



Pinal County Comprehensive Plan Economic Development Task Force

Meeting #1

August 22, 2007



What is a Comprehensive Plan?

- Statement of County policy & expression vision
- Document adopted by the County that includes:
 - Vision for Pinal County
 - Plan to manage growth, development, resources and transportation
 - Goals/policies for economic development, housing, infrastructure and environment
 - Strategies to create employment/activity centers
 - Implementation plan to achieve the vision
- Comprehensive Plans are mandated by Arizona State Statute



Where are we in the process?

- This process will update Pinal's Comprehensive Plan created in 2001
- Process will take over one year to complete
- An updated Comprehensive Plan will be adopted by the County in Fall of 2008
- Public and stakeholder involvement is critical to a successful Plan!

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

Road Shows

An introduction to the project...

Over 300 people attended Road Shows at these Pinal County Locations:

- San Manuel
- Maricopa
- Casa Grande
- Florence
- Superior
- Gold Canyon
- Red Rock
- Coolidge
- Saddlebrook

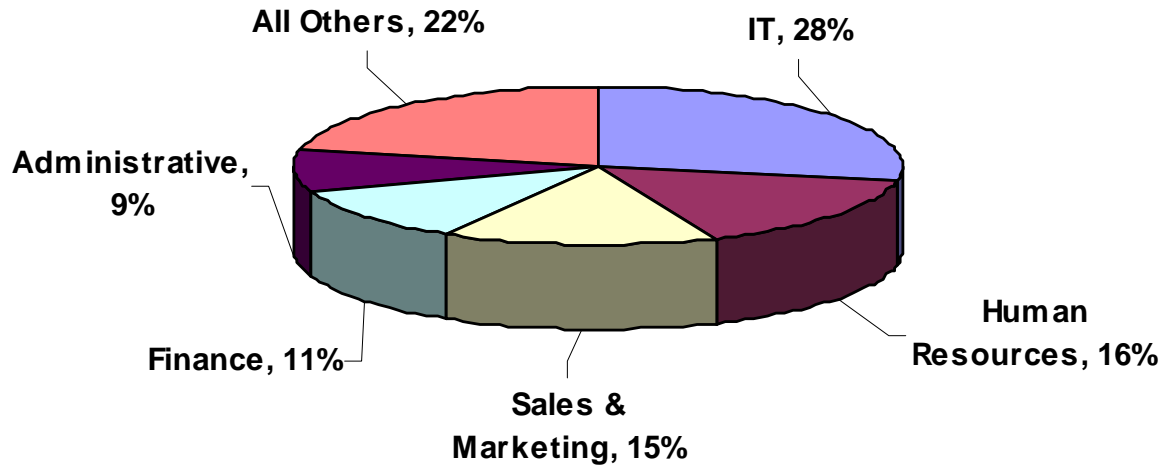
Vision Workshops

- Over 300 participants worked to create Pinal County's Vision for the Future. The Vision Statement is now being drafted.
- Arizona City
- Kearny
- Santan/Queen Creek/Johnson Ranch
- Central Arizona College
- Oracle
- Stanfield
- Gila River Indian Community

