

MARCH 2025



Maricopa County
Comprehensive Plan



VISION REPORT

Overview

Maricopa County is updating its Comprehensive Plan to develop a long-term strategy for the county that will guide decision making on unincorporated lands over the next 20 years. This includes guidance on where we locate housing and jobs, how we support our natural environment and systems, as well as where we invest in transportation, parks, and other public assets. The Framework 2040 Maricopa County Comprehensive Plan (Comprehensive Plan) will serve as a visionary roadmap representing the goals and policies the County will utilize to achieve desired outcomes that were identified and molded through the facilitation of robust community dialog.

To organize the complex process of updating the Comprehensive Plan, the overall essential components of the project have been divided into three phases (Project Initiation, Shape the Plan, and Plan Adoption). Each phase has distinct “Surges” of outreach tasks and activities that are planned to engage community members and key stakeholders in identifying issues, developing policy concepts, and shaping the final recommended plan. The following is a summary of the findings from Surge 1 of the Comprehensive Plan update process.

Surge 1 Engagement Snapshot

Maricopa County organized and facilitated a series of in-person and virtual events and activities to introduce the comprehensive plan update process to the public. This included communicating baseline information and gathering community feedback of the participating residents’ values, opportunities, and issues that they want to address through this community driven effort.

Surge 1 Engagement Goals

1. Introduce community members to the Comprehensive Plan update effort
2. Engage a broad and diverse representation of Maricopa County
3. Identify shared values and concerns
4. Gather input to update and/or develop plan goals and policies

Introduction

This report illuminates the ideas and aspirations that Maricopa County residents shared over the last four months. It reflects what you—our residents, business owners, and visitors—told us about the importance of Maricopa County’s past, examines where the County is today, and assesses what the County should strive to protect and enhance in the future.

Key Findings

Based on the results of initial engagement activities and conversations with the community, the following themes emerged as top outcomes for the Comprehensive Plan. More detailed information relative to each engagement activity is included in the following sections.

As these themes are closely interrelated, they are intended to be viewed as being equal in weight and are not listed in any particular order of importance. This distinction encourages a more holistic “systems thinking” approach to recognize and emphasize the interrelationships among all aspects of Maricopa County’s long-term planning efforts. A systems thinking perspective balances the interdependent environmental, social, and economic implications of policies, decisions, and outcomes expressed in the plan, so as to identify benefits and trade-offs that exist within them.

Opportunity Theme

Where are we today...

Maricopa County is one of the fastest growing places in the nation. Quality of life investments, emerging industries, and comfortable weather patterns have resulted in many community benefits that have made the County quite attractive to residents and businesses seeking to settle and thrive here.

Residents recognize these significant assets create a unique character to the County and establish a cherished built and natural environment. However, residents are increasingly concerned that uncontrolled growth will not only negatively impact currently available opportunities but also hinder the ability to leave the County better for future residents who will make Maricopa County their home.

Where are we going...

The Comprehensive Plan visualizes a County where the unique needs of the varying population groups in the County are strategically met by the ability to provide local, affordable options for housing, efficient transportation systems, and robust industry. Ultimately, aiming for initiatives that protect the County's established prominence will also lead to the continued enjoyment of the varying lifestyles that exist across the County. In turn, future residents can then protect and contribute to the endurance of what the County has to offer.

"Maintain quality of life while managing growth"; "control the congestion of more people, i.e. roads, open spaces, quiet neighborhoods"; "people want to come here" – Some of the responses to Countywide Survey, Question 9: What are the biggest opportunities for Maricopa County over the next 20 years?

Stewardship Theme

Where are we today...

Maricopa County uses the best available information to protect, enhance, and integrate new development to reduce environmental impacts and preserve the recognized special importance of the County's natural systems and open spaces.

When thinking about the future and growth in general, survey respondents consistently identified the protection of natural open spaces, farms, and parks as one of the most important opportunities and one of the most important challenges the County faces as it plans for the next decade and beyond. This prevalent focus is further supported as respondents identified the limited availability of water and poor air quality as some of their biggest concerns related to growth and development in the County.

Where are we going...

The Comprehensive Plan recognizes residents' strong desire to protect natural open space, enhance recreation areas and activities, and promote local food production to support the livability and prosperity of the region. Within this context, anticipated population growth will also require the region to evaluate and identify long-term water management practices, alternative energy sources, and thoughtful land development policies and regulations. Furthermore, the region will need to sustain rural lands and their character by directing larger and higher concentrations of growth to municipalities.

