

Use of Land

Chapter 3: Use of Land Goals and Policies



The overarching goal of this chapter is to guide land use, housing, conservation, and community design decisions consistent with the plan’s vision and based on the community input. This Use of Land chapter advances the welfare of our people and our communities by creating convenient, equitable, healthy, efficient, and attractive environments for present and future generations. The goals and policies of this chapter seek to use land efficiently, provide the necessary balance of uses in a compatible form, protect natural resource systems, meet social and public needs, respect the unique local culture and geography, and do it all in a financially responsible way.

This chapter includes the following elements of the Comprehensive Plan:

- Land Use
- Focused Development Investment Areas
- Open Space
- Environmental
- Housing and Community Design
- Cultural Resources

All of these elements work together as they address the physical use and habitation of space, whether in terms of development, conservation or a combination of both.

Respectively, these elements meet the state requirements for County comprehensive plans: Land Use Element, Growth Area Element, Open Space Element, and a portion of the Environmental Element.

3.1 Land Use Element

The Land Use Element designates the proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and conservation lands. Section 11-804 of the Arizona Revised Statutes requires the land use plan to include: (a) “standards of population density and building intensity recommended for the various land use categories”; and (b) “specific programs and policies that the County may use to promote compact form development activity and locations where those development patterns should be encouraged”. The former is covered in the land use maps and land use legend. The latter is covered in this section of the plan.

In addition to meeting state requirements the Land Use Element integrates land use development strategies with physical infrastructure, human infrastructure, economic development and resource conservation to create a healthy region. The land use element addresses development patterns, mix of uses, uses for suburban, urban, rural areas, compact form, horizontal/vertical form, connectivity and specific tools such as health impact assessments, transferable development rights, and more detailed community plans.

When evaluating land use changes for implementation, in addition to land use and other policies, the set of special area and rezoning policies outlined in Chapter 9 may apply and, if so, must be consulted.

Note that if an issue is not addressed in this chapter, it may be addressed in another overlapping chapter.

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region

Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.

Policy 2: Provide an appropriate mix of land uses that:

- a) Supports a balance of housing, employment, shopping, recreation, and civic uses;
- b) Furthers expansion of economic development goals;
- c) Promotes the integrated and efficient use of infrastructure and services; and
- d) Conserves, protects and maintains culturally and biologically important lands.

Policy 3: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.

- Policy 4:** Maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors by establishing open space priorities in regulatory floodplains and regulated riparian areas.
- Policy 5:** Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place.
- Policy 6:** Support and incentivize horizontal and vertical mixed use development and redevelopment in character and scale with existing development in:
- a) Urban intensity land use categories;
 - b) Rural Crossroads;
 - c) Suburban activity centers; and
 - d) Key transportation corridors;
 - e) Community nodes and gateways;
 - f) Industrial and employment centers; and
 - g) Innovative infill development in brownfield areas and Revitalization Development Opportunity Corridors (See also Element 3.2. Goal 3).



Vertical Mixed Use (retail or office on ground floor with residential on second floor)



Horizontal Mixed Use – Government Services/Offices with Integrated Gathering Places Providing Bicycle and Pedestrian Connectivity.

- Policy 7:** Require all mixed use developments to incorporate design elements for walkability, bikeability and access to work, school, services, infrastructure, and healthy foods.
- Policy 8:** Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.
- Policy 9:** Promote Transit Oriented Development (TOD) where appropriate.
- Policy 10:** Support infill and revitalization efforts in approved Community Development Target Areas (See also Element 3.2. Goal 2).
- Policy 11:** Encourage the use of the Conservation Subdivision Ordinance (CSO) for proposed subdivisions in the Conservation Lands System located in CR-1 (one site-built home per acre) or less intense zones, meeting all Conservation Land System (CLS) applicable requirements if a land use change is required.
- Policy 12:** Encourage the use of Health Impact Assessments (HIA) as a tool for measuring the health impacts of land uses in public and publicly funded policies, programs, and projects.

Policy 13: Continue to maintain a voluntary Transfer of Development Rights (TDR) program by:

- a) Identifying additional TDR receiving areas;
- b) Identifying additional TDR sending areas only if adequate receiving areas are established;
- c) Eliminating barriers and strengthening opportunities to implement the TDR program; and
- d) Considering applicability to nonresidential development.

Policy 14: Assist the community of Ajo in the preparation of a community plan.

Policy 15: Consider preparation of community plans for other unincorporated communities or hamlets if desired by the residents and businesses.

Policy 16: Explore options to address the re-use of retired/abandoned golf courses.

Policy 17: Support developments, particularly “Planned Development Communities” within Lighting Areas E1a, E1b, and E1c (as defined in Ord. 2012-14), that voluntarily establish “Dark Skies” mitigation efforts beyond the outdoor lighting code requirements.

Goal 1 Implementation Measures:

- a. Update the Zoning Code and Subdivision standards as necessary to conform to the Comprehensive Plan and to serve as its primary implementation tool.
- b. Examine, and improve as needed, the interagency, interdisciplinary approach to reviewing land use actions in furtherance of the vision and plan policies.
- c. Implement preferred land use patterns per the above policies (e.g. Policies 1-8) through land use change actions in conformance with the land use legend.
- d. Further study to identify areas where mixed use and Transit Oriented Development are appropriate, and propose amendments to the Comprehensive Plan as necessary.
- e. Annually monitor and evaluate progress towards implementing Comprehensive Plan policies through a formal monitoring program as outlined in the Administration chapter.
- f. Identify funds for the preparation of a community plan for Ajo.
- g. Implement Special Area Policies and Rezoning Policies included in Chapter 9.
- h. Create and update applicable design manuals which support land uses leading to healthier communities.
- i. Continue to notice the Mt. Hopkins and Kitt Peak agencies of any specific plan, rezoning, or comprehensive plan requests within their effected areas.

Aggregate Mining Operations

Pima County is endowed with many mineral resources, not only copper mines, but also important products such as sand, gravel, and limestone, used every day in supporting the infrastructure of our region. State legislation requires the County to maintain land suitability for aggregate mining operations. State maps showing locations of these operations are not yet available. The state also requires the County to adopt policies to preserve currently-identified, aggregate mining operations and to avoid their encroachment by incompatible land uses that may impede the expansion of future aggregate mining operations.

Aggregates are particulate materials such as sand, gravel and crushed stone, used on construction to make concrete and are typically mined from riverbeds. This chapter's goals and policies are to minimize potential conflicts between aggregate mining and nearby uses for the benefit of both parties.

Goal 2: Maintain land suitable for aggregate mining operations in accordance with State Statutes

- Policy 1:** Ensure that proposed land uses within the unincorporated areas of the County are compatible with sources of currently identified aggregates as mapped by State of Arizona agencies when such maps are made available.
- Policy 2:** Ensure that aggregates identified on those maps within the unincorporated areas of the County are protected from encroachment of incompatible land uses to the extent practicable and necessary.
- Policy 3:** Evaluate current and future aggregate mining areas to identify locations that can be repurposed for other uses upon closure (e.g. regional detention).

Goal 2 Implementation Measures:

- a. Integrate potential aggregate mapping data into County mapping system, once mapped information is available from the State.
- b. Once mapped areas are available, identify and adopt legal and practical means to protect identified aggregates from incompatible land uses through the development review process and any other applicable mechanism.

Military Airports



Davis-Monthan Air Force Base, Pima County, Arizona

Territory in the Vicinity of a Military Airport or Ancillary Military Facility and High Noise and Accident Potential Zones

This Comprehensive Plan and all zoning regulations of the County comply with all applicable State statutes, including those statutes pertinent to (1) territory within the vicinity of a military airport or ancillary military facility and (2) land within the high noise and accident potential zones of Davis-Monthan Air Force Base (DMAFB) or any ancillary military facility. The language and provisions of this Comprehensive Plan comply with the A.R.S. §28-8481, and any construction or interpretation contrary to A.R.S. §28-8481 is hereby rejected and renounced.

