



---

# MEMORANDUM

---

Date: December 13, 2022

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner   
County Administrator

Re: **Pima Prospers - Pima County Comprehensive Plan 2025 Update**

Attached is a memorandum from Development Services Director Carla Blackwell, providing a draft outline for updating Pima County's Comprehensive Plan, Pima Prospers. An update is required every 10 years per Arizona Revised Statute. Ms. Blackwell and her team will be contacting each member of the Board of Supervisors to schedule individual meetings for input on the draft outline, the update process and overall policy interests.

Planning and budgeting for the update will occur from January 2023 to June 2023, including presentation of a Public Participation Plan for Board approval. As currently proposed, initial drafting of the Plan update will begin in July 2023 with public outreach for review and comment expected to start in January 2024. The schedule tentatively anticipates Board of Supervisors consideration of adoption of the updated Plan in December 2024.

JKL/dym

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator  
Francisco García, MD, MPH, Deputy County Administrator & Chief Medical Officer  
Steve Holmes, Deputy County Administrator  
Carla Blackwell, Director, Development Services Department



DATE: December 13, 2022

TO: Jan Leshar, County Administrator

FROM: Carla Blackwell, Development Services Director *UB*

SUBJECT: Pima Prospers, Comprehensive Plan 2025 Update

---

Attached is a proposed outline of tasks and content critical to Pima County's Comprehensive Plan 2025 update, *Pima Prospers*. The current plan was adopted in August 2015 and requires updating per State Statute §11-805.M:

*"A county comprehensive plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted or until the plan is readopted or a new plan is adopted pursuant to this subsection and becomes effective."*

The 2015 plan was very inclusive and expanded beyond the required Plan elements (e.g. land use, circulation, water, energy, etc.) to include health care, public facilities, and economic development, and others. This expanded focus resulted in over 700 implementation measures, many of which are now completed or obsolete. Together with other departments, staff will update the critical Plan elements and consolidate key policy areas incorporating public input during the process.

The update will build upon current county initiatives to address affordable housing, boosting prosperity, economic development, transportation, water and energy. We anticipate partnering with the University of Arizona's Drachmann Institute and the Center for Applied Transportation Sciences to research and develop policy for some of these areas. The land use map and categories will be analyzed for changes to reflect housing, commercial and industrial needs, population growth, infrastructure and water use.

Before any outreach or policy work begins, State Statute requires counties to adopt procedures to provide effective, early, and continuous public participation in the development and update of the comprehensive plan. Staff will begin preparing a public participation plan for Board of Supervisors adoption in 2023. Input from Supervisors and their staff will be critical to shaping a public outreach plan. Staff will begin to set up individual meetings with Supervisors starting in January to gather information on their policy areas of interest, as well as key constituencies, stakeholders and recommended outreach strategies to engage the public.

c: Carmine DeBonis Jr., Deputy County Administrator



# PIMA PROSPERS

## Comprehensive Plan 2025 Update

## OVERVIEW

### 1. Goals

- Update the Pima County Comprehensive Plan as required by Arizona State Statute (ARS), to guide county land use actions for the next ten years but looking beyond twenty years
- Build on the 2015 Comprehensive Plan update, *Pima Prospers*, streamline the plan, implementation items and progress reporting
- Capture and address current and emerging policy areas of major concern to the public and Pima County
- Conduct outreach with the public and other county stakeholders and obtain input, especially for inter-jurisdictional planning

### 2. Plan Outline

The comprehensive plan update will contain many of the same sections as the 2015 Pima Prospers update. The draft plan outline may change as more information is obtained from the public and stakeholders. (**\* these sections are required in the plan per ARS**)

#### USE OF LAND SECTION

##### \*Land Use

- Plan for and promote land use that provides a healthy population, environment and economy
- Balance an appropriate mix of land uses that supports of housing, employment, shopping, recreation and civic uses; balances necessary development with protection of culturally and ecologically sensitive lands; identifies and addresses current regional challenges for community health and longevity
- Assess current and project future housing needs based on changes in regional data (2020 census, demographics, socioeconomic and market conditions, Housing Task Force & Commission recommendations)
- Calculate vacant acreage and housing needs based on population and demographic changes - *but* -
- Identify developed regions of county that can accept increased density and compact development through infill, verticality, access to sewer connection and potable and renewable source of water
- Promote neighborhood design for healthy communities, active living and mixed use
- Identify and plan for long-range planning areas (AZ State Lands, Planned Development Community areas)

##### \*Growth Areas (Focused Development Investment Areas)

- Plan for efficient automobile, transit and other multimodal circulation, economical infrastructure expansion and rational land development patterns
- Conserve significant natural resources and open space, and maintain ecological connection with similar open space outside growth areas
- Promote public and private construction of timely and financially sound infrastructure expansion through infrastructure funding and financing planning coordinated with development activity
- Use infill, mixed use, density, verticality, transit-oriented development and revitalization corridors in growth areas

##### \*Military Airport

- Enforce high noise and accident potential zones in the vicinity of DMAFB to help maintain the base as a major regional public employer, and to protect the health, safety and welfare of the regional community



**\*Aggregate Mining**

- Map mining aggregate sources identified by Arizona Geological Survey, protect mine operations from encroaching incompatible uses

