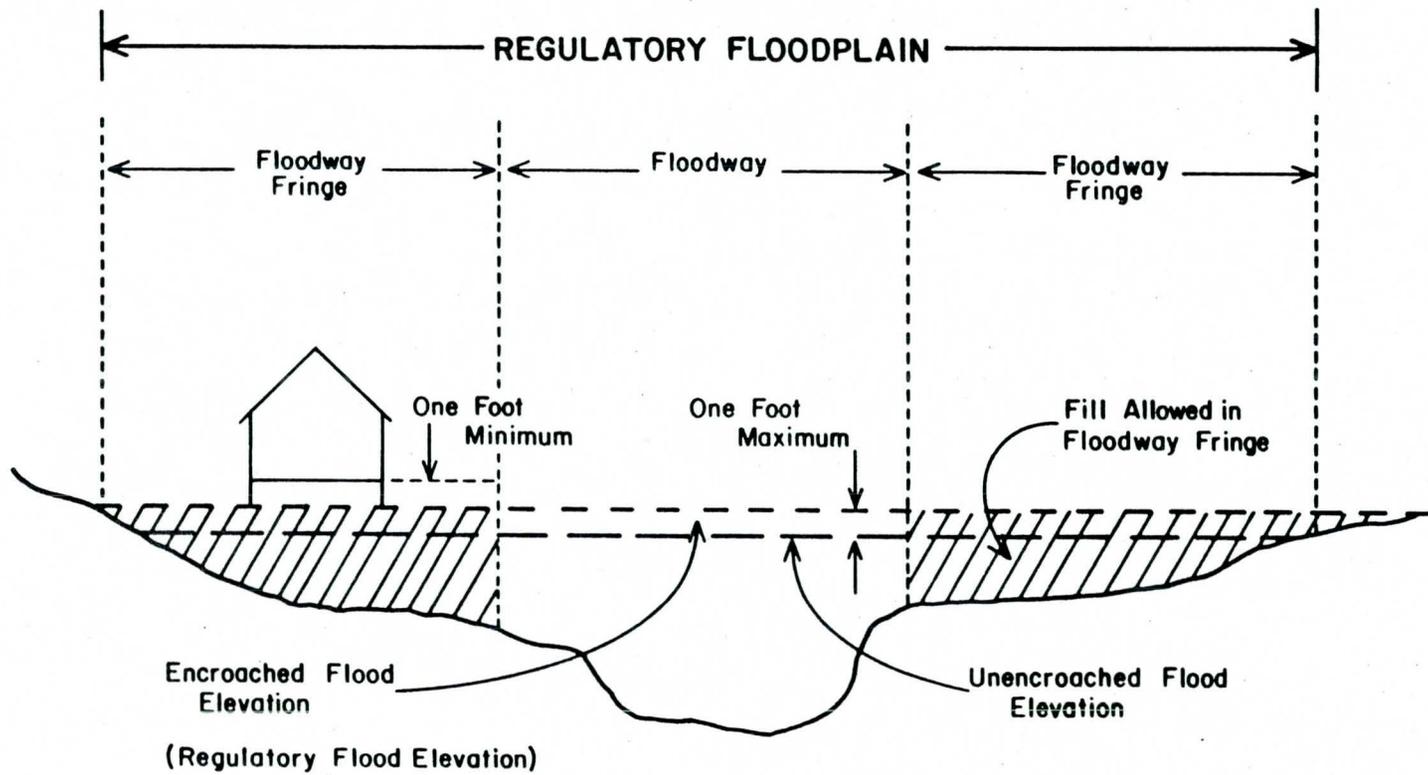
Uncontrolled development in floodplains creates a hazard to life and property. It can also obstruct or divert the flow of floodwaters which increases the potential for additional flooding. The flood carrying capacity of floodplains should be maintained through careful management. This will protect the public interest and ensure that the County remains qualified to participate in the Federal Flood Insurance program.

Land use and development within the 100 year floodplain should be approved only when it is demonstrated that it will not have adverse impacts. A concept for floodplain regulation is shown by Exhibit 8.

All development in the floodway fringe should be protected from the 100 year flood either by floodproofing or by elevating structures susceptible to flood damage above the maximum flood elevation. The cumulative effect of development should not result in more than a one foot rise in flood elevation. Land use and development within the floodway should be restricted to uses which are not susceptible to severe or expensive flood damage and which do not obstruct the flow of floodwaters. Approved uses should be capable of interrupted operation due to periodic inundation.

The nature of floodplain hazards requires an aggressive enforcement program. Land use and development in floodplains should be carefully monitored to ensure compliance with conditions of approval.

EXHIBIT 8
CONCEPT FOR FLOODPLAIN REGULATION



Policy 10.2 Maricopa County shall encourage coordinated decision-making in flood prone areas.

Maricopa County has legal jurisdiction only in the unincorporated area. The responsibility for controlling land use and development in incorporated areas rests with the respective city or town. The decision-making of each jurisdiction should be coordinated in the public interest.

All local municipalities should be encouraged to adopt and enforce floodplain development regulations. Maricopa County should inform local jurisdictions if potential hazards exist within their jurisdiction and encourage them to take appropriate actions. Flood control projects should be designed and constructed with an awareness of their total effect. Development requests within the 100 year floodplain should be referred to surrounding jurisdictions for comment.

Policy 10.3 The clearing and channelization of the Gila River and its tributaries should be supported.

The clearing and channelization of the Gila River will greatly increase the carrying capacity of the floodplain and prevent unnecessary damage to adjacent properties. Efforts to return the river to its natural course should be completed as soon as possible.

Flood control should take priority over the preservation of wildlife habitats. However, flood control plans should consider the need to preserve and enhance natural wildlife habitats. Any conflicts should be resolved as quickly as possible. Maricopa County should encourage cooperative efforts which provide for both flood control and wildlife habitats.

Policy 10.4 Additional flood control projects which will minimize the potential for flooding along the Agua Fria River such as channelization should be encouraged.

The new Adobe Dam and the proposed New River Dam will help to prevent floodwaters from Skunk Creek and New River from compounding flooding conditions along the Agua Fria River. However, high seasonal runoff in the upper watershed of the Agua Fria River still poses a threat of future flooding.

The existing Waddell Dam is designed and operated only for irrigation water storage, not flood control. If no additional upstream controls are provided a number of downstream improvements will be needed to minimize the threat of future floods. Levees may be needed to protect existing development in the Avondale area. Channelization of the riverbed will be needed near McDowell Road to prevent the river from meandering and to protect the McDowell Road and Interstate 10 bridges.

The Central Arizona Water Control Study (CAWCS), conducted by the U.S. Department of the Interior, identified alternatives for flood control and storage capacity for the Central Arizona Project. The Secretary of the Interior has selected Alternative 6 as the preferred alternative. This includes a New Waddell Dam, Cliff Dam, Roosevelt Dam, and a reconstructed Stewart Mountain Dam. This decision is tentative pending completion of an Environmental Impact Statement. The final decision should be made by December, 1982.

If constructed, the New Waddell Dam could be operational in the early 1990's. At this time, it is not designed to provide additional flood control on the Agua Fria River. It would simply provide storage for Central Arizona Project Water.

The new Waddell Dam could be designed to provide flood control. Additional upstream control might eliminate the need for extensive downstream improvements. Maricopa County should carefully review the cost and benefits offered by this or other upstream control alternatives and encourage implementation of the most cost effective solution.

Policy 10.5 The future use of the Agua Fria River as a greenbelt should be explored.

(Added by the Planning and Zoning Commission)

OUTDOOR RECREATION

Summary of Goals, Objectives and Policies

- GOAL: THE PROVISION OF ADEQUATE OPPORTUNITIES FOR OUTDOOR RECREATION.
- OBJECTIVE: 1 To maintain and enhance the opportunities for outdoor recreation offered by County parks and recreation areas.
- OBJECTIVE: 2 To promote the development of hiking and riding trails within the area.
- Policy: 2.1 Maricopa County shall continue to support the Sun Circle Trail and other proposed trails.
- OBJECTIVE: 3 To develop a full range of neighborhood and community facilities for outdoor recreation.
- Policy: 3.1 Developers should be encouraged to provide adequate parks and community facilities to serve their project.