The goals and policies comply with the February 2004 The Arizona Compatibility Project: Davis-Monthan Air Force Base/Tucson/Pima County Joint Land Use Study (JLUS). The study guides the decisions made by a variety of public and private entities in relation to compatible land use around DMAFB. The JLUS study defines recommended compatible uses and performance standards used by Pima County (and the City of Tucson) to guide development in order to protect DMAFB's mission and its economic benefits, while increasing the economic diversity and viability of the community by facilitating the development of other key sectors in ways that are compatible with DMAFB's mission.

Other policies in this subsection are based on the February 2004 Board of Supervisors resolution, reiterating the County commitment to work proactively with DMAFB and other entities to implement the JLUS and take other actions to protect the interests of the community and future mission of the base, as necessary.

Please note the Economic Development Chapter (See Chapter 6) includes many implementation strategies to protect the military operation and functionality of DMAFB and the 162nd Air National Guard Fighter Wing.

Goal 3: Protect the Military functionality of Davis-Monthan Air Force Base and the 162nd Air National Guard Fighter Wing

- Policy 1:** Ensure that DMAFB and National Guard operations are not adversely impacted by encroaching incompatible development.
- Policy 2:** Continue to coordinate with DMAFB to protect operations and maximize resources.
- Policy 3:** Prohibit new and expanded residential development within the high noise or accident potential zones except pursuant to:
- a) A development plan or building permit issued prior to the completion of the *Davis-Monthan Air Force Base City of Tucson and Pima County Joint Land Use Study (JLUS)* February 2004;
 - b) A written compatibility finding issued by Davis-Monthan AFB; and/or
 - c) An agreement between the County and Davis-Monthan AFB.
- Policy 4:** Support the recommendations of the Governor’s Military Facilities Task Force.
- Policy 5:** Continue to pursue purchase of development rights and support land acquisition efforts by other entities within the Approach/Departure Corridors and Accident Potential Zones (APZs).
- Policy 6:** Continue to work collaboratively with the University of Arizona to develop the UA Tech Park as the major economic driver for the region, in a manner that is compatible with and supports the mission and operations of DMAFB.
- Policy 7:** Continue to support “best practices” to guide development around DMAFB and other military facilities.

Goal 3 Implementation Measures:

- a. To the extent possible, incorporate by amendment the results of the draft DMAFB Installation Development Plan into the Land Use Element of the plan.
- b. Continue to implement the zoning code requirements for proposed development within DMAFB Environs Zone for land compatibility.
- c. Continue to provide timely notification to DMAFB of all discretionary development requests within the “Territory within the Vicinity of Davis-Monthan Air Force Base Military Airport” including requirements in the zoning code.
- d. Continue to work with the State Land Department and other agencies to pursue land exchanges and support land acquisition efforts to minimize development

within the Approach/Departure Corridors and Accident Potential Zones (APZs) that would help facilitate long term viability of DMAFB.

- e. Collaborate and participate in planning processes with DMAFB to assess future transportation, utility, recreation, library, open space, social services and other sustainability indicators as it relates to the base.

3.2 Focused Development Investment Areas Element



Focus Development Investment Areas Concept

State statutes require planning for growth areas, specifically identifying those areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. In unincorporated Pima County, Focused Development Investment Areas fulfill these functions.

In accordance with state requirements, policies and implementation strategies in this element are designed to: “(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development. (b) Conserve significant natural resources and open areas in the growth area and coordinate their location to similar areas outside the growth area’s boundaries. (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.” ARS §11-804C2

The Focused Development Investment Areas also include the County’s revitalization efforts both in terms of Community Development Target Areas and Revitalization Opportunity Development Corridors. The former are designated to receive priority for available US Housing and Urban Development (HUD) entitlement grant funding for community revitalization and economic development activities. The latter are other specific corridors identified for a public-private collaboration toward revitalization, redevelopment and sustaining of surrounding residential uses.

Goal 1: Balance growth management strategies, economic development, conservation, community integrity and efficient use of services and infrastructure

Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area’s specific scale, character and identity in areas where infrastructure is planned or in place.

Policy 2: Coordinate public and private investments in capital infrastructure and services within Focused Development Investment Areas through efficient use of land and public/private funding partnerships.

Policy 3: Recognize the link between urban form, resource efficiency and economic development to create a healthy region.

Goal 1 Implementation Measures:

- a. Update guidelines, standards and regulations to eliminate barriers and:
 - 1) Promote compact, energy efficient development;
 - 2) Promote multimodal transportation;
 - 3) Connect housing to jobs, services and amenities;
 - 4) Promote emerging clean industries and technology;
 - 5) Effectively scale community development and neighborhood capacity building efforts;
 - 6) Incentivize job creation
 - 7) Support healthy lifestyles (healthcare, healthy foods, walkability and bikeability);
 - 8) Encourage local food distribution and community gardens;
 - 9) Establish lifestyle, entertainment and art districts that are revenue generators;
 - 10) Support multigenerational opportunities;
 - 11) Incorporate complete streets principles and best practices;
 - 12) Support the unique regional identity, Sonoran Desert setting and the diverse arts, cultural, ethnic, geographic and historic characteristics that make Pima County a world destination;
 - 13) Support urban development within evolving mixed use areas; and
 - 14) Provide a variety of housing tenures, types, and price ranges.

Goal 2: Improve the quality of life of County residents through revitalization and redevelopment efforts

Policy 1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.

Policy 2: Encourage the reuse of historic or otherwise unique or significant buildings.

Policy 3: Support efforts to identify and secure funding for Pima County Community Development Target Areas.

Policy 4: Support redevelopment efforts in areas that include densifying neighborhoods, vacant or non-performing shopping centers, or blighted or unsafe housing.

Policy 5: Invest in local public service facilities to support and complement revitalization.

Policy 6: Integrate parks, plazas, and other gathering places into neighborhood centers to provide places for community activity and social interaction.

Goals 2 Implementation Measures:

- a. Identify strategies to incentivize infill development such as streamlining the development review process and reduction of processing fees.
- b. Identify non-traditional funding sources in addition to CDBG grants and Brownfield program grants, etc. for redevelopment, revitalization, infill and historic preservation efforts.

Goal 3: Develop, implement and adopt effective infill, redevelopment and revitalization in Community Development Target Areas

Policy 1: Support a public-private approach to accelerate infill, redevelopment, and revitalization efforts.

Policy 2: Encourage affordable housing in mixed-use development areas.

Policy 3: Remediate deteriorated and blighted conditions.

Policy 4: Support the creation of tools and programs to facilitate the revitalization efforts.

Policy 5: Support and align local, state and federal resources to facilitate revitalization.

Goals 3 Implementation Measures:

- a. Appoint a Revitalization Task Force comprising of development professionals, commercial brokers, lenders, and area community stakeholders to identify barriers and support creation of tools and programs to facilitate the revitalization efforts.
- b. Identify existing conditions, barriers and opportunities to attract and sustain public and private investment in the redevelopment and reuse of vacant or distressed properties.
- c. Propose amendments to existing Arizona Revised Statute (ARS) 11-254.06. to delete process barriers to more effectively establish County Infill Incentive Districts
- d. Develop incentives, including innovative zoning codes, streamlined approval processes, and public investments in street designs and open space.
- e. Focus efforts in Revitalization Opportunity Corridors and commercial corridors in Community Development Target Areas.
- f. Work with the State Land Department to prepare conceptual plans for lands owned by the State Land Department.
- g. Utilize demolition and clearance resources (e.g. Community Development Block Grant (CDBG) funds) to secure unsafe property conditions.
- h. Facilitate acquisition of underutilized and blighted properties for redevelopment compatible with adjacent neighborhood character.
- i. Develop a viable Commercial Façade Program.
- j. Develop a Streetscape Enhancements Program utilizing the Pima County plant nursery and design team.
- k. Establish County Infill Incentive District in Revitalization Opportunity Corridors.
- l. Explore Revitalization Districts per A.R.S. 48-6808.
- m. Consider Government Property Lease Excise Tax (GPLET) for County use and propose amendments to ARS as appropriate.
- n. Explore incentives to provide connectivity to open spaces, parks and river parks.
- o. Document and support existing capacity building efforts to promote community and ultimately economic development in stressed areas.
- p. Utilize General Obligation Bond Funds, Community Development Block Grants, and Brownfields Grants to facilitate revitalization.