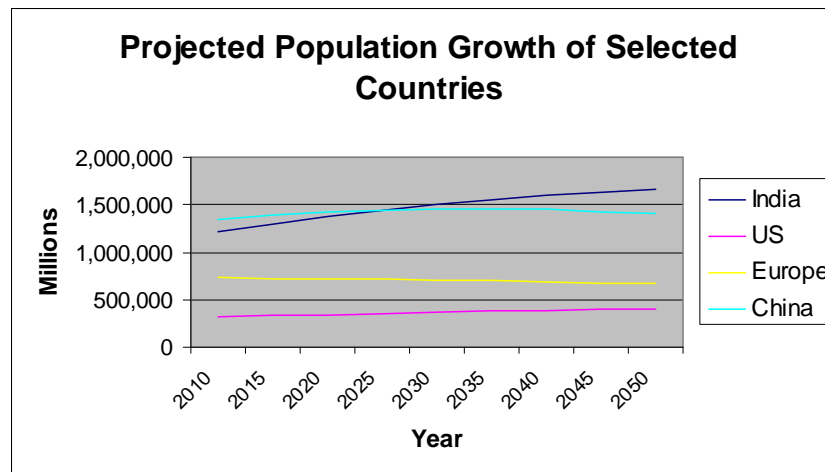
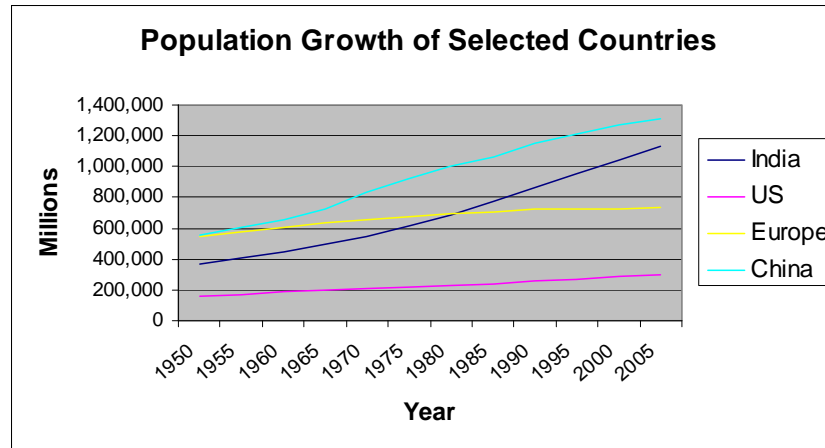
Trends

- Vast majority of American manufacturers are experiencing a serious shortage of qualified employees
- Offshore outsourcing is estimated to grow 20% annually
- U.S. is facing a declining share in world population
- Movement towards a services based economy