OUTDOOR RECREATION

OUTDOOR RECREATION

PURPOSE

The OUTDOOR RECREATION ELEMENT considers the opportunities for outdoor recreation within and adjacent to the planning area.

ISSUES AND CONCERNS

A number of issues and concerns were identified during the planning process. They are:

The importance of County parks

The responsibility for providing opportunities for outdoor recreation falls upon all levels of government. Maricopa County has established an outstanding regional park system which offers unique opportunities for all County residents. Two of these facilities, the Casey Abbott Recreation Area and the White Tank Mountain Regional Park are located adjacent to the planning area. (See Exhibit 9).

The Casey Abbott Recreation Area is semi-regional in nature. It contains natural areas for hiking, riding, and camping as well as urban facilities such as a golf course, archery range, and play areas. It is designed to be a day use area and which supplements facilities in surrounding communities.

The White Tank Mountains Regional Park is a wilderness park which takes advantage of scenic natural features. It serves the metropolitan area and provides for activities such as hiking, riding, picnicking, camping, and nature and historic study. Park development is restricted to these facilities which are compatible within the natural characteristics of the park environment.

These County parks provide recreation opportunities for area residents and residents in the surrounding region and are visited annually by hundreds of seasonal visitors. As population growth continues in Maricopa County and the price of fuel continues to rise, these nearby parks will become even more attractive.

Both of these parks are directly associated with the planning area although they are not within its designated boundaries. They provide local opportunities for outdoor recreation, and preserve the natural characteristics of the surrounding mountains. The only access to these parks is through the planning area.

These parks are assets to the area and its economy. They need to be maintained and fully improved in a manner consistent with their unique natural character and purpose. They also need to be protected from any future development which might infringe on their environment.

The need for neighborhood and community recreation facilities

County parks serve only a part of the demand for outdoor recreation. The daily needs of area residents must be met by local facilities. Major communities within the planning area provide urban type recreation facilities. These include neighborhood parks and playgrounds, community parks and playfields, and special facilities such as golf courses.

As urban development continues, the demand for more and improved recreation facilities will increase. Local recreation facilities need to be designed and located with an awareness of the needs within their service area. The limited nature of special interest facilities such as golf courses suggests that they cannot be substituted for other recreation facilities on an areawide basis. A variety of recreation facilities is needed to provide opportunities for both active and passive outdoor recreation. (team sports and court games vs. picnicking).

The potential for hiking and riding trails

There are no established hiking and riding trails within the study area at this time. Major open spaces such as river floodplains, County parks, major utility easements, and canals provide opportunities for their future development. Consideration needs to be given to the development of local trails and their connection to the existing trail systems in the surrounding region.

GOALS AND OBJECTIVES

The following goals and objectives are recommended for approval:

GOAL

- The provision of adequate opportunities for outdoor recreation.

OBJECTIVES

1. To maintain and enhance the opportunities for outdoor recreation offered by County parks and recreation area.
2. To promote the development of hiking and riding trails within the area.
3. To develop a full range of neighborhood and community facilities for outdoor recreation.

POLICIES

The following policies are recommended as a means of achieving the stated goals and objectives:

OBJECTIVE ONE

(No Policy)

OBJECTIVE TWO

Policy 2.1 Maricopa County shall continue to support the Sun Circle Trail and other proposed trails.

A County-wide system of trails has been proposed by the Maricopa County Hiking and Riding Trails Committee, an advisory body to the Maricopa County Parks and Recreation Commission. The primary component of this system is the Sun Circle Trail which when completed will encircle the Phoenix metropolitan area. A large segment of this system has already been established. It currently ends at Phoenix South Mountain Park and at the New River where it intersects the Arizona Canal.

A primary section of the Sun Circle Trail which is yet to be completed lies within the White Tanks-Agua Fria area. From the existing trail beginning in Phoenix South Mountain Park, the proposed trail would follow the Gila River west to Casey Abbott Recreation area, then turn northward along the Agua Fria River Channel to its confluence with New River. From that point the trail would leave the study area and follow New River to where it intersects the Arizona Canal near 83rd Avenue. Rest areas and picnic sites would be located along the trail at 5 mile intervals.

A secondary trail has been proposed to connect White Tank Mountain Park with the Sun Circle trail. As proposed, this trail alignment would be located north of Peoria Avenue extending from the Park to Dysart Road, south to Olive Avenue, and then east to the Sun Circle Trail. Another secondary trail has been proposed along the Central Arizona Project Granite Reef Aqueduct (See Exhibit 9).

The development of these trails is dependent upon the future public acquisition of right-of-way and easements. Since much of the Sun Circle Trail is proposed within the Agua Fria River, future development and flood control measures will affect its location. Designation of the trail alignment and acquisition of right-of-way should begin as soon as possible. The development of neighborhoods with equestrian privileges and supporting facilities along the trail system should be supported. The effect of future development adjacent to trail corridors should be considered prior to development approval.

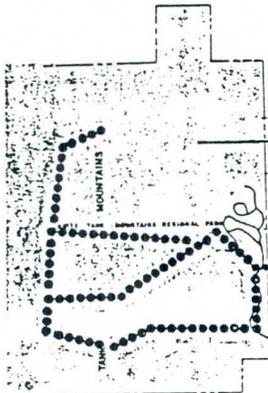
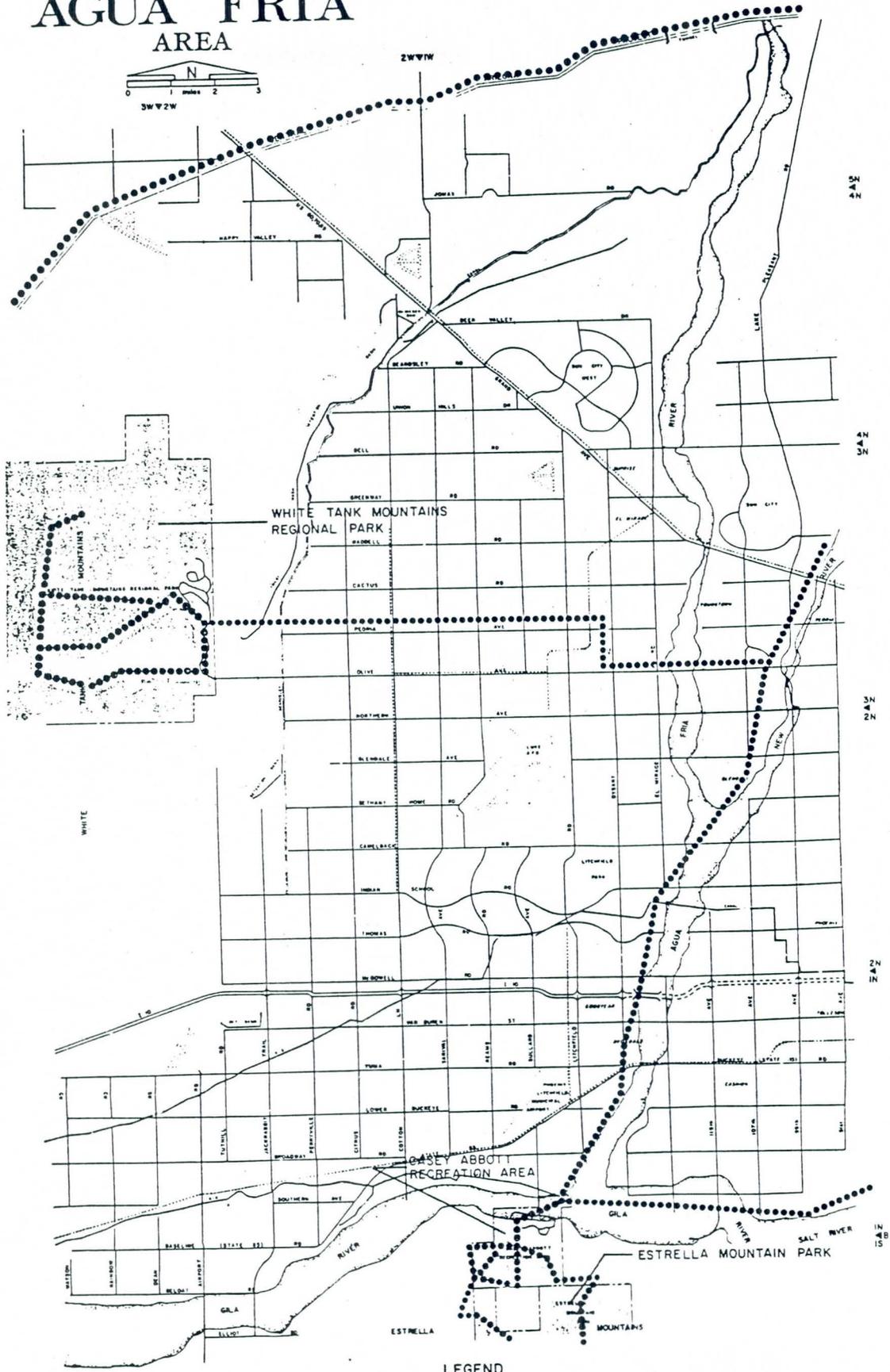
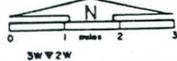
OBJECTIVE THREE

Policy 3.1 Developers should be encouraged to provide adequate parks and commercial facilities to serve their project.