Community Development and Neighborhood Capacity

Goal 4: Build capacity and spur community driven change in low income neighborhoods and unincorporated communities to plan, implement, and sustain revitalization efforts.

- Policy 1:** Support and expand existing County efforts to develop the knowledge, skills, relationships, opportunities and organizational resources that enable residents, civic leaders, public and private sectors and local organizations to create community plans:
- a) Support and expand the Neighborhood Reinvestment Program’s mission to incorporate community and neighborhood capacity building;
 - b) Allocate sufficient resources to fully integrate, staff and enhance the Neighborhood Reinvestment Program’s Neighborhood Leadership Institute; and
 - c) Prioritize capacity building efforts and resources in identified unincorporated Community Development Target Areas and distressed neighborhoods adjacent to Revitalization Opportunity Corridors.
- Policy 2:** Support the interdepartmental adoption of community area plans for distressed areas to provide a strategic and coordinated approach to foster healthy and vibrant residential and commercial opportunities. (Concurrent with Land of Use Element 4.1; Goal 1; Policy 14)

Goal 4 Implementation Measures:

- a. Identify community stakeholders, historic and integral community/business assistance, working partnerships, and issues to attract and leverage available resources.
- b. Develop specific community goals, policies and implementation strategies to supplement but not supplant County-wide goals.
- c. Prioritize Community Development Target Areas in unincorporated Pima County.
- d. Consider utilizing HUD Neighborhood Revitalization Strategy Area methodology.
- e. Integrate community area plans by reference into the Comprehensive Plan.

Land Use Corridors

Certain existing and proposed major corridors in Pima County provide significant opportunities to focus commercial, research, industrial and other types of development where these uses are the most effective and mutually beneficial.

Goal 5: Strategically plan economic development corridors to build new opportunities for job growth, housing, commerce and services.

Policy 1: Promote a mix of compatible land uses along economic development corridors that:

- a) Support emerging employment centers for biosciences, medical services, innovation and technology;
- b) Promote and leverage the region's economic strengths and emerging industry clusters;
- c) Identify and promote revitalization opportunity corridors;
- d) Incorporate opportunities for support services, job training, and commerce;
- e) Support small and local businesses;
- f) Provide community gathering areas (courtyards, plazas, river walks, etc.) and other amenities that help both attract, support, encourage and retain a healthy workforce and appeal to multigenerational family members as well;
- g) Where appropriate, incorporate mixed use and a diversity of housing types including workforce housing;
- h) Include activity centers appropriate in scale and location;
- i) Reflect the Sonoran Desert setting in which they are located; and
- j) Support a regional transportation network that includes multimodal opportunities.

Goal 6: Foster sound logistics-based industry along the Aerospace Parkway, contributing to the long-term viability of the region

Policy 1: Collaborate with the private sector; local, state, and federal governments; the University of Arizona; U.S. Department of Defense; and Tucson Airport Authority (TAA) in master planning the Aerospace Parkway Industrial Park.

Policy 2: Protect, connect, and grow the regional employment base by providing a mix of land uses along the Aerospace Parkway that:

- a) Achieve multiple economic development objectives, job creation and protection;
- b) Protect the mission and future expansion needs of Raytheon;
- c) Position Tucson International Airport as a logistics center;

- d) Implement an aerospace/defense business park on property owned by the County, the TAA, and the Arizona State Land Department (ASLD);
- e) Implement the Tucson International Airport Master Plan;
- f) Take advantage of the intermodal logistics capacity of Port of Tucson; and
- g) Provide continuous support to the UA Tech Park, including the Tech Corridor and Tech Launch Arizona initiatives.

Goal 5 and 6 Implementation Measures:

- a. Market and promote land use corridors.
- b. Invest in Infrastructure to bring utilities and transportation to economically viable industrial lands to make shovel ready lands available to new industry.
- c. Prepare and adopt a master plan for the Aerospace Parkway Industrial Park.



Regional Intermodal Logistics Capacity

3.3 Open Space Element



Sonoran Desert, Pima County, Arizona

Arizona Statutes require the County to plan for open space acquisition and preservation. Open space or conservation land owned outright by the county or perpetual conservation easements held by the county shows on the County’s Land Use Maps as “Resource Conservation”.

Pima County has been working on fulfilling the task assigned by our community through voter approved bond funds to conserve this region’s most prized natural and cultural resources and to protect encroachment on certain types of development, such as Davis- Monthan Air Force Base. Other purposes for the open space Pima County has purchased include general recreation, floodplain and riparian area protection, preservation of Sonoran desert, conserving scenic views, ground water recharge, and mitigation for county construction projects and farmland/ranch protection. The community’s investment in maintaining open space along floodplains has reduced the cost of flood insurance for County residents. In the future, many of the open space lands will also serve as mitigation for the impacts of certain types of development activities on species protected under the Endangered Species Act by way of the County’s forthcoming Section 10 permit from the U.S. Fish and Wildlife Service.

The County now manages about 230,000 acres for conservation, with over 100,000 acres of this owned “in fee” by the County. Since 1997, the County has purchased more than 50,000 acres and leased 130,000 acres associated with large working ranches. The properties range in size from less than an acre to over 30,000 acres, and represent the diversity of landscapes that make Pima County unique.

When the County purchases private land, it is removing land from the tax rolls. However, an analysis in 2004 showed that removing such properties from the tax rolls had a barely detectable impact on the total revenue generated by the County and school districts. In addition, it is widely recognized that homebuyers are willing to pay premiums to live adjacent to protected natural areas. These premiums translate into additional property tax revenues for the County, school district, and other property taxing agencies.

Goal 1: Continue to purchase, manage, and monitor lands to protect the value and function of natural and cultural resources for present and future generations

Policy 1: Manage the county land portfolio through adoption of an Open Space and Conservation Land Management Program.

Policy 2: Establish, refine, and maintain policies and protocols governing the use of – and access to – these lands.

Policy 3: Provide opportunities on these lands to mitigate environmental impacts of development projects in Pima County, where appropriate.

Policy 4: Continue to acquire open space lands from willing sellers.

Goal 1 Implementation Measures:

- a. Develop, fund, and implement an inter-departmental County Open Space and Conservation Land Management Program which:
 - 1) Presents strategies to maintain a regional system of integrated open space and conservation resources;
 - 2) Initiates an inter-departmental GIS and data management project to:
 - i. Create and maintain an open space and conservation land GIS layer(s) as well as data collection and project sites located within these lands;
 - ii. Develop and maintain a database solution that allows multiple departments to store, access, and share data collected on these lands. through the use of appropriate software;
 - 3) Promotes the retention of lands owned in fee simple and apply appropriate mechanisms to ensure long-term protection;
 - 4) Identifies options to maintain existing leases and permits associated with County open space and conservation lands;
 - 5) Presents strategies to promote habitat and landscape connectivity throughout the region; and
 - 6) Explores opportunities to efficiently and cost-effectively maintain, monitor, and manage open space and conservation lands.

- b. Continue to pursue the issuance of a regional Section 10 permit from the US Fish and Wildlife Service.
- c. Maximize and coordinate the use of these lands as mitigation for other future federal and state permits as may be required.
- d. Based on the best available science, update methodologies used to monitor changes in habitat quality and impacts on vulnerable species.
- e. Systematically inventory cultural resources on open space and conservation lands to determine and implement appropriate levels of protection and preservation.
- f. Subsequent to inter-departmental coordination, develop a set of draft policies for consideration by County Administration that comprehensively address the use of and access to open space and conservation lands.

3.4 Environmental Element



Natural Resources, Pima County, Arizona

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning.

The Maeveen Marie Behan Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP).

The CLS identifies areas important to the conservation of our natural resources heritage and embodies the biological goal of the SDCP which is to “ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.”

Exhibits 3.4.1 and 3.4.2 showing the Conservation Lands System for eastern and western Pima County are located at the end of this section.