"I would like to see natural spaces prioritized, considering wildlife crossings and access across the desert, as well as giving us humans plenty of opportunities to hike and experience beautiful untouched desert." – Framework 2040 Idea Wall, January 2025

Prosperity Theme

Where are we today...

Maricopa County oversees a prosperous economy that features significant job growth and a multitude of high-wage industries. The County cultivates business development to purposefully enrich the community economically and socially so as to allow all residents better access to paths for economic growth.

Resident feedback expressed an appreciation for the unique experiences and employment options that draw people of all ages and interests to Maricopa County. However, survey respondents desire to closely manage this prosperity to ensure the intensity and scale of non-residential development respects the surrounding character. There is greatest interest within the community to support the development of technology and healthcare-related industries. Furthermore, collected input also showed strong support for ensuring growth pays for itself.

Where are we going...

An outcome of the Comprehensive Plan is to manage economic growth, particularly in municipal planning areas to ensure the infrastructure and utilities needed to support such growth is readily available.

"Opportunities for employment, education and outdoor recreation"; "Numerous opportunities in business"; "Business variety. Small mom and pops and corporate/franchise." – Some of the responses to Countywide Survey, Question 7: What do you love and/or value most about living in, working in, doing business in, or visiting the County?

Summary of Community Perspectives

Maricopa County Planning and Development deployed a wide range of tools to garner input from across unincorporated areas of the county. The team promoted outreach tools through various marketing materials including postings on County social media channels, press releases, and listserv e-blasts. County Boards and Commissions promoted the Comprehensive Plan process during public meetings. The team also notified County stakeholders and community organizations to capture and reach a broader cross-section of participants. A list and description of each engagement tool is outlined below:

Virtual Outreach: We used the framework2040.com website to inform residents, announce upcoming events, and launch community involvement activities. We engaged with stakeholders via Zoom as part of a grand virtual countywide meeting.

In-Person Workshops: The heart of our engagement was our 5-workshop series which hosted meetings within each Supervisor District, where we collaboratively reviewed and discussed existing and future conditions with participants. To ensure all those who participated had an equal voice, real-time polling technology recorded live audience opinions via smart phones in response to a series of structured questions. The technology offered the team a chance to visualize public opinion and residents the ability to frame follow-up discussions around direct polling reactions. The team held meetings at the following venues:

District #1

Arizona College Prep High School (Chandler)

District #2

Fountain Hills High School (Fountain Hills)

District #3

Anthem Community Center (Anthem)

District #4

Valley Vista High School (Surprise)

District #5

Betty Fairfax High School (Laveen in Phoenix)

Countywide Survey: The team offered a countywide online survey. The survey evaluated resident satisfaction with existing county qualities and offered a first glimpse into public preferences for prioritizing future efforts. Some questions asked residents to think strategically about specific opportunities or challenges, while others offered open-ended comment.

Interactive Mapping: The County engaged participants by initiating an interactive mapping application, via the project website, that allowed residents to highlight favorite places, assets, opportunities, and challenge so that the geographical context of the issues in the County could be captured for use in the development process of the Comprehensive Plan.

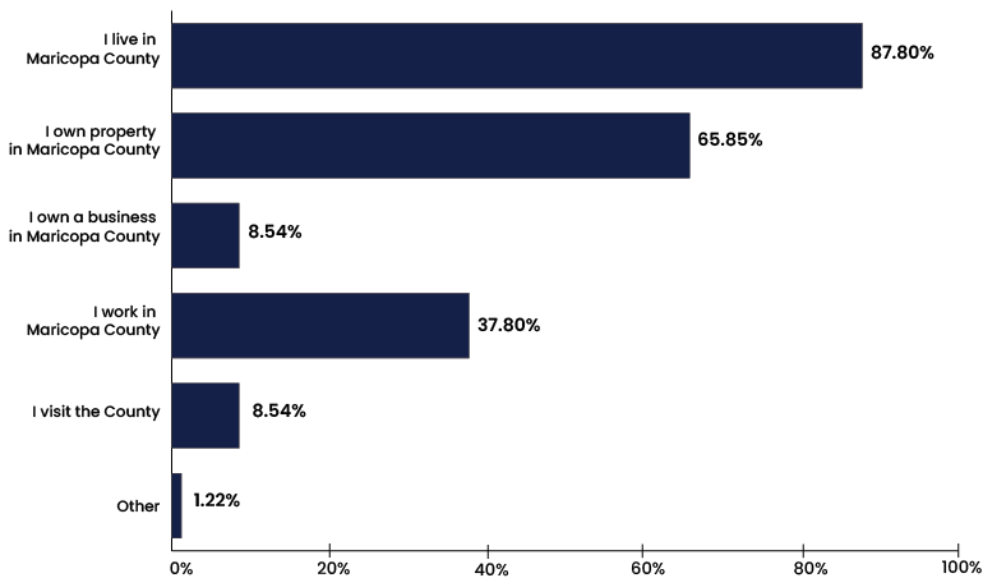
Idea Wall: Participants were able to take part in a broad, virtual “idea wall” conversation that explored the question “How can Maricopa County be improved in the decades ahead?” Respondents posted text, pictures, and/or videos that captured their ideas regarding the future of the county.

