



PINAL • COUNTY  
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# SAN TAN VALLEY AREA PLAN

7/06/16

Community Development Department

# San Tan Valley Area Plan



- Strategic Plan Goal:
  - ▣ 2014
- What is an Area Plan?
  - ▣ More detail than comprehensive plan but much larger than an neighborhood plan
- Adopted by reference and made part of the larger Comprehensive Plan as a major amendment:

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## *Project Team*

- Staff: Steve Abraham, AICP; Evan Balmer
- Michael Baker: Kevin Kugler, AICP; Matt Klyszeiko, AICP
  - ▣ Over 40 years of combined public and private sector experiences in the preparation of local government comprehensive and specific area plans, policies and ordinances in Arizona
  - ▣ Began in 1940; Phoenix office serving local government clients for over 30 years
  - ▣ 85 architects, engineers, planners and support staff in the Phoenix office
  - ▣ Big firm resources; small firm responsiveness!

# San Tan Valley Area Plan



## *Project Team*

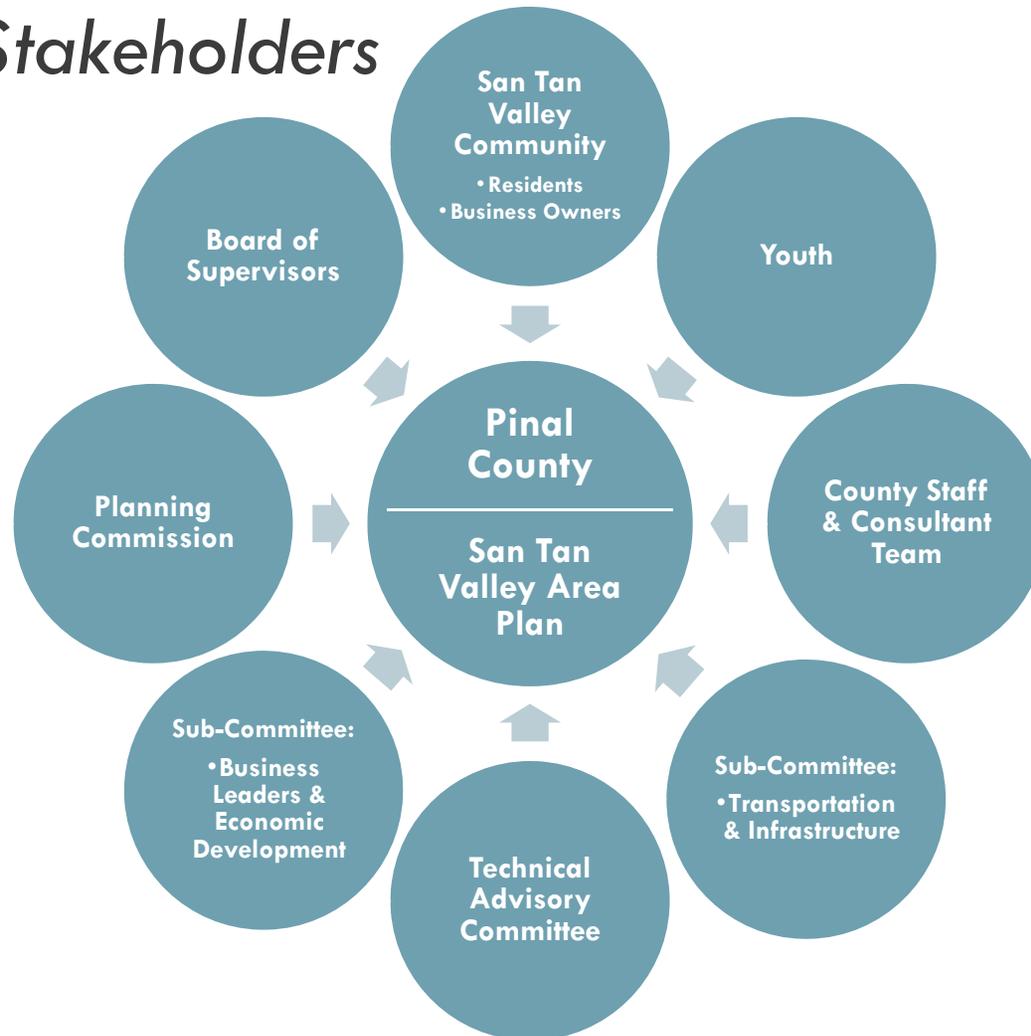
- ESI Corp: Judie Scalise, Founder and Principal
  - ▣ Over 30 years of economic development analytics and strategic planning experiences with government agencies and corporations
  - ▣ Authored more than 500 plans and economic studies
  - ▣ Worked with Michael Baker on several similar projects