Goal 1: Conserve and protect natural resources

Policy 1: CLS category designations and conservation guidelines apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:

- a) Pima County and the Flood Control District will seek consistency with the CLS for federal and state land-use decision plans and processes;
- b) Application of CLS designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands;
- c) When applied to development of land subject to county or Flood Control District authority, CLS designations and guidelines will be applied to:
 - 1. New rezoning and specific plan requests;
 - 2. Time extension requests for rezoning cases;
 - 3. Requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes;
 - 4. Requests for Comprehensive Plan amendments;
 - 5. Type II and Type III conditional use permit requests; and
 - 6. Requests for waivers of subdivision platting requirement of a zoning plan.
- d) Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape; and
- e) Projects subject to these designations and guidelines will be evaluated against the conservation guidelines for the CLS categories provided in conservation guideline policies, where applicable, to determine their appropriateness.

Conservation Guidelines

Policy 2: The following conservation guidelines apply to Important Riparian Areas:

- a) Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition;
- b) Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas, including their hydrological, geomorphological and biological functions;
- c) Areas within an Important Riparian Area that have been previously degraded or otherwise compromised may be restored and/or enhanced;
- d) Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA; and

- e) Restoration and/or enhancement of degraded IRA may become a condition or requirement of approval of a comprehensive plan amendment and/or rezoning. On-site mitigation is preferable, however mitigation may be provided on-site, off-site, or in combination.

Policy 3: The following conservation guidelines apply to Biological Core Management Areas:

- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
- b) Land use and management focus on the preservation, restoration, and enhancement of native biological communities including but not limited to preserving the movement of native fauna and flora across and through the landscape and promoting landscape integrity; and
- c) Projects subject to this policy and within this designation will yield four conserved acres (mitigation) for each acre to be developed:
 - 1. Mitigation acres may be provided on-site, off-site, or in combination;
 - 2. The preference is for the mitigation acres to be within Biological Core Management Area or Habitat Protection Priority Areas;
 - 3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or subsequent conservation bond programs;
 - 4. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Biological Core Management Areas;
 - 5. Development shall be configured in the least sensitive portion(s) of the property;
 - 6. On-site mitigation area(s) of undisturbed natural open space will be configured to maximize conservation values and preserve the movement of native fauna and pollination of native flora across and through the landscape; and
 - 7. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.

Policy 4: The following conservation guidelines apply to Scientific Research Areas:

- a) Scientific Research Areas should continue to be managed for the purpose of scientific research on the environment and natural resources;
- b) Scientific research activities should minimize any long-lasting impacts that may affect adjacent or nearby CLS lands; and
- c) Any land-use changes subject to Pima County jurisdiction should achieve the conservation goals of the underlying CLS category.

- Policy 5:** The following conservation guidelines apply to Multiple Use Management Areas:
- a) Across the entirety of the CLS landscape at least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
 - b) Land use and management goals within these areas focus on balancing land uses with conservation, restoration, and enhancement of native biological communities and must:
 1. Facilitate the movement of native fauna and pollination of native flora across and through the landscape;
 2. Maximize retention of on-site conservation values; and
 3. Promote landscape integrity.
 - c) Projects subject to this policy within this designation will yield two conserved (mitigation) acres for each acre developed:
 1. Mitigation acres may be provided on-site, off-site, or in combination;
 2. The preference is for mitigation acres to be within Multiple Use Management Areas, any more protective category of the CLS, or Habitat Protection Priority Areas;
 3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or any subsequent conservation bond program;
 4. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas;
 5. Development shall be configured in the least sensitive portion(s) of the property;
 6. On-site mitigation area(s) of undisturbed natural open space will maximize conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape;
 7. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives; and
 8. A Transfer of Development Rights (TDR) may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.

- Policy 6:** The following conservation guidelines apply to Agriculture In-Holdings within the Conservation Lands Systems:
- a) Intensifying land uses of these areas will emphasize the use of native flora, facilitate the movement of native fauna and pollination of native flora across and through the landscape, and conserve on-site conservation values when they are present; and

- b) Development within these areas will be configured in a manner that does not compromise the conservation values of adjacent and nearby CLS lands.

Policy 7: The following conservation guidelines apply to Special Species Management Areas:

- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species;
- b) Projects subject to this policy and within this designation will yield 4 conserved (mitigation) acres for each acre to be developed:
 - 1. Mitigation acres may be provided on-site, off-site, or in combination;
 - 2. The preference is for the mitigation acres to be within a designated Special Species Management Area;
 - 3. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area;
 - 4. Development shall be configured in the least sensitive portion(s) of the property;
 - 5. On-site area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include conservation values essential to survival of the relevant Special Species; and
 - 6. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.
- c) Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map; and
- d) Additions and/or deletions to the list of Special Species or conservation guidelines for Special Species Management Areas will be processed as a comprehensive plan amendment.

Policy 8: The following conservation guidelines apply to Critical Landscape Connections:

- a) Land-use changes in these broadly defined areas should protect existing biological linkages;
- b) Where they occur, barriers to the movement of native fauna and pollination of native flora across and through the landscape should be removed and fragmented corridors of native biological communities should be restored;
- c) Opportunities to remove barriers and restore corridor connectivity may arise as part of other, non-land use related activities (e.g., new construction for or upgrade of infrastructure services). Such opportunities should be pursued; and

- d) High priority shall be given to identifying, preserving, and re-establishing the connection between native biological communities especially where natural connectivity is most constrained.

Conservation Lands System Off-site Mitigation:

Policy 9: The following guidelines apply to properties being considered for off-site mitigation:

- a) The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type (s);
 - 3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
 - 4. Surface water or unique landforms such as rock outcrops;
 - 5. Contribution to landscape connectivity; and
 - 6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
- c) Off-site mitigation of IRA may include the purchase and transfer of water rights that directly impact and/or support groundwater dependent ecosystems.

Amendments to the Conservation Lands System Map and Policies

Policy 10: Amendments to the CLS map and policies are appropriate only at such time as new, comprehensive, region-wide information is available.

Goal 1 Implementation Measures:

- a. Comprehensive Plan amendment applications will, at a minimum, be reviewed for the following:
 - 1) The site's landscape context as it relates to the biological, hydrological and built environments;
 - 2) Consistency with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services; and
- b. Adequate demonstration that intensifying the land use designation will preserve the integrity of the CLS.

- c. Applications for rezoning will, at a minimum, be reviewed for the following parameters:
 - 1) The site's landscape context as it relates to the biological and built environments;
 - 2) The on-site presence of or potential to support highly valued native flora and fauna species; and
 - 3) The occurrence of physical characteristics that contribute to biodiversity.
 - 4) Requests for rezoning that would result in new high-intensity residential uses, commercial and industrial uses, or other high intensity land uses within the CLS may be permitted provided there has been adequate demonstration that the new land use will:
 - i. Preserve the integrity of the CLS;
 - ii. Actively contribute to the conservation of highly valued native flora and fauna species; and
 - iii. Provide for development that achieves at least as much conservation as development under the existing zoning.
- d. Continue to implement the Maeveen Marie Behan Conservation Lands System of the Sonoran Desert Conservation Plan.

