



Pinal County Comprehensive Plan

SaddleBrooke Community Update

November 5, 2007



What is an Update?

- Larger than the yearly Major Amendments
- Initiated by the County
- Countywide
- Addresses issues that have arisen since the first Plan was approved



Need for an Update

- Extraordinary growth
- Meet upcoming state requirements
- Many landowner-driven amendments to the Plan
- Few job and population cores
- Lack of consensus on what the Plan should be
- Lack of an overall vision for the future

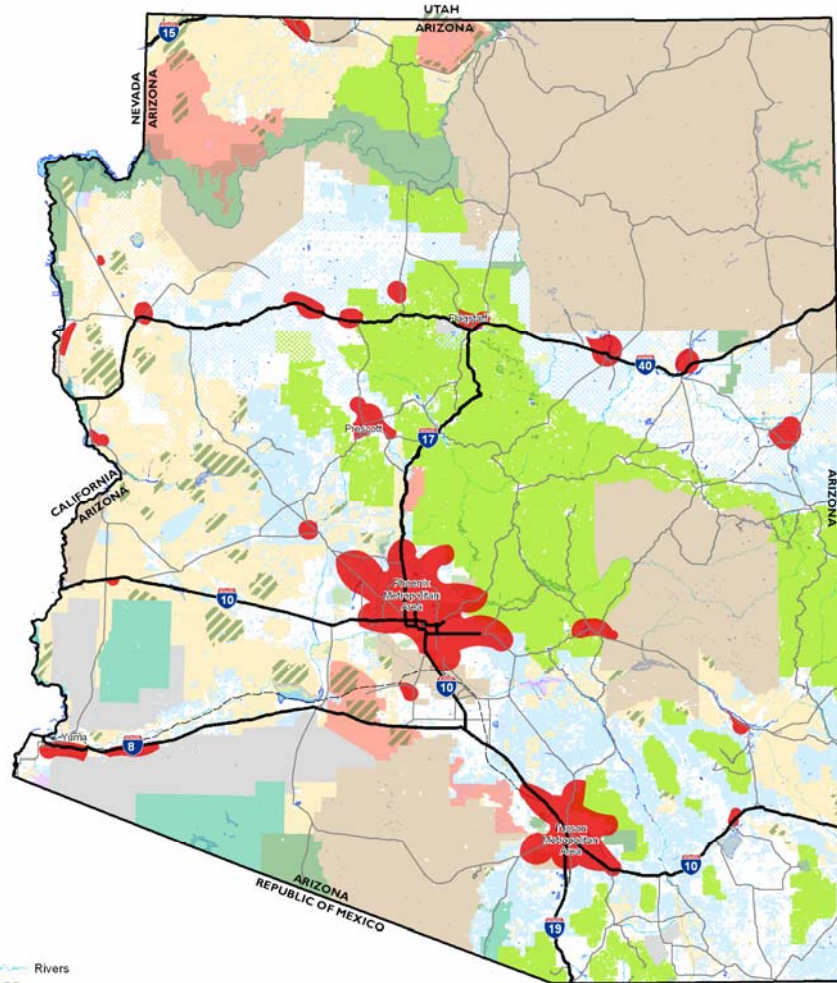


New Plan Elements

- Open Space Acquisition and Preservation
- Growth Areas
- Environmental Planning
- Cost of Development
- Economic Development