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## Project Stakeholders



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## *Project Stakeholders – Technical Advisory Committee*

- **BoS representative (or designee)**
- **County Planning Commissioner from San Tan Valley**
- **County Department representatives**
- **Town of Florence representative**
- **Town of Queen Creek representative**
- **MAG representative**
- **CAG representative**
- **GRIC representative**
- **San Tan Valley Chamber of Commerce representative**
- **One school district representative**
- **SRP representative**
- **Phoenix-Mesa Gateway Airport representative**
- **ASLD representative**
- **One representative from the Business Leaders/Economic Development Sub Committee**
- **One representative from the Transportation and Infrastructure Sub Committee**
- **Two representatives from the County Citizens Advisory Committee**
- **County Manager staff representative (as ex-officio)**
- **County Development Services staff representative (as ex-officio)**

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## *Project Stakeholders – Business Leaders/Economic Development Sub-Committee*

- **Significant business owners (2-3 largest employers in San Tan Valley)**
- **San Tan Valley Chamber of Commerce**
- **Medical services (Banner Ironwood)**
- **Higher education (Central Arizona College)**
- **Florence Unified School District**
- **J.O. Combs Unified School District**
- **Pinal Partnership – 2 members**
- **Homebuilders (1-3)**
- **Large land owners (1-2)**

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## *Project Stakeholders – Transportation & Infrastructure Sub-Committee*

- **Pinal County transportation official**
- **Town of Queen Creek transportation official**
- **Town of Florence transportation official**
- **ADOT representative**
- **MAG representative**
- **CAG representative**
- **ASLD representative**
- **CAP/Bureau of Reclamation representative**
- **UPRR/railroads representative**
- **Johnson Utilities representative**
- **APS/SRP representative**
- **City of Mesa Natural Gas representative**
- **Phoenix-Mesa Gateway Airport representative**
- **Other utilities representative**
- **Florence Military Reservation representative**
- **Pinal County Sheriff's office representative**
- **Rural Metro representative**

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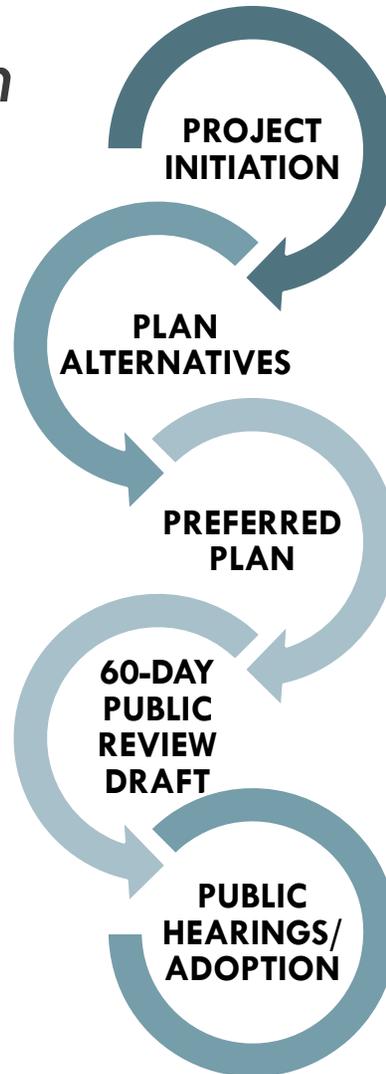


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## Project Work Plan

- Prepare Land Use; Circulation; Economic Vitality; Open Space Alternative Scenarios
- TAC & Sub-Committee Meetings #2
- BoS & P&Z Summits #2

- Prep Public Review Draft
- External Stakeholder and Agency Review/Comment Period
- Prep Comment Log & County Responses



- County Staff Kick Off Meeting
- Key Stakeholder Interviews
- TAC & Sub-Committee Meetings #1
- Community Visioning Workshop
- Youth Visioning Workshop
- BoS/P&Z Summits #1

- Fiscal Impact Analysis
- Prepare Housing; Public Facilities; Health Assessment; Character of Place Elements
- TAC & Sub-Committee Meetings #3
- BoS & P&Z Summits #3

- Prep Public Hearing Final Draft Plan
- Planning Commission Public Hearing
- BoS Public Hearing

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## Preliminary Project Timeline