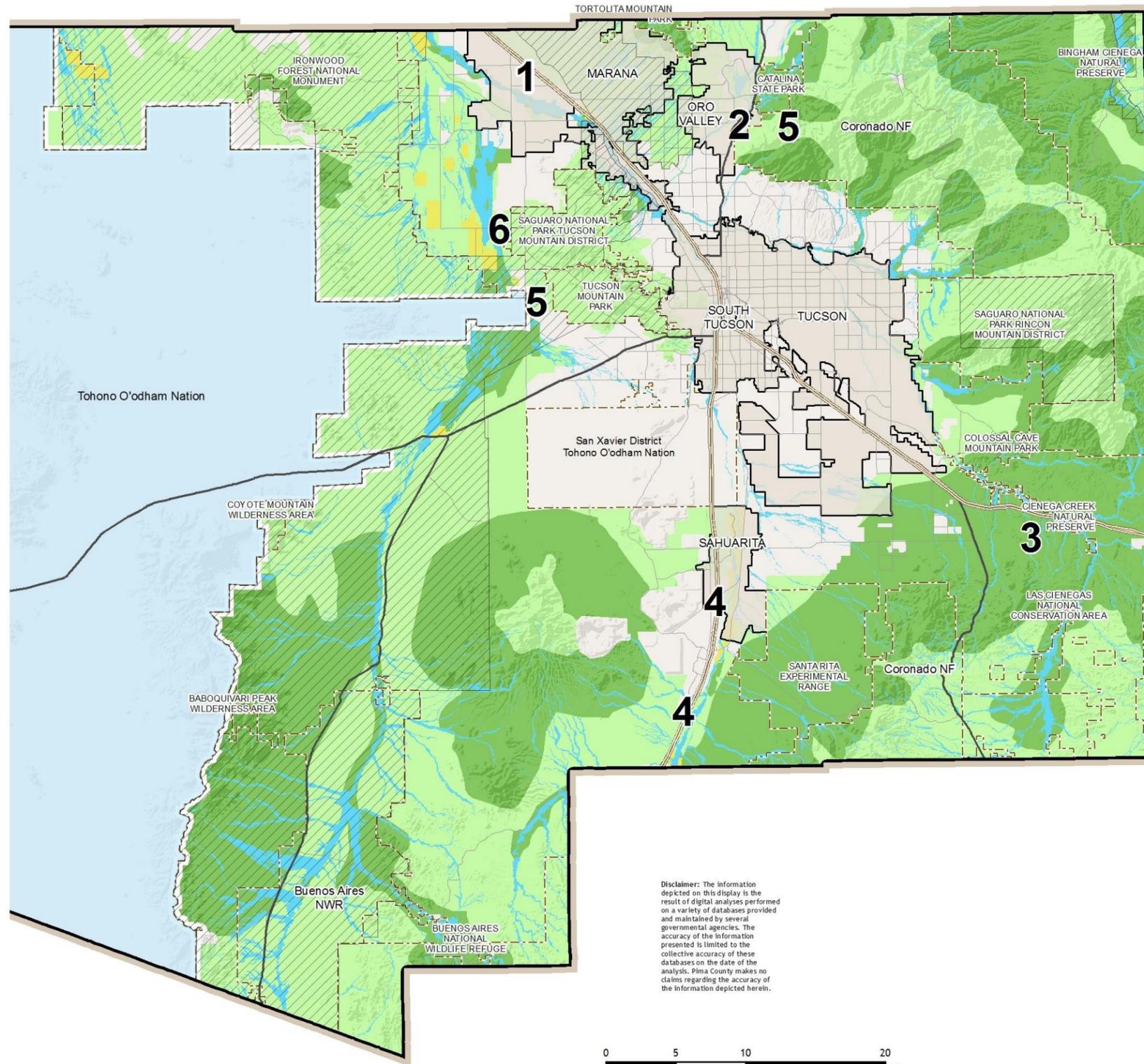


Exhibit 3.4.1

Conservation Lands System Eastern Pima County

-  Important Riparian Areas
-  Biological Core Management Areas
-  Multiple Use Management Areas
-  Agriculture Inholdings
- 5** Critical Landscape Connections
-  Special Species Management Areas

Disclaimer: The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County makes no claims regarding the accuracy of the information depicted herein.



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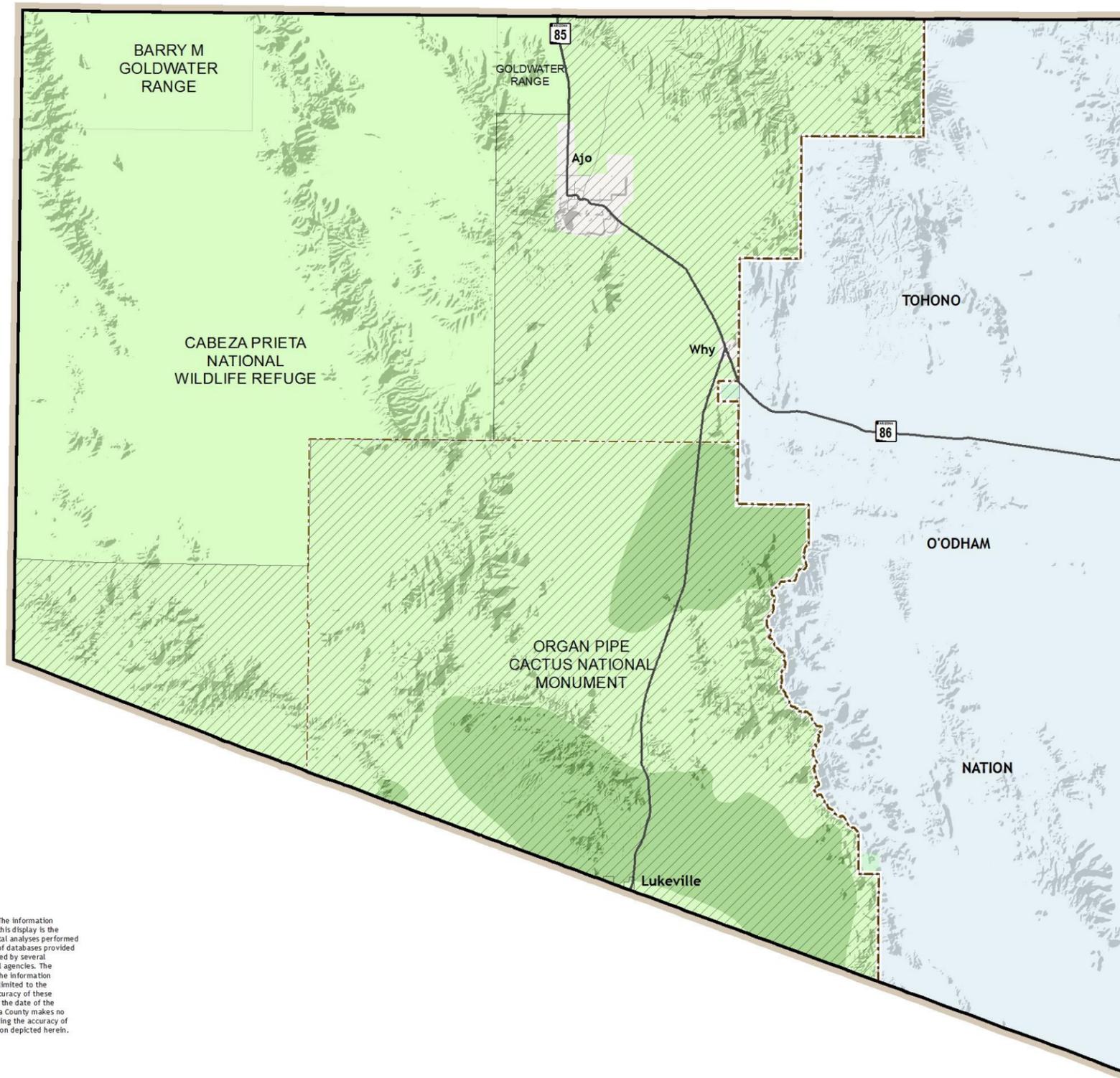




Exhibit 3.4.2

Conservation Lands System Western Pima County

-  Biological Core Management Areas
-  Multiple Use Management Areas
-  Special Species Management Areas



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Climate and Emerging Environmental Issues

Pima County has made sustainability, reduction of greenhouse gas emissions, and preparing for the impacts of climate change a high priority by leading by example.

Over time, climate change stands to adversely impact the natural environment of the rich and diversified Sonoran Desert, threatening (a) the resilience and vitality of our economy; (b) the health and safety of vulnerable populations; (c) our limited water supply with more frequent and persistent drought (d) more intense flooding; and (e) the overall well-being of our community and surrounding natural areas through increased frequency and intensity of extreme heat, cold, drought and wildland fires.

Proper planning and execution of that planning is necessary on a local, regional and statewide basis to both prepare adaptation strategies and to address ways we can make modifications that improve public health, reduce the stress on the environment and benefit the economy.