Pinal County Comprehensive Plan

We Create Our Future



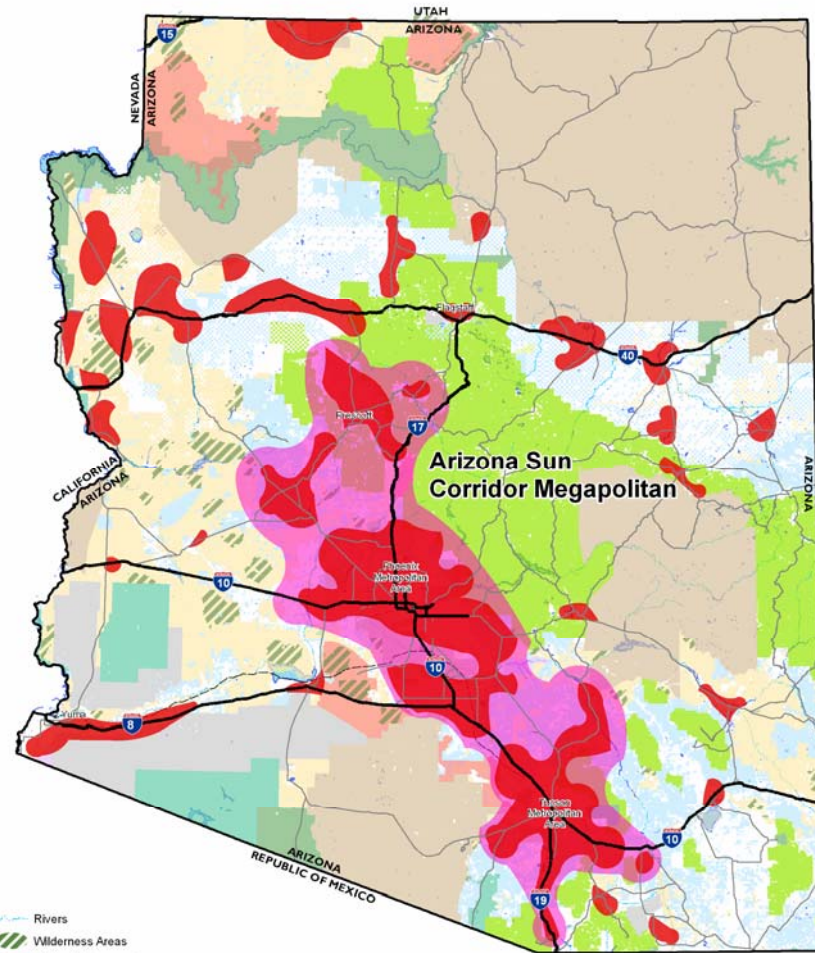
- | | |
|-------------------------------|------------------------------|
| Rivers | National Park Service |
| Wilderness Areas | Private |
| National Monuments | State Land |
| Population/Employment Centers | State Wildlife Area |
| Land Ownership | US Forest Service |
| Bureau of Land Management | US Fish and Wildlife Service |
| Indian Communities | |
| Local or State Parks | |
| Military | |

2005 Population/ Employment Centers

Source: Maricopa Association of Governments,
Long Range Transportation Plan 2050

Pinal County Comprehensive Plan

We Create Our Future



- Rivers
- Wilderness Areas
- National Monuments
- Population/Employment Centers
- Arizona Sun Corridor Megapolitan
- Land Ownership**
- Bureau of Land Management
- Indian Communities
- Local or State Parks
- Military
- National Park Service
- Private
- State Land
- State Wildlife Area
- US Forest Service
- US Fish and Wildlife Service

2050 Population/ Employment Centers

Source: Maricopa Association of Governments,
Long Range Transportation Plan 2050



Goals

- Anticipate and address issues
- Create consensus on land use
- Link development with transportation
- Develop employment areas
- Create population centers
- Improve our quality of life!



Where are we in the process?

Task 1: Project Initiation

Task 2: Framing Pinal County Comprehensive Plan Issues

Task 3: Pinal County Comprehensive Plan Compendium

Task 4: Setting the Vision

Task 5: Policy Framework

Task 6: Alternatives Development and Analysis

Task 7: Preferred Plan Alternative

Task 8: Draft Comprehensive Plan (60-Day Review Draft)