The limited resources of Maricopa County can best be used by providing regional and semi-regional recreational facilities rather than these parks. Local recreation facilities should be provided by local cities and towns and private developers. (See Socio-Cultural Element).

WHITE TANKS AGUA FRIA AREA

MEROGLYPIC MOUNTAINS



LEGEND

- REGIONAL and SEMI-REGIONAL PARKS
- PROPOSED HIKING and RIDING TRAILS

DEVELOPMENT GUIDE

PURPOSE

The Development Guide is a graphic supplement to the Policy Guide. It identifies major environmental characteristics, the proposed pattern of future land use, the estimated timing of development, and the future system of major streets and highways within the area. It is intended to support and further clarify statements in the Policy Guide.

MAJOR ENVIRONMENTAL CHARACTERISTICS

Exhibit 10 identifies important environmental characteristics within the planning area, both natural and man-made. This includes: an area of land subsidence and earth fissures; the 100 year floodplain of the Agua Fria and Gila Rivers; the paths of sheetflow from the breaches in McMicken Dam; major detention basins; areas with a slope greater than two percent; the crash hazard areas identified by the U.S. Air Force; and the area around Luke Air Force Base affected by a Day-Night Average Sound Level (L_{dn}) of 75 decibels or greater.

The scenic Palo Verde - Saguaro plant community is not shown by Exhibit 10. This essentially overlaps areas with gentle-steep slopes in the northern, western, and southern parts of the planning area.

These environmental factors were selected because they could affect future development or represent hazards to public health and welfare. They should not pose serious constraints to future growth within the area, however. All of these characteristics are discussed in detail in the White Tanks-Agua Fria Technical Guide.

FUTURE LAND USE

Exhibit 11 shows the proposed pattern of future land use and development within the planning area. Unlike many land use plans which indicate the type and amount of land use at specific locations, it is conceptual in nature. Nine general categories of land use are defined as follows:

Rural Residential: Those areas which will remain rural in nature for the foreseeable future. Gross residential densities will be equal to or less than one house per acre.

Urban Residential: Those areas which are appropriate for future urban development. Gross residential densities will be greater than one house per acre. A variety of housing types, and net residential densities, will be appropriate within these area.

Industrial Reserves: This category represents major reserves for future industrial development. These will accommodate a variety of light and heavy industries and other intense land use activities.

Agriculture: Those areas which will remain rural in nature and are appropriate for farming and related activities. Gross residential densities should be equal to or less than one house per acre.

Activity Centers: Multi-use activity centers are planned to accommodate a wide variety of land uses including commercial and employment centers, open space, housing, and community facilities. These centers will act as key focal points within the urbanized area. Not all centers will be of the same scale. Some may have areawide or regional significance while others may serve only a single community.

Exhibit 11 identifies four activity centers. The Litchfield Park and Sun City West activity centers are based on the general plans for these communities. The size and location of the other two activity centers is conceptual.

Major Commercial: Those commercial areas which will serve as local centers of activity and meet primary needs for shopping and services within the area. Small independent neighborhood centers are not included in this category.

Special Commercial: Those facilities which attract visitors to the area or offer unique opportunities for area residents. Included in this category are the former harness race track near Cotton Lane and Interstate 10, the Wigwam Resort in Litchfield Park, and the Sun Dome in Sun City West.

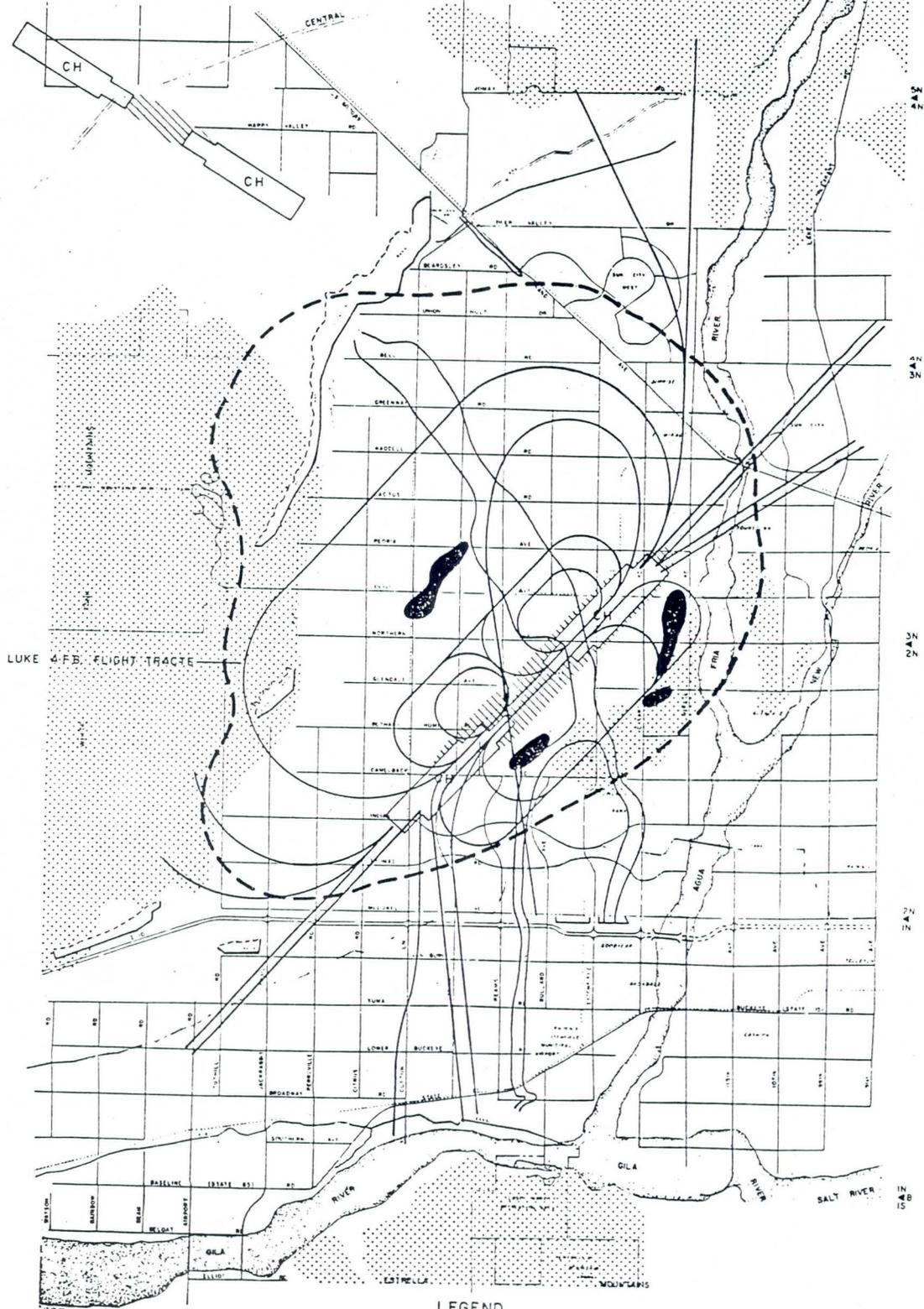
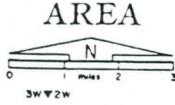
Major Public Facilities: Those publically owned and operated facilities of areawide or regional significance. Luke Air Force Base, the Arizona Correctional Training Center, and Phoenix - Litchfield Municipal Airport are included in this category.