The County has taken a number of steps in collaboration with other organizations and agencies to plan for – and mitigate – the negative effects of climate change and increase the resilience of the human and natural dimensions of the environment to climate-induced changes. Work has included:

- Sonoran Desert Conservation Plan (2001)
- Pima County Drought Response Plan and Water Wasting Ordinance (2007,2014)
- Pima County Sustainability Resolution (2007)
- Regional Optimization Master Plan (2007)
- PAG Regional Greenhouse Gas Inventory (2008, 2010, 2012, 2014)
- Travel Reduction Ordinance
- LEED Silver Building Standards for County Facilities
- 2011-2015 Action Plan for Water Sustainability (2010)
- Community Wildfire Protection Plan (2013)
- Planning for Change in Southern Arizona forum (2013)
- Pima County Sustainability Action Plan for County Operations (2008, 2014)
- Multi-Jurisdictional Hazard Mitigation Plan (2012)

Goal 2: Minimize the negative impacts of climate change on Pima County and increase the resiliency of the human, economic, and natural environment

Policy 1: Support climate adaptation strategies that benefit the public health, economy, and the environment by:

- a) Developing drought response preparedness plans and other emergency management plans;
 - b) Improving stormwater management strategies to minimize runoff and flooding in urban areas;
 - c) Adopting strategies to reduce loss of life and property from flooding and erosion; and
 - d) Retaining natural open space.
- Policy 2:** Pursue adaptive, flexible, multi-pronged preparedness strategies such as diversification of water supplies, improved demand management and increased reliance on water harvesting.
- Policy 3:** Reduce greenhouse gas emissions and heat island effects by:
- a) Establishing targets and monitoring progress;
 - b) Reducing barriers to the production of renewable energy;
 - c) Continuing to increase energy efficiency including energy efficiency standards in both County-owned and privately owned buildings;
 - d) Developing strategies and providing incentives to reduce single-occupancy vehicle miles traveled (VMT);
 - e) Promoting, designing and constructing multi-modal (alternative modes) transportation and transit systems.
- Policy 4:** Ensure the viability of the natural environment in context of climate change by:
- a) Preserving watershed and ecological function, connectivity, and resiliency;
 - b) Identifying and protecting areas that have served as ecological refugia for species during time of past climatic variability (e.g., riparian areas, talus, limestone);
 - c) Ensuring the availability of an adequate water supply for the natural environment in the context of climate change including using best management practices to establish and maintain water for wildlife and their habitats;
 - d) Protecting the carbon dioxide (CO₂) sequestration functions of the natural environment including maintaining a balance between preserving natural, grassland and riparian areas that can absorb excess carbon from the atmosphere and developed areas by implementing the Maeveen Marie Behan Conservation Lands System.
- Policy 5:** Enter a regional conversation on carbon footprint reduction (see carbon footprint illustration of page 4.21 of the Physical Infrastructure Connectivity chapter).
- Policy 6:** Support and strengthen Pima County based programs to control and eradicate buffelgrass and other invasive species to reduce the threat of wildfire and loss of native species.
- Policy 7:** Support the establishment of an integrated and adaptive drought management strategies plan for the County that:
- a) Utilizes the Local Drought Impact Group with cross-disciplinary expertise that includes representatives from all the jurisdictions in Pima County to assist in the continuous identification of drought; management strategies appropriate for Pima County;

- b) Includes community education programs on best water conservation and drought management practices, and drought exercises and training;
- c) Periodically assesses the effectiveness of water conservation regulations through continuous data collection, monitoring, forecasting and data and tools sharing with other agencies throughout the region; and
- d) Planning and developing new water policy and infrastructure to maintain competitive economic advantage.

Policy 8: Continue to support the Pima County Local Drought Impact Group to:

- a) Monitor the status of drought;
- b) Assess impacts and recommend drought response actions; and
- c) Coordinate declarations and responses with water providers.

Policy 9: Ensure that Pima County is ready to respond to drought-induced wildfires.

Goal 2 Implementation Measures:

- a. Adopt an Integrated Adaptive Drought Management Strategies Plan for the County.
- b. Implement and update as needed the County Drought Management Plan and Water Wasting Ordinance.
- c. Continue to monitor drought status and its impacts through Local Drought Impact Group.
- d. Coordinate with local water providers on drought declarations and response actions.
- e. Solicit U.S. Natural Resource Conservation Service drought assistance to achieve temporary reductions in stocking rates on ranches not owned or managed by Pima County.
- f. Continue to periodically update the *Community Wildfire Protection Plan*.
- g. Establish greenhouse gas emissions targets, develop plans to attain targets and establish monitoring processes.
- h. Increase focus on, and identify funds and creative funding sources, for programs to eradicate Buffelgrass
- i. Continue to implement and improve the Multi-Jurisdictional Hazard Mitigation Plan.
- j. Initiate a discussion with other jurisdictions in the region regarding taking steps toward a regional approach to carbon footprint reduction.

3.5 Housing and Community Design Element



Activity Centers with Integrated Higher Density Housing

Housing is a vital component of vibrant, livable, and healthy economy. The County has a variety of communities including urban, suburban, rural, age-limited, and family-oriented. It has relatively self-sufficient areas and bedroom communities, college environments and exurbs. In a regional sense, creating quality places means ensuring that a full range of live-work-play options are provided. This includes having a mix of vibrant activity centers and walkable neighborhoods.

Housing and transportation costs consume a significant portion of most household budgets, leaving households with less disposable income for other necessities. The housing cost burden is felt not just by low-income households and seniors and students on fixed-incomes, but also by moderate income households.

Housing affordability is not just market price but also depends on access to essential services such as health care, healthy foods, libraries, community centers, recreation, and lower-cost transportation options (walking, biking and transit). In order to introduce a diversity of housing options for different income ranges, including mixed use developments, it is important to ensure compatibility with existing neighborhoods through the use of community design tools.

The goals and policies in this element address the provision of a wide variety of housing to meet varying needs, access to services and supplies, safe and healthy housing, fair practices, and services to retain housing.

Housing

Goal 1: Create livable, viable, multi-generational communities

Policy 1: Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.

Policy 2: Support and ensure that multi-generational housing that is accessible to jobs, multi-modal transportation education, recreation, commerce, healthy foods and health-related services.

Goal 1 Implementation Measures:

- a. Develop, adopt, and implement residential guidance programs for “Aging in Place”.
- b. Review effectiveness of existing Inclusive Home Design Ordinance with a committee of stakeholders and consider further changes to encourage aging in place, universal design, and accessibility amendments.
- c. Support, develop and consider a secondary dwelling unit ordinance, or update, that may include innovative design/development standards; permit procedures; community education and incentives such as:
 - 1) Flexible zoning requirements and development standards;
 - 2) Parking considerations;
 - 3) Setback requirements;
 - 4) Priority processing of approvals for health and safety projects;
 - 5) Alternate impact fee arrangements as may be necessary for low or very-low income households; and
 - 6) Allowing for owner-occupancy in either primary or secondary unit.
- d. Establish an incentive program for developers to build innovative, residential product types and designs of varying densities.

Goal 2: Maintain a safe and healthy housing stock

Policy 1: Ensure existing owned and rental housing is maintained at a level of human habitability meeting basic life and safety standards while minimizing displacement of residents.

Policy 2: Support, develop and adopt Pima County “Healthy Housing Standards.”

Policy 3: Encourage the use of Health Impact Assessments (HIA) as a tool for measuring the health impacts of housing in public and publicly funded policies, programs and projects.