Task 9: Agency Review

Task 10: Implementation Plan

Task 11: Public Hearing Comprehensive Plan

Task 12: Produce Final Pinal County Comprehensive Plan

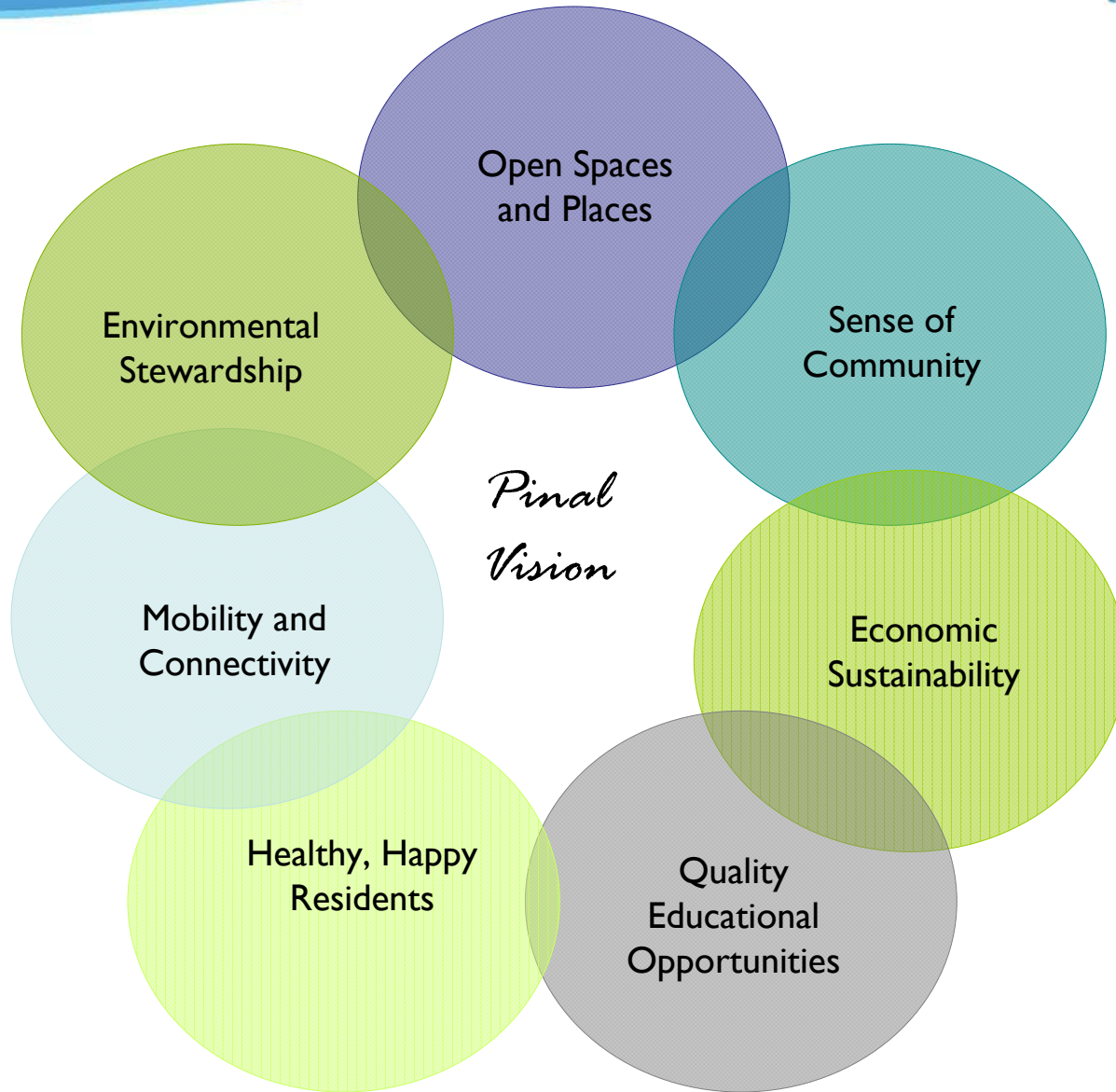
Planning Process Input Structure

- Comprehensive Plan Advisory Group
- Technical Advisory Group
- Regional Planning Team
- Economic Development Task Force
- Transportation Task Force
- Stakeholder Organizations
- Public (Road Shows, Visioning Workshops and Design Charrettes; online input)