Aviation Hazard Areas: These are areas where hazards to health and safety are present as a result of aviation activity at military airfields. Included are the defined crash hazard areas off the end of runways and those areas with a Day-Night Average Sound Level of 75 decibels or greater. Appropriate land uses within these areas are those which are compatible with aviation activities (see Land Use element).

A number of factors should be considered in reviewing the proposed "Generalized Future Land Use" map. They are:

- * Although a significant amount of growth is projected for the future, the planning area will not reach its full potential until after 1990. Much of the area will remain rural in nature within the foreseeable future.
- * The area shown for future urban development will more than accommodate the population projected to the year 1990. This will allow flexibility in development decision-making and accommodate any increase in growth which may occur.

WHITE TANKS AGUA FRIA AREA



LEGEND

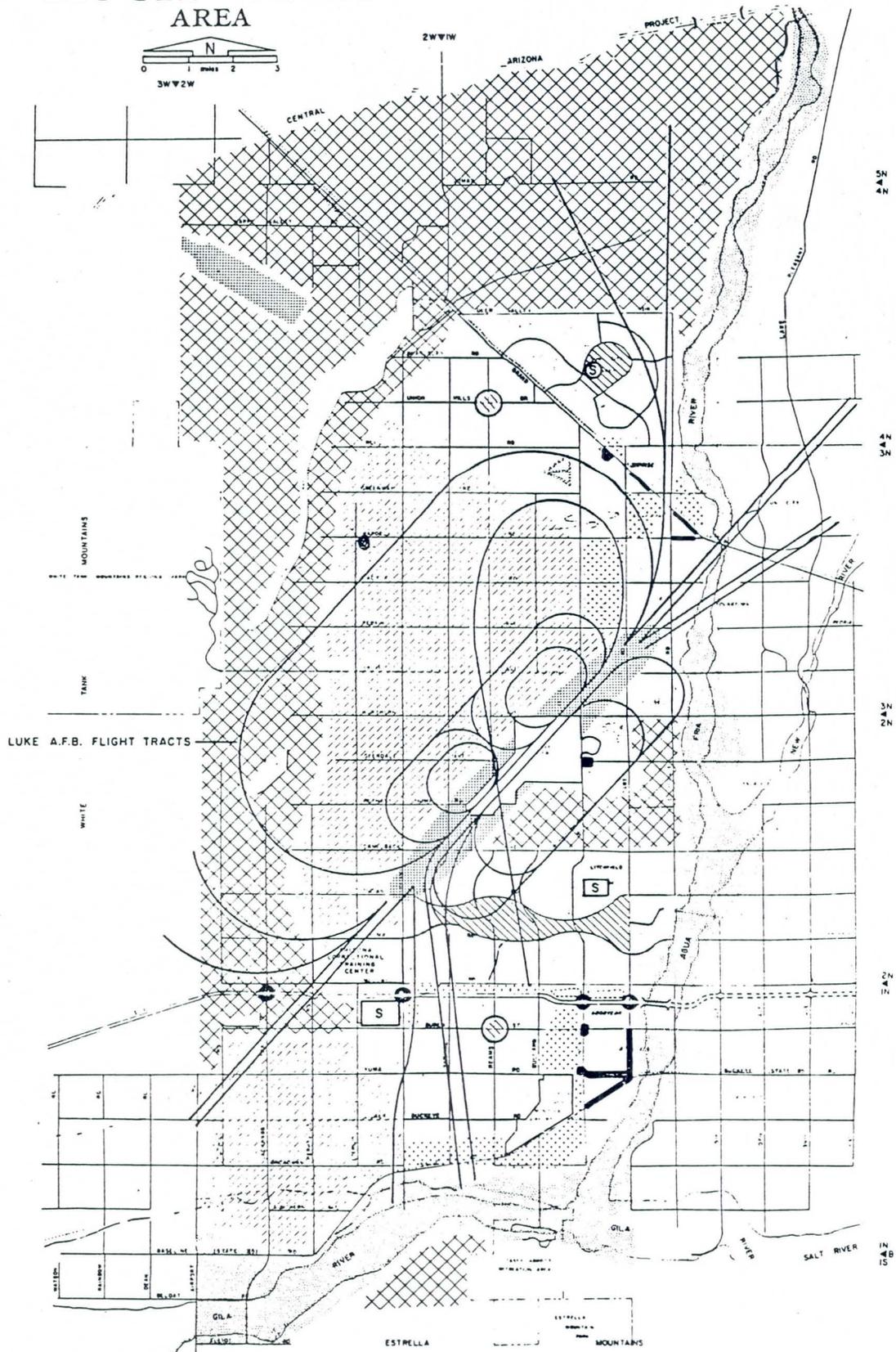
- LAND SUBSIDIENCE AREA
- 100 YEAR FLOODPLAIN
- MAJOR DETENTION BASIN
- CRASH HAZARD AREAS
- EARTH FISSURES
- 100 YEAR SHEETFLOW
- GENTLE-STEEP SLOPES
- HIGH NOISE AREAS (L_{dn} 75dB or GREATER)

MAJOR ENVIRONMENTAL CHARACTERISTICS

EXHIBIT 10

WHITE TANKS AGUA FRIA AREA

HEROGLYPIC MOUNTAINS



LEGEND

RURAL RESIDENTIAL	AGRICULTURE	SPECIAL COMMERCIAL	FLOODPLAIN
URBAN RESIDENTIAL	ACTIVITY CENTER	MAJOR PUBLIC FACILITY	MAJOR DETENTION BASIN
INDUSTRIAL RESERVE	MAJOR COMMERCIAL	AVIATION HAZARD AREA	

GENERALIZED FUTURE LAND USE

EXHIBIT II

- * Exhibit 11 shows a logical expansion of the existing urbanized area along major regional transportation corridors.
- * The proposed pattern of development reflects the adopted plans of local cities and towns and major developers.
- * Most of the residential, industrial, and commercial development will occur within the future urbanized area.
- * The demand for development will be greatest in the Goodyear, Avondale, and Litchfield Park areas once Interstate 10 is completed.
- * Portions of the area will not be suitable for development within the immediate future due to the lack of necessary services, poor access, or other constraining factors.
- * The rural portions of the planning area will provide ideal locations for those seeking a rural lifestyle as well as farming and other activities which require a non-urban setting.
- * As growth continues, and the amount of developable land diminishes, additional areas may be needed for urban development.
- * The gross residential densities within the future urban area will gradually increase as infilling occurs.
- * Luke Air Force Base is a community in and of itself. It serves the same function as an activity center.
- * The future activity center for the City of Avondale will be located east of the Agua Fria River.
- * The type, intensity, and amount of future development at specific locations will need to be addressed by more detailed land use planning.

THE TIMING OF FUTURE DEVELOPMENT

Exhibit 11 does not address the timing of future development. This will depend on a number of factors including: market demand, the plans of developers and property owners, interest rates, and the availability of necessary public services. It is impossible to predict exactly when development or redevelopment will occur.

FUTURE STREETS AND HIGHWAYS

Exhibit 12 shows the proposed major road network within the planning area. It is based on the section line grid system used throughout the Phoenix metropolitan region. Exhibit 12 also shows the location of existing and proposed interchanges along Interstate 10 and existing and proposed bridges across the Agua Fria and Gila Rivers.

Major differences between the proposed major road network and that which currently exists are as follows:

- * Cotton Lane is shown extended to Grand Avenue;
- * Bell Road is continued from Litchfield Road to Grand Avenue;
- * A new road south of the Gila River will improve access to properties east and west of the Casey Abbot Recreation Area; and
- * The alignment of roads within Litchfield Park and Sun City West reflect the approved master plans for these communities.
- * Deer Valley Road is shown extended east of the Agua Fria River.