Goal 2 Implementation Measures:

- a. Consider development of a Housing Assessment Inventory (HAI) Tool and interdepartmental guidance to assess housing stock on a regular and ongoing basis to identify:
 - 1) Housing in substandard condition including crowding, lacking adequate plumbing, heating and cooling or other structural problems;
 - 2) Resources and Process for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures;
 - 3) Intra-departmental collaborations that direct regulatory compliance processes and available funding resources to address substandard housing conditions; and
 - 4) Resources that provide relocation of inhabitants and/ or replacement of substandard housing.
- b. Explore processing or fee waivers or incentives program to bring unpermitted improvements into compliance.
- c. Convene a stakeholders group to review and consider adopting sections of the International Property Maintenance Code for all residential dwellings with a focus on safe, decent, sanitary housing.
- d. Consider adoption of a Pima County Rental Inspection Program as outlined in Arizona Revised Statutes Title 11, Chapter 12 Residential Rental Inspection program.
- e. Adopt a ban on the importation into the County and installation of pre-1976 mobile homes.
- f. Work with stakeholders to identify and convene applicable County departments to adopt parts or all of the National Healthy Housing Standards developed by the American Public Health Association and the National Center for Healthy Housing.
- g. Support, identify, and implement best practices to inform residents and property managers on healthy housing standards and methods to maintain healthy homes (e.g. green improvements; use of fewer chemicals in cleaning; redesign of landscapes to provide for safe, active lifestyles).
- h. Pursue and support local, state and federal funding for “Healthy Homes” implementation.

Housing Affordability

Affordable housing through homeownership and safe decent affordable rental units continues to be a priority in the County. The Housing Program of the Community Development and Neighborhood Conservation department offers a comprehensive one-stop housing center where Pima County residents can find resources, information, and direct services for housing. The Pima County Housing Center offers the public classes on financial education that include credit repair and debt management through a small grant received from Freddie Mac to help residents recover from foreclosure.

Goal 3: Ensure safe, decent and affordable housing for a wide range of economic levels, household sizes, and age groups with proximity to schools and other community facilities such as libraries, transit centers, community centers, health clinics, and parks and recreation

Policy 1: Incentivize the integration of affordable housing developments to provide new rental and for-sale dwelling units priced for households earning below the area median income.

Policy 2: Preserve affordable housing stock.

Goal 3 Implementation Measures:

- a. Consider expanding the Pima County Housing Commission to actively develop and adopt housing policy to promote the creation of new affordable housing and address existing substandard housing conditions.
- b. Support, develop and adopt regulatory incentives that provide affordable housing in new developments.
- c. Continue to work closely with local nonprofit and for profit housing developers to attract Arizona Low Income Housing Tax Credit investment in Pima County.
- d. Pursue, support and prioritize private and public local, state, and federal financial assistance efforts, programs and initiatives that promote affordable housing development including, but not limited to:
 - 1) Private Activity Bonds;
 - 2) Donation of Pima County owned property;
 - 3) Pima County Community Land Trust;
 - 4) Pima County Housing Trust Fund;
 - 5) Affordable Housing General Obligation Bonds;
 - 6) Arizona Department of Housing;
 - 7) US Department of Agriculture; and

- 8) US Department of Housing and Urban Development.
- e. Develop and maintain a GIS based Vacant & Underutilized Land Inventory to identify and prioritize county parcels ideal for mixed income residential affordable housing developments.
- f. Identify, prioritize and make available County owned property for affordable housing developments as appropriate for potential private/public partnerships.
- g. Preserve the Pima County Housing Trust Fund by identifying alternative revenue stream.
- h. Encourage and support strategies that preserve and subsidize in affordable housing, including but not limited to:
 - 1) Community land trusts;
 - 2) Deed restrictions;
 - 3) Equity sharing arrangements; and
 - 4) Cooperatives.
- i. Support private, public, and non-profit home repair and weatherization efforts to assist very low- and low-income owner and renter households to improve their homes to a safe, sanitary, and decent state of repair.
- j. Provide education opportunities for do-it-yourself home repairs.
- k. Continue to pursue HOME Investment Partnership Grants for homeownership and rental housing development, rehabilitation and preservation.
- l. Continue to pursue funds to leverage federal, state and local housing funding sources.
- m. Engage housing stakeholders through the Pima County Housing Commission in developing strategies for the investment in affordable housing projects.

Goal 4: Support housing and emergency shelter for the homeless and special populations

Policy 1: Whenever possible, address the underlying causes of homelessness.

Goal 4 Implementation Measures:

- a. Identify Pima County residents in need of emergency shelter or supportive housing including residents with pets.
- b. Support programs that address mental illnesses, addictions, joblessness, veteran post-traumatic stress and rehabilitation.

- c. Continue to provide rewards to non-profit organizations that offer creative solutions to address homelessness and special populations and consider for social impact bond eligibility.
- d. Seek safe housing alternatives to relocate the homeless from contaminated sites, washes, hazardous waste, and brownfield sites.

Goal 5: Proactively promote fair housing and equal housing opportunity

Policy 1: The County will promote healthy, sustainable, and diverse communities and meet its federal and state fair housing obligations by affirmatively furthering fair housing, supporting fair housing enforcement, and providing fair housing education services to the public, housing providers, and others.

Goal 5 Implementation Measures:

- a. Working collaboratively, Pima County agencies will prepare and update the County's Analysis of Impediments to Fair Housing Choice as required.
- b. Integrate fair housing (or fair housing goals) into county planning and development process.
- c. Ensure that fair housing practices are in place.
- d. Further fair housing that provides for a range and mix of household incomes and family sizes.
- e. Working collaboratively, promote affordable housing in a wide range of diverse communities throughout Pima County.

Goal 6: Increase homeownership or rental stability and decrease foreclosures and damaged credit.

Policy 1: Continue and expand outreach strategies to increase public awareness about their rights, opportunities and obligations regarding financial education, debt management, foreclosure prevention and credit repair services.

Goal 6 Implementation Measures:

- a. Expand home-buying opportunities by providing housing resources, information, and services.
- b. Offer counseling related to legal rights and responsibilities of home ownership, rental, and tenure.
- c. Map and identify areas with high index of foreclosures to inform outreach strategy.
- d. Provide programs to revitalize, restore and redevelop struggling neighborhoods.

Community Design



Goal 7: Ensure that all development and redevelopment is generally compatible and scale-appropriate

Policy 1: Incorporate higher density housing types within mixed use developments at scales generally compatible to adjacent established neighborhoods.

Policy 2: Use appropriate buffers for dissimilar types of development including transitional uses and provide connectivity to trails, pedestrian walkways, and bicycle routes.

Policy 3: Ensure that all new development in historic areas is compatible in scale, mass, architectural design and character and respects the privacy needs of adjacent historic neighborhoods.

Goal 7 Implementation Measures:

- a. Adopt design standards that incorporate appropriate transition elements to ensure compatibility of higher density housing and mixed use development with adjacent established and historic neighborhoods.

Goal 8: Support quality development at appropriate scales in urban and suburban areas

Policy 1: Support urban development patterns that exhibit the physical design characteristics of pedestrian-oriented, store front-style retail and encourage physical activity, alternative transportation, social interaction and activation of the public realm where appropriate.

Goal 8 Implementation Measures:

- a. Pima County could lead by example with its properties in the urban and suburban area.
- b. Adopt mixed use design standards that activate the public realm including:
 - 1) Human-scale neighborhood-serving retail, services and other similar uses on the ground floor and residential uses above non-residential space (vertical mixed use); and
 - 2) Human-scale neighborhood-serving retail, services, and other similar uses within walking distance to residential areas (horizontal mixed use).

Goal 9: Ensure that all new development and redevelopment reflects the character and sense of place of the area.

Policy 1: Define an authentic identity and sense of place at appropriate scales in urban and suburban areas in a manner that reflects the character, identity, cultural heritage, and Sonoran Desert setting.

Policy 2: Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:

- a) Encouraging a Sonoran Desert color palette that is not limited to earth tones;
- b) Incorporating the site's prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
- c) Supporting contemporary and energy efficient versions of vernacular architectural styles;
- d) Continuing to utilize a drought-tolerant plant palette including native species especially near public preserves and natural open spaces;
- e) Establishing trail linkages to surrounding natural areas; and
- f) Maximizing the use of shade devices where most appropriate including planting trees for pedestrians.

Goal 10: Maximize the efficient use of land outside the Maeveen Marie Behan Conservation Lands System

Policy 1: Reduce regulatory barriers, examine existing regulations for opportunities to consolidate requirements, and provide incentives where possible to increase efficiency of resources as well as support healthy communities.