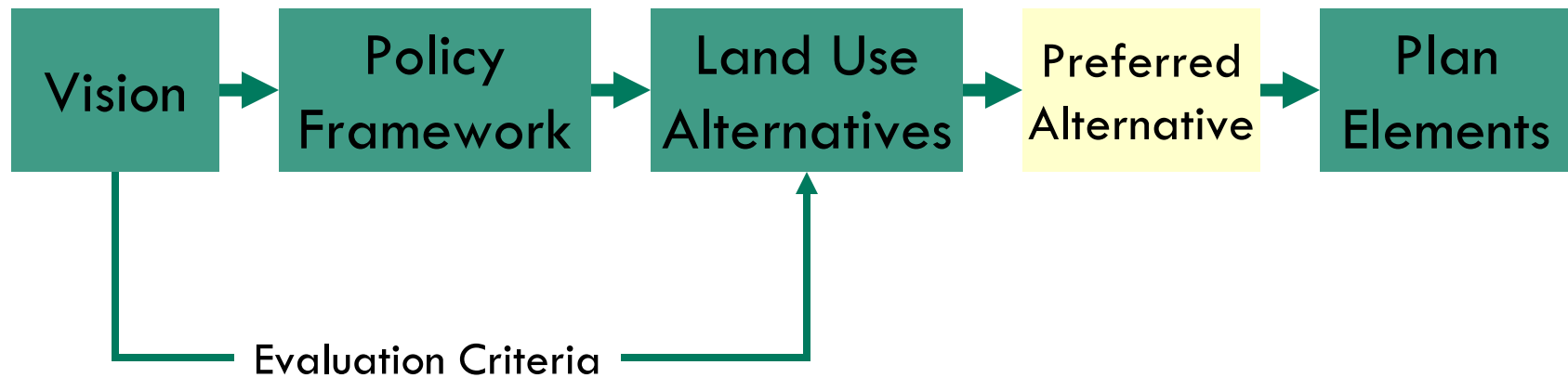


How Did We Get Here?

- Data Collection and Analysis – Compendium
- Road Shows Held July 2007
- Visioning Workshops Held August 2007
- Development of Draft Vision
- Initial Policy Development
- Design Charrettes Held October 2007
- Team Design Meeting Held Using Charrette Results



Where does the Vision fit?





October Design Charrette Purpose

1. Develop future land use and transportation plans that illustrate the Pinal Vision.
2. Identify full range of land uses, roadways, activity centers, parks & recreation, preservation areas, etc.
3. Description of how the Group's Plan addresses the Vision