**\*Open Space**

- Acquire, protect and conserve county open space for recreational/ecotourism use, riparian and floodplain protection, groundwater recharge, and preservation natural, cultural, working farm/ranch and scenic resources
- Promote participation in Pima County Multi-Species Conservation Plan Section 10 Permit program

**\*Environmental Planning**

- Implement full Maeveen Marie Behan Conservation Lands System natural open space guidelines
- Monitor climate change, protect environmental quality (air, water) and work to control anthropogenic effects on the environment (wildfires, invasive non-native species, waste disposal and recycling, dumping, land disturbance)
- Protect other aesthetic qualities of the Sonoran Desert (viewsheds, dark nighttime skies, soundscapes)

**Cultural Resources Planning**

**PHYSICAL INFRASTRUCTURE SECTION**

**\*Circulation/Transportation**

- Identify and improve extent of existing and proposed freeways, arterials and collectors, bike and pedestrian routes, rail and airports, and other modes of transportation in the county
- Update the Pima County Major Streets and Scenic Routes Plan
- Update Transportation Concurrency policy
- Research and initiate Smart Transportation network options
- Participate in PAG RTA Next and similar regional long-term transportation planning efforts

**\*Water Element**

- Identify known legal and physically available surface, groundwater, effluent and non-traditional supplies
- Calculate water demand for existing uses and to supply projected future growth or obtaining new supplies
- Maintain and expand wastewater reclamation system to support density and “closed loop” water cycle
- Minimize flood and erosion damage for county residents, property and infrastructure
- Integrate GI/LID, green streets, first-flush retention and other standards to convert precipitation into a water source
- Enact current Water Policy staff recommendations group into rezoning policies and other action items

**\*Energy**

- Support increased installation and use of renewable energy systems
- Provide flexibility to embrace new energy technology (EV charging stations, home battery systems, etc.)
- Continue to identify connections between generating energy and water use, promote localized alternate energy generation to reduce water use
- Protect existing power grid, design for redundant systems and micro-grids to provide additional security

**\*Cost of Development / Concurrency**

- Identify mechanisms to fund and finance additional public services necessary to serve development, including bonding, special taxing districts, development fees, in lieu fees and facility construction, dedications and privatization



- Ensure funding/financing results in beneficial use to development, bears a reasonable relationship to the burden imposed on the county, provides additional necessary public facilities for development, and is otherwise legally imposed

### 3. Additional Scope

In addition to the required elements, Pima County chose in 2015 to expand the chapters to include Human Infrastructure and Economic Development sections. The sections are not mandated by state statute and may be considered for either expansion, deletion or combination into the mandated sections of the plan.

#### HUMAN INFRASTRUCTURE

##### Health Services

- Promote and support healthy communities and active community design
- Support the Public Health mission and goals, and through county residents' lifecycles
- Support CHFS in areas of operational overlap (restaurants, mobile/manufactured home parks)

##### Public Safety/Emergency Services/Communications

- Support fire districts, continue communications on new development
- Support sheriffs, constables, and public safety
- Support communications services and emergency preparedness

##### Workforce Training/Education Development

- Support workforce education, employment and job training
- Include Pima County initiatives for early childhood development and ending poverty and homelessness
- Support public library system for community education, employment and community development

##### Public Library Services

##### Pima Animal Care Center

##### Food Access

#### ECONOMIC DEVELOPMENT

- Retain and expand existing Pima County businesses
- Attract new businesses and employers to the region
- Coordinate with Pima County departments to expand and maintain infrastructure that supports local business
- Coordinate with Pima County CWD to train and develop qualified workforce in the region

### 4. Timeline/Schedule

#### JANUARY 2023 – JUNE 2023

- Establish Fiscal Year 2023/24 budget request
- Identify consultants (Transportation, Water, Energy, Concurrency)
- Research and collate source material and county plans to be incorporated in plan update
- Identify needed changes in existing plan, consider how to consolidate and condense the material from staff
- Identify and gather data for progress report and work plan for County Administrator
- Solicit input from Board of Supervisors and their staff regarding plan update priority areas
- Submit draft Public Participation Plan to Board of Supervisors for adoption

#### JULY 2023 – DECEMBER 2023

- Contract with needed consultants (DOT contract w University of Arizona)
- Begin drafting policy changes, conduct stakeholder outreach
- Begin data collection and geospatial analysis



**JANUARY 2024 – JUNE 2024**

- Prepare draft plan update, provide to stakeholders and public for review and comment
- Initiate required 60-day draft plan review with state-required recipients:
  - Board of Supervisors
  - Each municipality in and every county contiguous to Pima County
  - Pima Association of Governments
  - Arizona Commerce Authority and Arizona Department of Water Resources
  - Davis-Monthan Air Force Base and the Arizona Attorney General
  - Any person or entity that requests in writing to receive a review copy of the draft Plan
- Schedule plan update for Planning and Zoning Commission hearings (study sessions, plan approval)
- Schedule plan update for required Board of Supervisors, refer plan changes back to P&Z Commission

**JULY 2024 – DECEMBER 2024**

- Complete 60-day draft plan review, refine draft final plan update with comment matrix
- Schedule Planning & Zoning Commission final draft hearing (tentatively in September) w/ study sessions prior
- Schedule Board of Supervisors final draft plan update review (tentatively in November) – one meeting required by statute - *or* - Board refers plan back to Commission with changes
- Schedule Board of Supervisors final draft plan update adoption (tentatively in December)

DRAFT