Goal 9 and 10 Implementation Measures:

- a. Examine existing design standards to determine appropriate changes.
- b. Review and consider amendments to the zoning code and other regulatory documents to remove regulatory barriers.

Active Design

Active Design guidelines provide architects and urban designers with a manual of strategies for creating healthier buildings, streets, and urban spaces, based on the latest research and best practices in the field. Such guidelines include:

- Urban design strategies for creating neighborhoods, streets, and outdoor spaces that encourage walking, bicycling, and active transportation and recreation;
- Building design strategies for promoting active living where we work and live and play, through the placement and design of stairs, elevators, and indoor and outdoor spaces;
- Discussion of synergies between active design with sustainable and universal design initiatives such as LEED and Healthy Communities principles and strategies; and
- Promote shade and the reduction of urban heat island effect to encourage more outdoor activity.

Goal 11: Incorporate principles of Active Design in new development

Policy 1: Work regionally to develop guidelines for planning, design and development of buildings and grounds that help define the public realm based on principles of Active Design.

Goal 11 Implementation Measure:

- a. Develop and adopt Active Design Guidelines in partnership with other jurisdictions, Pima County Health Department, other departments and stakeholders.

Healthy Communities and Health Impact Assessment

Goal 12: Develop a Health Impact Assessment program for public and publicly-funded projects based on healthy communities principles

Policy 1: Utilize Health Impact Assessment processes that:

- a) Encourage physical activity through walkability and bicycle ridership;
- b) Increase access to healthy foods via community gardens, roof gardens, urban agriculture, and contained farming;
- c) Improve air and water quality;
- d) Minimize the effects of climate change;

- e) Incorporate natural areas and parks within the built, urban environment;
- f) Incorporate alternative energy sources;
- g) Include water harvesting and mitigates heat island effect;
- h) Incorporate complete streets where appropriate;
- i) Strengthen the community social fabric;
- j) Support economic viability;
- k) Provide access to livelihood, education, workforce training, health care and other resources; and
- l) Encourage healthy, safe, and energy efficient housing (both owner and renter occupied).

Goal 12 Implementation Measure:

- a. Develop, adopt and periodically update a Health Impact Assessment Program (HIA) in partnership with other jurisdictions, Pima County Health Department, other departments and stakeholders.

Green Building Materials



Rammed Earth Home Construction

The principles of affordability and green building are not mutually exclusive. Green building strategies seek to reduce energy use, water use, material use and create a healthier indoor environment. The subsequent reduction in operating cost makes a building more affordable. Green building promotes efficiencies in six areas: location and linkages, site development, water use, energy use, material resources and indoor air quality. The goals and policies of this section are intended to reduce the resource use and increase the overall compatibility with the environment.

Please note that the policies included in this element complement policies found in **4.3 Energy Element** located in the Infrastructure Connectivity chapter.

Goal 13: Encourage green building and site design methods, techniques, and materials

Policy 1: Decrease heat island effect and reduce water run-off through site development strategies.

Policy 2: Reduce outdoor water use by encouraging water-efficient practices such as:

- Low water use, drought tolerant or native vegetation (xeriscapes);
- Drip irrigation;
- Increase use of reclaimed water, grey water reuse, and rainwater harvesting; and
- Low Impact Development (LID) principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

- Policy 3: Reduce indoor water use by installing water-efficient fixtures and appliances.
- Policy 4: Increase building energy efficiency by incorporating active and passive solar methods of construction.
- Policy 5: Utilize local materials for buildings and historically efficient building construction methods and styles such as rammed earth construction.
- Policy 6: Reduce the amount of lumber used in frame construction or use recycled materials.
- Policy 7: Reduce indoor air pollution by using materials that have reduced volatile organic compound (VOC) emissions.

Goal 13 Implementation Measures:

- a. Periodically update existing codes and regulations to include the latest green methods, techniques and material.
- b. Prepare and adopt Low Impact Development guidelines.
- c. Create an incentive program to encourage incorporation of green building techniques.

3.6 Cultural Resources Element



Effective land use planning requires the identification of significant cultural resources and the conservation, preservation and protection of the non-renewable and irreplaceable resources that are significant to our communities, our regional identity and our sense of place. The history and pre-history of the peoples who have inhabited our region before our present time gives us meaning and gives us context for how we and future generations view and use this land and its resources.

The intent of this section's goals and policies are to reflect and promote the importance of cultural resources, maintain an inventory of cultural resources, and prescribe methods to protect cultural resources within the development process.

Goal 1: Conserve and protect cultural resources

Policy 1: Encourage the conservation, preservation and protection of the non-renewable and irreplaceable cultural resources that are significant to our region, our collective identity and our sense of place.

Policy 2: Continue to inventory and maintain a list of priority cultural resources.

Policy 3: As defined by the Sonoran Desert Conservation Plan, which includes Archaeological Sites, Archaeological Site Complexes and Historic Sites, the following apply:

- a) The list of Priority Cultural Resources shall provide a basis for the Pima County Register of Historic Places (PCRHP); and
- b) All properties within the Pima County listed on the National Register of Historic Places and/or the Arizona Register of Historic Places shall be places on the PCRHP.

Policy 4: Monitor and evaluate priority cultural resources through time.

- Policy 5:** Maintain the Pima County Register of Historic Places including those subject to Zoning Code Chapter 18.63: Historic Zone Overlay.
- Policy 6:** Identify and manage significant cultural resources within Pima County preserves and designated open space.
- Policy 7:** Adopt a comprehensive Cultural Resource Protection ordinance that consolidates the County’s land use and development policies and regulations pertaining to cultural resources protection to ensure that cultural resources goals are effectively achieved.
- Policy 8:** Avoid impacts to cultural resources. If avoidance is not possible, mitigate the negative effects on cultural resources by legally prescribed strategies requiring recovery or archeological and historical information contained within the resource before it is adversely impacted by private or public development actions.
- Policy 9:** Encourage in-place protection of cultural resources as a part of land use planning.
- Policy 10:** Report unrecorded archaeological material unearthed under construction activities by the builder, contractors or individuals to the Primary Developer and Pima County Cultural Resources Office. Reasonable cost-effective measures shall be taken to document these archaeological features and materials by a professional archaeologist.
- Policy 11:** Except as necessary for the avoidance and protection of cultural resources, the Primary Developer shall restrict information on the location and nature of the cultural resources within the proposed development, and require a statement of confidentiality on appropriate documents that reads:
Discussion of the location of historic properties to the public may be in violation of both federal and state laws. Applicable United States laws include, but may not be limited to Section 304 of the National Historic Preservation Act (16 U.S.C. 470w-3) and the Archaeological Resources Protection Act (16 U.S.C.S 470hh). In Arizona, applicable state laws include, but may not be limited to, Arizona Revised Statute Title 39, Section 125.
- Policy 12:** In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction and ground disturbing activities shall cease in the immediate vicinity of the discovery.
- Policy 13:** Require that all aspects of the cultural resources inventory, evaluation, and mitigation:
a) Are conducted by a professional State permitted archaeologist or preservation architect; and
b) Use accepted professional standards and practices consistent with all applicable guidelines.
- Policy 14:** Promote cultural resources education and outreach.
- Policy 15:** Continue to strengthen outreach partnerships with public agencies and volunteer organizations whose goals and objectives promote preservation of cultural resources.

Policy 16: Encourage nominations to the National, State, and Pima County Registers of Historic Places.

Policy 17: Whenever possible support adaptive use, or re-use, of historic resources, buildings, and structures over demolition or significant alteration of the resource.

Policy 18: Continue to support the public's interest in cultural resources and historic preservation projects through the County Bond program and State Historic Preservation Tax Incentive Program.

Goal 1 Implementation Measures:

- a. Require that all rezonings, specific plans, historic overlay, development plan requests, subdivision plat reviews, Type II Grading Permit applications and Site Construction permits include review for cultural resources.
- b. Periodically update the list of Priority Cultural Resources and the Pima County Register of Historic Places as needed.
- c. Adopt a Cultural Resources Protection ordinance.