Countywide Survey Results

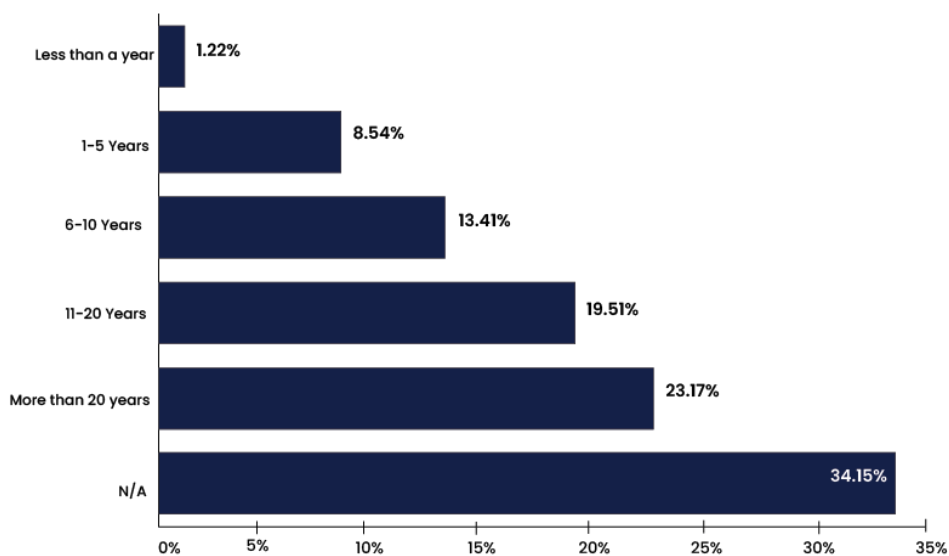
[Please note that the public feedback shown is in raw format to preserve the exact responses that participants submitted, which means that grammatical, spelling, and other language variations may be present.]

The collected input from all in-person and virtual engagement tools is summarized below:

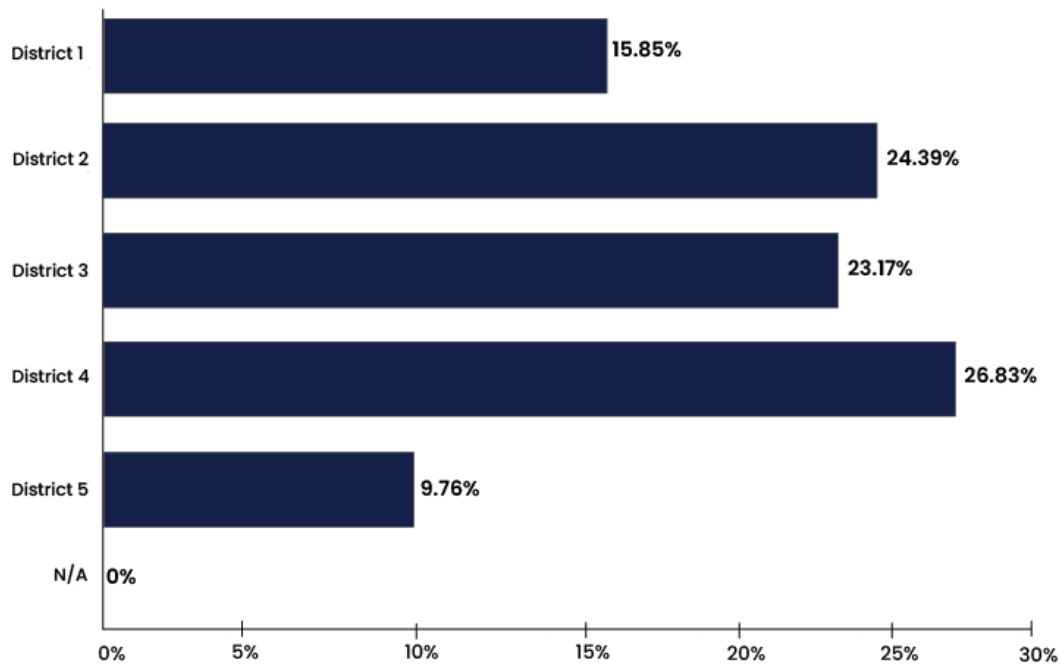
1. What is your connection to unincorporated Maricopa County?