Additional segments of the major street system may be completed as development demands and travel patterns warrant.

Exhibit 12 also identifies the role that each major street or highway will play in serving future traffic movements within the area. This classification is based on a modified hierarchy of function which considers the importance of major roads from a regional perspective.

Four categories of major roads are identified by Exhibit 12 as follows:

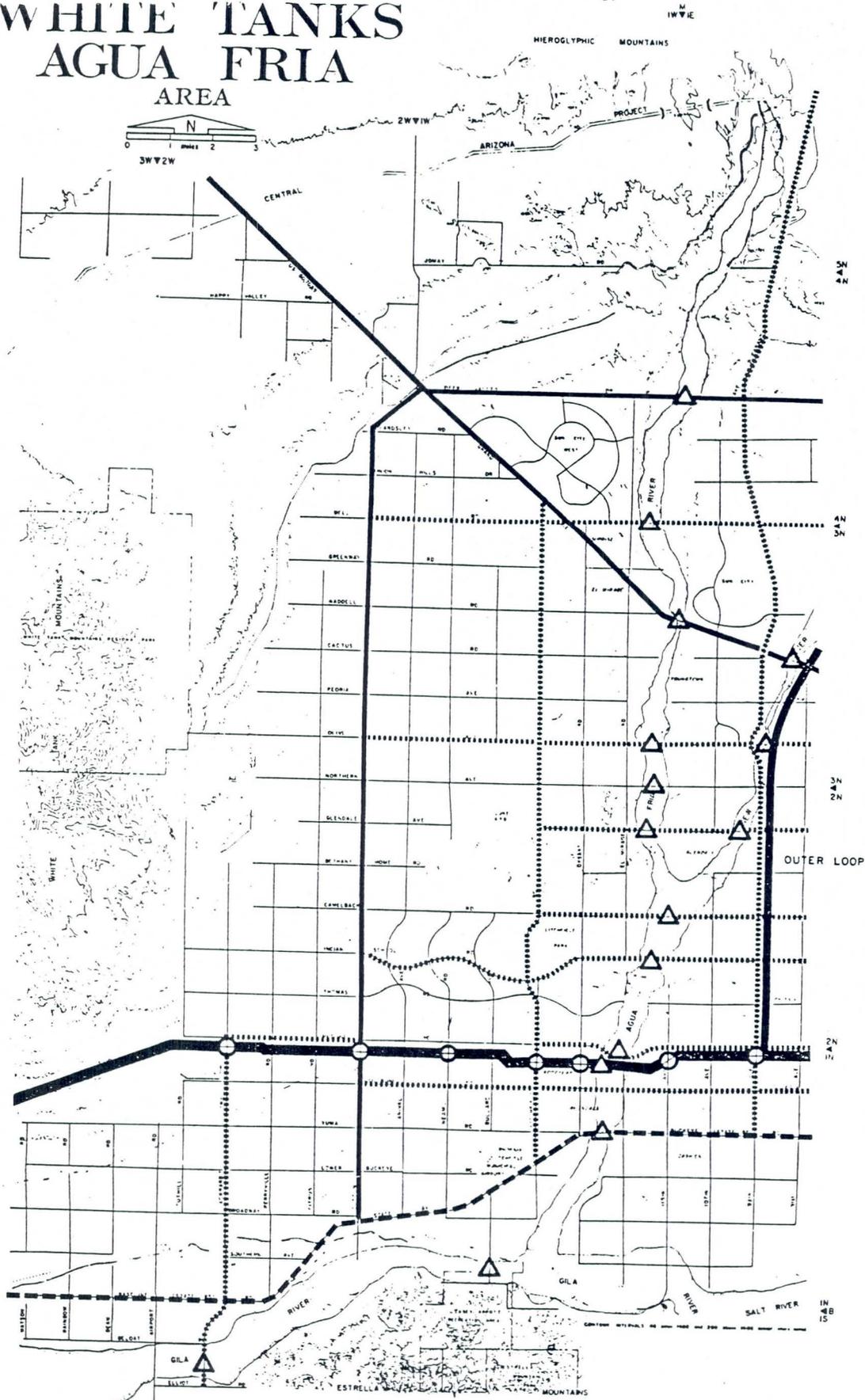
Arterials: These provide direct service for longer trips between cities and towns typical of statewide or interstate travel. They accommodate high travel speeds and offer a high level of mobility. This category is divided into Interstates and principal arterials. It includes Interstate-10 U.S. 60-70-89, Cotton Lane, and Deer Valley Road.

State Secondary Highway: State Route 85 is a State Secondary Highway. It has historically served the function of a principal arterial. With the completion of Interstate 10 its function will be reduced to that of a rural collector.

Major Rural Collector: These are the primary intra-county travel corridors. Travel distances are shorter than those accommodated by arterials. These travel corridors connect cities and towns within the region, provide access to major traffic generators, collect traffic from other major roads, and provide connections to arterials. Major north-south collectors include Jackrabbit Road, and Litchfield Road. Major east-west collectors include Bell Road, Olive Avenue, Glendale Avenue, Indian School Road, Camelback Road, McDowell Road and Van Buren Street.

Other Major Streets: These major roads have areawide, but not necessarily regional importance. They primarily accommodate local traffic movement over shorter distances. They may also serve as minor collectors which supplement the major collector routes. This category includes all section line roads not classified as a major rural collector.

WHITE TANKS AGUA FRIA AREA



- LEGEND**
- INTERSTATE
 - PRINCIPAL ARTERIAL
 - STATE SECONDARY HIGHWAY
 - MAJOR RURAL COLLECTOR
 - OTHER MAJOR STREET
 - INTERCHANGE
 - BRIDGE

FUTURE STREETS AND HIGHWAYS

IMPLEMENTATION

The White Tanks-Agua Fria Policy and Development Guide is an advisory document. No immediate changes will take place upon its adoption. Its effects will be felt over time as it influences public policy and decision-making for the area.

The usefulness of these guidelines depends on the energy with which they are pursued. Adoption alone will not ensure their effective and appropriate use. Implementation will require the continued interest, involvement and leadership on the part of citizens and local officials.

HOW TO USE THIS REPORT

Once adopted, the White Tanks-Agua Fria Policy and Development Guide will represent official guidelines. These should be considered by all government officials and private citizens prior to decision-making. All proposals, programs, projects, and specific actions should be evaluated for consistency with these guidelines.

Applications for rezonings, variances, special use permits and subdivisions should be evaluated not only in terms of specific regulations, but also in terms of whether the proposed action would help to attain the goals and objectives of the Policy Guide. Public works projects and other specific programs should be evaluated in a similar manner. Likewise, citizens who wish to make proposals for development should note how their proposal will or will not help to reach desired goals and objectives.

Public decision-making involves tradeoffs between competing interests. Efforts aimed at reaching long range goals and objectives may conflict with more immediate desires. Government officials should consider both the long and short range consequences of their actions and reach decisions in a fair and objective manner. Clarifying different viewpoints often helps to resolve conflict and facilitate compromise and agreement. These guidelines should be used to structure decision-making and focus discussion on key issues.

Routine consideration of these guidelines can reduce the time needed to identify crucial issues on a daily basis. However, they cannot hope to address all potential issues. When gaps occur, the review process should be structured according to the format used in this report (i.e. goals, objectives, policies, and recommendations).

The White Tanks-Agua Fria Policy and Development Guide is an aid to decision-making. Decision-makers should determine the most appropriate action in any given situation after a thorough review of specific problems and proposals. At times, departure from these guidelines may be desirable. If so, an explanation of why a guideline is inappropriate should be offered.

LAND USE AND DEVELOPMENT CONTROLS

In order to protect the health, safety, and general welfare of County residents, the Maricopa County Board of Supervisors have adopted a number of ordinances and regulations governing land use and development. Private restrictions are also used by private developers to supplement government regulations. The White Tanks-Agua Fria Policy and Development Guide should provide background and a perspective for the use of these controls.

The 1969 Amended Zoning Ordinance for the Unincorporated Area of Maricopa County.