Planning Concepts to Think About

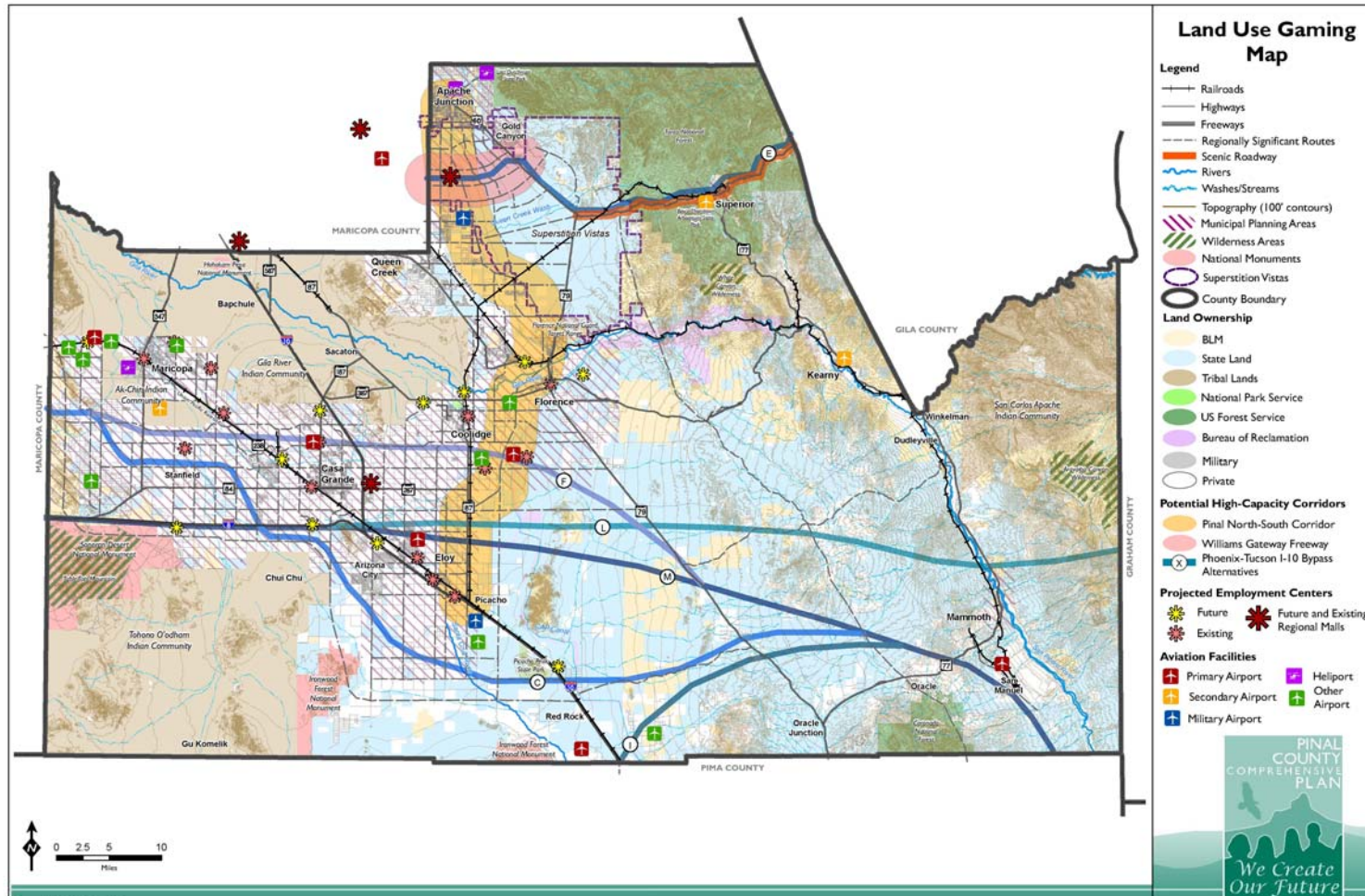
1. Growth will continue – Sun Corridor
2. Borderlands surrounding major metropolitan areas and Pinal governmental entities
3. Job creation and location of education and training facilities
4. Future Tribal development implications
5. Potential for area planning
6. Constitutional restrictions related to AZ State Land
7. Connectivity (new roadways, trails and transit options)
8. Potential for Pinal Regional Airport



Planning Assumptions/Realities

- Arizona will continue to grow
- Private and state land has the legal right to be developed

Land Use Gaming Board





What Participants Planned

- High, medium and low density residential
- Mixed use centers
- Employment and industrial centers
- Potential airport location
- Potential I-10 bypass location
- High speed rail and rapid bus transit
- Facilities such as: campuses, hospitals, land fills, energy infrastructure, etc.



Population and Employment



GROUP #1: JACKIE
10/03/07

Corridor to South

Corridor to East



GROUP #2



Land Use Gaming Map

- Legend**
- Railroads
 - Highways
 - Freeways
 - Regionally Significant Routes
 - State Route
 - Rivers
 - Wetlands/Streams
 - Topography (100 contours)
 - Municipal Planning Areas
 - Wilderness Areas
 - National Monuments
 - Superstation Vias
 - County Boundary
 - Land Ownership

- Corridor
 - South Corridor
 - Future Gateway Preserve
 - Phoenix-Tucson I-10 Express Alternatives
- Protected Employment Centers**
- Future
 - Future and Existing Regional Parks
 - Existing
- Aviation Facilities**
- Primary Airport
 - Secondary Airport
 - Military Airport
 - Helipad
 - Other Airport



© 2007 PINAL COUNTY COMMUNITY DEVELOPMENT



Key Findings

- Preservation of mountains and rivers
- Open space
- Distinctive communities
- Potential new cities/growth areas
- West - more urban, East - more rural



What's Next?

- Using Charrette information to produce alternatives and draft policies
- Evaluate Draft Vision
- Youth engagement
- Public involvement activities in 2008

Get our e-newsletter by signing up on the website!

Thank you!

Contacts Us:

Jerry Stabley, Pinal County Project Manager
jerrold.stabley@co.pinal.az.us

Peggy Fiandaca, PSA
PSAinc@cox.net

Visit the Project Website Regularly!
www.PinalCountyPlan.com