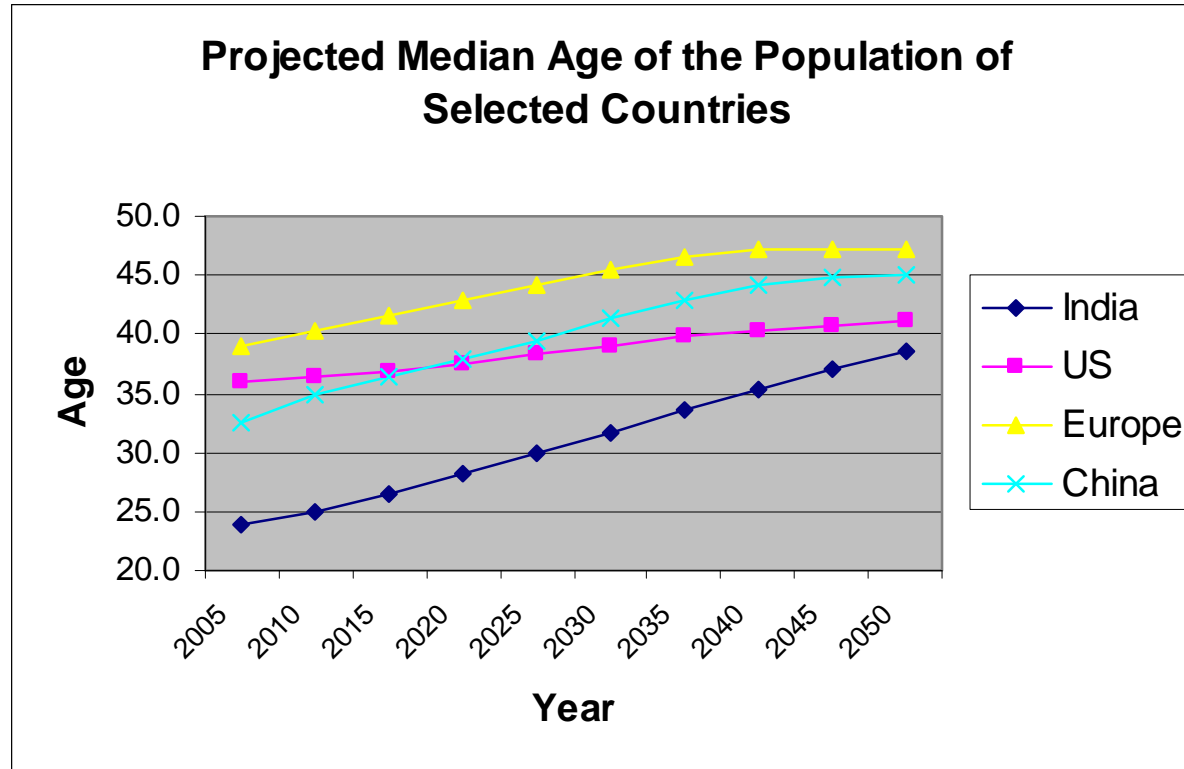
Activities Outsourced Offshore



Population Growth Projections



Median Age of Selected Countries



Pinal County's Median Age is 37.1

Industry and Occupation Trends

Industries and Occupations projected to grow in the short-term and over the next five years:

- Trade, Transportation, & Utilities
- Professional & Business Services
- Government
- Education & Health Services



Community Focus Areas

	Business Dev	Tourism Dev	Ed & Training	Quality of Life	Historic Preser.	Image	Infra.	D.T. Redev
Eloy	X						X	
Kearny	X	X	X			X		
Apache Junction	X				X			
Arizona City			X	X		X	X	
San Manuel	X	X	X	X	X	X		
Casa Grande	X		X	X			X	
Florence	X		X	X	X			X
Maricopa	X						X	
Pinal County	X		X	X		X	X	



Community Business Targets

	Light Manf	Trans & Dist	Tourism	Medical	Retail
Eloy	X	X	X		
Kearny	X		X	X	
Apache Junction			X	X	X
Arizona City					
San Manuel	X		X	X	X
Casa Grande	X	X		X	X
Florence	X		X	X	X
Maricopa	X				X
Pinal County					



Economic Development Successes

Eloy	Kearny	Apache Junction
Corrections Corporation of America Expansion	100 unit subdivision with 5,000 sq ft community center and pool	Blue Bell Ice Cream Distribution Center
Red Rock Correctional Center	Asarco Mine adding 100's of jobs	Starbucks Coffee Shop
Saguaro Correctional Center	New water treatment plant at no cost to the rate payers	Apache Trail retail center
Starbucks	Created an urban renewal district leading to a new Family Dollar Store	Western Industrial Relocation to Apache Junction
National Gypsum Co.	10 new small business starts	
Empire Southwest	Home to newest state park with 150,000 annual visitors when fully operational	



Economic Development Successes

San Manuel	Casa Grande	Florence	Maricopa
Republic Plastics Locate	Promenade at Casa Grande	Community Facilities Districts and Streetlight Improvement Districts	Commercial development including big box retail, a hotel, multi-family residential units, and office space.
Golf Course & adjacent land purchase	Wi-Vod	Zoning for a 70 acre industrial park	950,000 square-foot commercial development
	National Vitamin Company	Purchase and renovation of the historic Silver King Hotel in Downtown Florence	Global Water Maricopa Center
	Cardinal Glass Industries	Zoning reclassifications for commercial and industrial projects	Pinal Energy the first ethanol production facility to be built in Arizona creating 45 new jobs.
	Diamond Plastics		
	ACO Polymer Products		
	Bull Moose Tube Company		



Economic Development Challenges

- Transportation
- Out-commuters
- Brain drain
- Lack of jobs
- Lack of and inadequate infrastructure

What are the Opportunities?

- Alternative fuel and energy development
- Green development and manufacturing
- Union Pacific spin offs (plastic extrusion, ethanol plants, lumber truss manufacturing, warehouse/distribution, metal fabrication, & biodiesel plants)
- Aviation/Aeronautics
- Health Care
- Education
- Tourism



Airport Feasibility Study

Assumptions

- Pinal County Continued Growth
- Tucson Enplanements Over 2 million in 2005
- Growth Limited at Sky Harbor
- Williams Gateway East Valley Commercial Reliever

Airport Feasibility Study

Initial Conclusions

- Traffic Potential Similar to Tucson
- Need for Airport in 2030 – 2035 Timeframe
- Site issues: Airspace, Environment, Land Acquisition
- Partner with FAA, CAAG, and ADOT for Further Study and Market Assessment



Key Vision Components

- Green Industry
- Maintain Agriculture
- Education is Key to Economic Development
- Proximity to Jobs