Zoning is the primary tool used to control land use and development. The Zoning Ordinance consists of a map which divides the unincorporated area into separate districts, and a text which identifies the type and intensity of use allowed within each district. It also establishes standards for development within each district such as lot size, lot coverage, the height of structures, setbacks, yard requirements, and parking and loading space requirements. These standards vary by district according to the needs and characteristics of various land uses. Maricopa County first adopted a Zoning Ordinance in 1951.

According to State law, parcels of land over five acres in size are not regulated by County Zoning Ordinances when they are used for railroad, mining, metallurgical, grazing, or general agricultural purposes.

The 1978 Military Airport Zoning Ordinance for the Unincorporated Area of Maricopa County.

The Military Airport Zoning Ordinance was adopted by the Board of Supervisors in December, 1978 to control land use in the vicinity of military airports. It establishes six "Airport Districts" (AD). Three of these correspond with significant crash hazard areas. The other three are defined by high noise levels. Each is shown on the official zoning maps of Maricopa County. No regulations have been established for the districts which are identified as high noise areas.

The Amended Floodplain Regulations for the Unincorporated Area of Maricopa County.

Maricopa County first adopted floodplain regulations in 1975. These establish two regulatory districts within the 100 year floodplain. Each district is shown on the official zoning maps of Maricopa County. The type of land use allowed within each district and development standards are specified in the text of the Ordinance. The adoption and enforcement of these regulations allows County residents to participate in the Federal Flood Insurance Program.

Subdivision Regulations for the Unincorporated Areas of Maricopa County.

Maricopa County first adopted subdivision regulations in 1973. These are intended to ensure adequate traffic circulation, lot design, water supply, fire protection, sewerage, utilities, drainage, flood protection, consideration of community facility needs, and the conveyance of land by accurate legal descriptions.

The State legislation which authorizes Counties to regulate subdivisions does not contain a definition of subdivisions. According to the Arizona Court of Appeals in the Case of the Transamerican Title Insurance Company vs. Cochise County (26 Ariz. App. 323), the Arizona Real Estate Department definition of subdivisions must be used by Counties. As a result, a "subdivision" is a division of land into four or more lots which are less than 36 acres in size. Parcels divided into three lots or less and land divided into parcels greater than 36 acres in size are exempt from County subdivision regulations.

The Uniform Building Code

Maricopa County first adopted a building safety code in January, 1975. Maricopa County uses the 1979 Uniform Building Code, a model code established by the International Conference of Building Officials. This code establishes standards for building construction and site preparation. In conjunction with the Uniform Building Code, Maricopa County has adopted a number of other model codes including the 1981 National Electrical Code, the 1979 Uniform Plumbing Code, the 1979 Uniform Fire Code, and the 1979 Uniform Mechanical Code.

Maricopa County Health Code

The Maricopa County Health Code includes development regulations for domestic water supply systems, refuse collection and disposal, sanitary sewage treatment systems, and mobile home parks. Additional areas of regulation include vector control, bathing places, food handling establishments, child care facilities, kennels, pet shops, and air pollution control.

Private Land Use Controls

Many developers use private land use controls to supplement government regulations. These controls are referred to as conditions, covenants, and restrictions. They are contained in the deed to the property or are otherwise formally recorded. These restrictions are reviewed by the County routinely prior to development approval.

SPECIFIC RECOMMENDATIONS

This section identifies specific recommendations for action. These recommendations were determined by the Citizen Committee to be necessary to fulfill the purpose of this plan.

1. Municipalities and other government agencies should be requested to adopt the White Tanks-Agua Fria Policy and Development Guide.
2. Cotton Lane should receive priority for future improvement as a principle arterial from State Highway 85 to State Highway 74.
3. The County should continue to work with Luke Air Force Base officials to find a solution to the congestion on Litchfield Road near Luke Air Force Base. One solution may involve the construction of an overpass or an underpass. Another may be to change the alignment of Litchfield Road.
4. Strict traffic control measures should be maintained along Dysart Road near the Dysart School, Luke School, and the intersection of Dysart Road and Bell Road.
5. The development review process should be coordinated with all public and semi-public agencies and jurisdictions within the planning area.
6. The strip commercial zoning along the south side of Grand Avenue should be removed through initiative action of the Maricopa County Planning and Zoning Commission.
7. Development proposals for public lands should be reviewed in the same manner as proposals on private lands.
8. The Ordinances and regulations of Maricopa County should be periodically reviewed to ensure that they continue to protect the public interest and reflect the changing needs of development. These regulations should be presented in a clear and concise manner.
9. Under existing regulations it is possible for a developer to provide fire hydrants required as a condition of development without providing adequate water pressure and storage capacity for emergency situations. In the past, fire hydrants have been provided, but not hooked up to a distribution system. Maricopa County should continue to work with the State of Arizona to correct this problem.
10. The development regulations of local cities and towns should be reviewed to determine their consistency with those of Maricopa County. Consistent regulations will help developers and property owners and reduce conflicts upon annexation.
11. The Committee supports and recommends the continued implementation of the 1978 Military Airport Zoning Ordinance.

12. Luke Air Force Base should be encouraged to acquire the land development rights to all properties within designated crash hazard areas and that area subject to a Day-night Average Sound Level of 75 decibels or greater. In lieu of the acquisition of these properties by the Air Force, Maricopa County should encourage the State of Arizona to promptly process and consider requests for exchange of State lands for private property as provided in House Bill 2391 which amended State Law in 1978.
NOTE: "Luke officials have indicated that the U.S. Government and the Air Force have no plans to pursue land acquisition".
13. McMicken Dam is still under the jurisdiction of the U.S. Army Corps of Engineers. Funds for the repair of this structure must be appropriated by Congress. The appropriation of federal funds for this purpose should be encouraged. The Board of Supervisors should participate with other local officials in requesting Congressional support for this project.
14. The responsibility for operating and maintaining McMicken Dam has been accepted by the Maricopa County Flood Control District. The County should consider obtaining complete jurisdiction from the Corps of Engineers. This would ensure local control and allow local appropriations to be used to repair the dam if federal funds are unavailable.
15. Maricopa County should adopt and maintain a County-wide solid waste management plan. This plan should address the need for disposal of non-hazardous solid wastes. The plan should identify the most cost effective, politically viable, and environmentally sound disposal options available to County residents.
16. State Legislation which would require cities and towns to remove strip annexations from areas which cannot realistically be served by municipal services within a ten (10) year time period should be encouraged. The capital improvement programs of local cities and towns can provide a basis for this determination.
17. Existing County regulations do not require the review of drainage and detention plans prior to development unless property is subdivided or within a zoning district which includes site plan approval. Drainage plan approval and the detention of any increase in onsite runoff as a result of development should be required as a condition of development approval. The County Zoning Ordinance should be revised to include this provision. No building permits should be issued unless adequate drainage plans have been provided.
18. Plans for mini-farms should be reviewed by the Natural Resource Conservation District to ensure proper design for irrigation.
19. Maricopa County should continue to support the activities of the Maricopa Association of Governments which coordinates planning and decision-making among local jurisdictions.

20. Maricopa County should encourage the Maricopa Association of Governments to annually publish a summary of the capital improvement programs of all local jurisdictions. This should provide a review of local plans for water, sewer, streets and highways, solid waste, major drainage projects, etc.
21. The Maricopa Association of Governments 208 Plan should be updated to reflect current plans for wastewater treatment within the study area. The plan should be revised to address the use of package treatment plants.
22. The noise contours identified by J. J. Van Houten and Associates in January, 1979 should be used for all decision-making in the vicinity of Luke Air Force Base until updated noise contours can be developed.
23. Future training at Luke will be conducted in the quieter F-15 and F-16 aircraft. Luke Air Force Base will probably update its Air Installation Compatible Use Zone (AICUZ) report at that time. Maricopa County should conduct a study to redefine the noise contours around the Base when this occurs. The County should coordinate its study with Base officials to eliminate the current inconsistency between the County and Air Force noise contours.
24. The number of jurisdictions responsible for regulating land use and development within the 100 year floodplain makes coordinated planning and control difficult. Regulations and control policies often differ. Consideration should be given to establishing a single agency or multi-jurisdictional authority for regulating development in floodprone areas.
25. The sand and gravel operations in the Agua Fria River obstruct the flow of floodwaters to varying degrees. Many do not meet existing regulations or conditions of approval. County officials should meet with all sand and gravel operators and request voluntary compliance with applicable regulations. If compliance does not occur within a reasonable period of time, enforcement actions should be taken to correct violations.
26. Additional State legislation should be pursued to ensure proper control of mining operations within the 100 year floodplain.
27. A continuous effort should be made to encourage coordination between the various departments, agencies, boards, commissioners, and elected officials within County government.

PLAN REVIEW AND AMENDMENT

Conditions, opportunities, and desires will change within the planning area as growth and development continues. Decision-makers must respond accordingly. The planning process needs to be continuous if it is to facilitate informed decision-making.

The White Tanks-Agua Fria Policy and Development Guide should be reviewed periodically to ensure that it remains a viable working document. Modifications should be made when necessary and included as an addendum to the original report. A thorough review should take place at five year intervals. More frequent status reports may be appropriate and should be conducted as needed.

GLOSSARY

<u>ACTIVITY CENTERS:</u>	Key focal points within the urbanized area which are planned to accomodate a wide variety of land uses.
<u>AGRICULTURE:</u>	Rural areas which are appropriate for farming and related activities including rural residential development.
<u>AVIATION HAZARD AREAS:</u>	The crash hazard areas off the ends of runways at military airfields and areas with a Day-Night Average Sound Level of 75 decibels or greater.
<u>COMMERCIAL CORES:</u>	Focal points for commercial activity within a neighborhood, community, or subarea.
<u>COMMUNITY FACILITIES:</u>	Public and semi-public facilities such as schools, parks, recreation centers, community centers, libraries, health care, and social service clinics which serve a neighborhood or community.
<u>CRASH HAZARD AREAS:</u>	The clear zone and accident potential zones off the ends of runways as determined by the U.S. Air Force.
<u>DAY-NIGHT AVERAGE SOUND LEVEL (LDN):</u>	The average hourly sound level with a 10 decibel weighing for nighttime noise events.
<u>GOAL:</u>	A general statement of a desired end result toward which action is directed.
<u>INDUSTRIAL RESERVES:</u>	Major reserves which will accommodate a variety of light and heavy industries and other intense land uses.
<u>MAJOR PUBLIC FACILITIES:</u>	Those publically owned and operated facilities of areawide or regional significance.
<u>OBJECTIVE:</u>	The route by which a goal can be reached.
<u>100 YEAR FLOOD:</u>	A flood which occurs on the average once in every 100 years. Within any 100 year period it may occur several times or not at all.

SUGGESTED REVIEW AGENCIES

Maricopa County Highway Department
Maricopa County Parks and Recreation Department
Maricopa County Attorney
Maricopa County Sheriff
Maricopa County Civil Defense
Maricopa County Community Development Agency
Maricopa County Flood Control District
Maricopa County Department of Health Services

Arizona Land Department
Arizona Department of Water Resources
Office of Economic Planning and Development
Arizona Department of Transportation

U.S. Bureau of Land Management
USDA Soil Conservation Service (Buckeye & Central)

City of Phoenix
City of Glendale
City of Avondale
Town of Goodyear
Town of El Mirage
Town of Surprise
Town of Buckeye
City of Peoria
Town of Youngtown

Maricopa Association of Governments Transportation and Planning Office
Maricopa Association of Governments 208 Program

Dysart Unified School District
Litchfield Elementary School District
Avondale Elementary School District
Agua Fria Union School District
Liberty Elementary School District
Nadaburg Elementary School District
Buckeye Union School District

Rural Metro Fire Department
Buckeye Valley Fire Department

Arizona Public Service Company

(All irrigation districts)
(All private water companies)

Buckeye-Roosevelt Natural Resource Conservation District
Agua Fria-New River Natural Resource Conservation District

MARICOPA COUNTY BOARD OF SUPERVISORS

POLICY FOR COUNTY ISLANDS

Description:

- 1) Class I. Unincorporated area that is completely surrounded by incorporated municipalities and is generally dependent to a municipality for services and is generally part of the social, cultural, educational, and commercial structure of a municipality.
- 2) Class II. An unincorporated area consisting of thousands of acres encircled by thin strips of annexations by nearby municipalities. These unincorporated areas generally do not have any interrelationship with the annexing municipality, nor are the unincorporated areas dependent on the municipality for services.
- 3) Class II-A. Properties of various size which are located on the perimeter of Class II County Islands and which are consequently covered by two political subdivision (City and County). While these properties may not have an interrelationship with the annexing city and may not be dependent on the city for services, they are governed in part by all city ordinances and regulations. They are also governed in part by all county regulations.

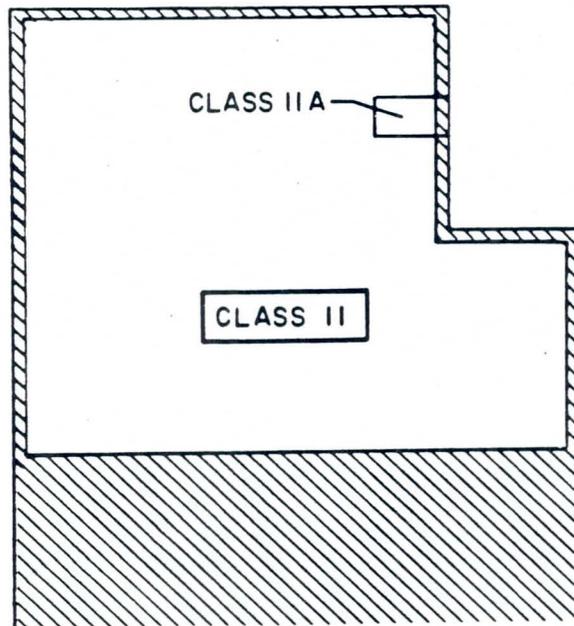
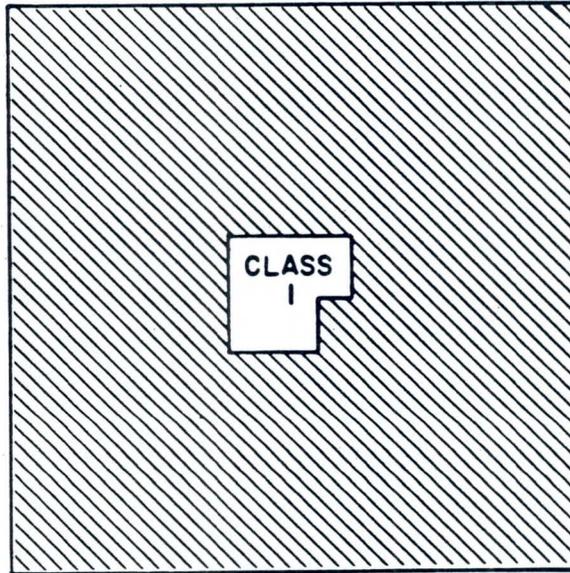
Policy:

- 1) Class I. The Planning Commission and Board of Supervisors in reviewing changes in zoning, subdivision plats, or Plans of Development, will attempt to adhere to the adopted comprehensive land use plans and the action of the local governmental body. To insure positive cooperation between the County and local municipality, the Planning Commission and Board of Supervisors will:
 - a) Encourage the applicant to consult with officials of the adjacent municipality prior to submission of applications to the County.
 - b) Forward all applications to the responsible municipality for comments and encourage recommendations from the council majority.
 - c) Give full consideration to the recommendation of the local municipality.
 - d) Applicants shall be informed that because of the special circumstances, full justification must be offered for variations from the municipal recommendations.

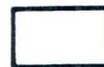
- 2) Class II. Applications for this category of "County Islands" have no immediate affect on the municipality which has initiated the strip annexation. The Planning Commission and Board of Supervisors, recognizing that the respective local agency does have an interest in proposed developments therein, will forward copies of applications to the appropriate local agency and request comments from the local elected officials.
- 3) Class II-A. In considering applications for zone changes, subdivision plats, special uses, plans of development and building permits the administrative and legal staffs of the two involved political subdivisions (city and county) shall have resolved any jurisdictional questions prior to Planning and Zoning Commission and Board action.
- 4) That insofar as Class II and Class II-A are concerned, the administrative and legal staffs of the two political subdivisions should meet for the purpose of simultaneously resolving the long range and short range problems and solutions as discussed in the Report to the Board of Supervisors on County Islands dated September 26, 1977.

10-4-77

EXHIBIT A-1
TYPES OF COUNTY ISLANDS



INCORPORATED AREA



UNINCORPORATED AREA

THE AREA PLANNING PROGRAM:
A GUIDE FOR CITIZEN PLANNING COMMITTEES

Prepared by:

Maricopa County Planning Department
111 South 3rd Avenue
Phoenix, Arizona 85003
262-3403

December, 1978

INTRODUCTION

Background

Maricopa County has the responsibility to prepare and adopt a comprehensive plan for its area of jurisdiction. The purpose of the comprehensive plan is to encourage coordinated and harmonious development within the County (ARS 11-821). Realistically, once adopted by the Board of Supervisors such a plan must be updated regularly as changes in attitudes, conditions, and development trends occur. The preparation and maintenance of the County's comprehensive plan is one of the responsibilities of the Maricopa County Planning and Zoning Commission, and the primary responsibility of the Advance Planning Division of the Maricopa County Planning Department.

Developing plans for an area the size of Maricopa County, which encompasses over 9,200 square miles, is an enormous task which strains all available resources. If a comprehensive plan was prepared for the entire County at once it could not possibly address the level of detail necessary to fulfill its purpose. Consequently, the County developed the policy of preparing and continually updating the comprehensive plan through the use of an area planning program.

The Area Planning Program

To facilitate the preparation of the comprehensive plan, the Planning Commission has divided the County into twelve planning areas which encompass between 50 and 300 square miles. As a result, the area planning program allows a more detailed analysis of local issues, physical and environmental problems, the needs of residents, economic development, transportation, etc., as well as land use and zoning within a definable area of the County. It also provides an opportunity for citizens to identify their needs and priorities as they see them. As part of the planning process, public and private facility needs are identified as well as the type and general location of specific land uses which will achieve a desirable future land use mix. The final product is a guide, set forth through the identification of goals, objectives, policies, specific recommendations, and a general land use map, which will encourage future development to occur in a manner which is compatible with the desires of both public and private interests.

Citizen Involvement

Historically, planning has been done by planners and the results then taken to the citizenry for review and approval. The area planning program emphasizes citizen involvement in the plan-making process. A citizen's planning committee conducts the public forums, identifies the needs, formulates the goals and objectives, and prepares the text and plan map(s) for the planning area. The committee also becomes involved in implementation by reviewing County programs that affect the area, thus becoming an instrument for communication and cooperation between the area residents and the County.

THE AREA PLANNING COMMITTEE

Composition of the Committee

The Planning and Zoning Commission will appoint 15 to 20 members to a citizen's planning committee for each area and may replace or appoint additional members as it deems necessary. Members will be appointed for the duration of the planning process.

It is the intent of the Planning Commission that the members of a citizens planning committee represent their planning area and be selected to achieve that objective. Attempts are made to seek representation from the following groups: property owners, residents, the business community, developers, neighborhood and homeowner associations, the real estate community, and school districts. No more than three members with a similar occupation or interest should be on a committee. At least 75 percent of the members of the committee must reside within the planning area, and the remaining 25 percent must work or have sufficient interest in the area. The officers of the committee shall reside within the planning area.

Role In Plan Development

The members of the committee should make every effort to become fully aware of conditions within the planning area. The committee will be working with representatives from the Planning Department and related agencies in order to increase its awareness of the issues and needs of the area. It is the responsibility of the committee to identify citizen attitudes, area problems and issues, and to develop goals and objectives, a plan text, and a preliminary land use plan for the area under study. Staff will be available only to assist in the process and to provide technical guidance to the citizens planning committee and the Planning Commission.

PLAN DEVELOPMENT

Introduction To Planning

The planning staff will give an introduction of how the planning process works to give the committee a basic conceptual foundation. They will also relate the planning area to the overall County in terms of land use, on-going development, and areas of transition.

Study of the Existing Situation and Conditions

The planning staff will provide information and maps depicting the characteristics of the planning area in terms of land use, zoning, history of development, current subdivision activity, housing conditions, and other socio-economic information the committee may need in understanding the existing situation. The committee should prepare a list of what it perceives to be the assets, liabilities, problems, and issues of its area.

Goals and Policies Formation

Using available information and reflecting the residents' attitudes, the committee will develop a narrative to accompany a formal list of goals, objectives, and policies designed to help correct problems and enhance the area. These goals should be comprehensive, addressing all physical, social, and economic issues that the committee feels warrant its attention.

Development of the Preliminary Area Plan Map

Using the goals, objectives, and policies and available information on existing zoning, current land use, proposed developments, and other pertinent data, the committee will formulate a land use plan map (and alternatives if it is deemed necessary) that best depicts what it envisions should be the guide for future development of the area. Area plans need to have a horizon date, (e.g. 1990, 2000, etc.) and identify specific types of land uses as well as preferred residential densities.

Plan Review

The preliminary area plan (including all map's and text) will be circulated to the Planning Commission, County departments, and other agencies for review and comment. This will be followed by at least one public forum held by the citizen planning committee in the planning area. The committee will then review the recommendations received and make appropriate changes to the map(s) and text.

Adoption Process by the Planning Commission and Board of Supervisors

The completed plan must follow the formal adoption process as directed by state enabling legislation. The Planning Commission will hold at least one public hearing. This hearing, or any number of hearings, may be held in the planning area. These hearings will be advertised in accordance with state statutes for at least fifteen days preceding the hearings. The Planning Commission will then make recommendations, request amendments and then either recommend in favor or against adoption. Once differences have been resolved, the Planning Commission will forward the plan to the Board of Supervisors who will also hold a public hearing on the plan. The Board of Supervisors has the same options as the Planning Commission in making a decision.

Implementation of the Plan

The area plan, once adopted by the Board of Supervisors, becomes a guide for public and private decision-making on developments, improvements, investments, and programs. County agencies should use the plan in developing their programs for the area. It will also aid home buyers in seeking lifestyles they desire.

It must be stressed that a plan does not become a hard and fast rule that is strictly followed. There will always be a need for flexibility and consideration of alternatives when and where appropriate.

PLAN ELEMENTS

Area plans may include any number of elements which address separate areas of concern. The elements listed below are typical of those normally considered. Some of the listed elements may require only a cursory examination, while additional subjects may be addressed depending on characteristics within the area.

- Land Use
- Transportation
- Recreation
- Conservation
- Public Service and Facilities
- Housing
- Economic
- Socio-Cultural

COMMITTEE ROLE IN THE ZONING-SUBDIVISION PROCESS

Rezoning and Subdivision Requests in the Study Area

The planning staff will keep the committee informed of all zoning and subdivision requests in the area and report actions taken by the Planning Commission and Board of Supervisors. This is to keep the committee apprised of changing conditions in the planning area which may have an effect on plan preparation.

The Area Plan As A Guide For Rezoning Decisions

The area plan, consisting of maps and text, becomes a valuable guide in assisting the planning staff, Planning Commission, Board of Supervisors, property owners, home builders, home buyers, and anyone else interested in knowing the present and future land use and zoning of property within the Study Area. As mentioned before, the plan is not an inflexible tool; it is intended to be a guide.

COMMITTEE RULES OF OPERATION

It is strongly recommended that each planning committee establish rules of operation. The following rules should be followed by each committee:

- 1) A simple majority shall be present at committee meetings in order to conduct business.

- 2) Committee meetings must be open to the public.
- 3) A committee member may be dismissed after three consecutive absences, and may be dismissed after three non-consecutive absences if there were no valid reasons for the absences. All dismissals shall be made by the Planning and Zoning Commission.
- 4) Minutes of the committee's meetings and actions shall be maintained by staff.
- 5) Each committee shall have a chairperson and vice chair-person.
- 6) Committee officers should be elected by majority vote of the committee members. Committee officers should not be chosen until the fourth scheduled meeting.
- 7) A permanent record of procedures and policies of the committee shall be maintained. (This will assist in continuity of committee work and assist new members to the committee).