2. How long have you lived in unincorporated Maricopa County?



3. What Maricopa County Supervisor District do you live in?



4. If you live in unincorporated Maricopa County, what community do you consider to be a part of, if any?



A horizontal bar chart with dark blue bars representing the percentage of respondents for each age group. The x-axis is labeled from 0% to 50% in 10% increments. The y-axis lists the age groups. The data values are explicitly labeled at the end of each bar.

Age Group	Percentage
Under 18	1.22%
18-25	0%
26-35	6.10%
36-45	8.54%
46-55	12.20%
56-65	28.05%
Over 65	43.90%

A word cloud in the shape of a speech bubble, with the word "growing" as the central, largest term. Other prominent words include "beautiful", "overcrowded", "large", "crowded", "overpopulated", "congested", "big", "hot", "expanding", "huge", "friendly", "peaceful", "trails", "suburban", "light dome", "environment", "large area", "expensive", "home", "desert", "open", "varied landscape", "busy", "opportunity", "water shortage", and "too big". The words are arranged in a circular pattern around the central "growing" word, with varying sizes and colors (orange, blue, and grey) used to distinguish them. The speech bubble has a tail pointing towards the bottom left.

7. What do you love and/or value most about living in, working in, doing business in, or visiting the County?

Natural Environment/Recreation

- The natural beauty: mountains, hiking trails, night skies.
- Love the sense of community and the natural beauty
- I love the natural environment and all the opportunities to recreate
- The weather
- Warm winter
- Climate
- Living in the Sonoran Desert and next to large parcel of state land (24th Street to Cave Creek) and experiencing the wonders of the desert.
- It's access to beautiful weather and nature
- Weather in cooler months
- the open spaces hiking, kayaking exploring
- Access to recreation
- Quiet space
- Open spaces
- Golf
- climate, outdoor access, people , everything I need is close by
- space, open land
- Close to lakes and mountains.
- Climate and access to outdoor activities
- Desert landscape
- Weather & location
- winter climate
- Access to outdoors.
- Open space
- sun, weather, hiking, libraries
- The scenic beauty, culture and history
- Fall, Winter, Spring weather
- Beauty of the Sonoran Desert
- our open spaces
- I value the accessibility to open space at all times of year.
- Proximity to the remainder of wild Arizona
- The open spaces, trails, preserves, beautiful views, rural lifestyle
- I value nature but that is my main concern and comment
- Comfortable temperature
- The fantastic parks and nature areas
- Winter weather
- Preservation of the desert/western way of life.
- Wildlife
- Trails

- Access to natural spaces
- Access to trails parks
- Mountain biking and hiking with friends and family
- Living in the desert landscape and access to Mtn Bike trails and recreation.
- Nature
- Daisy Mountain
- Mtn biking
- Hiking access to variety of trail Systems
- Availability of open space
- Mountain View's
- The smell of the desert when it rains
- Desert (birds, wildflowers), Effective transportation grid, Efficient government
- Beautiful areas
- Great trails
- So many outdoor activities
- Large urban parks
- Active lifestyle opportunities. Lakes. Parks. Hiking biking.
- Great opportunity for outdoor activity
- Outdoor activities, multiple nature preserves and trails, natural beauty

Urban Form/Transportation

- The peaceful environment in my neighborhood
- Good balance of urban area, nature, infrastructure
- Easy access to things that are important to me, hiking, stores
- We have good freeway systems, a variety of different neighborhood cultures, and the beautiful Sonoran Desert.
- rapid bus
- a good cross of suburban and urban areas so you have options for lifestyles
- Resources are around the corner
- Rural areas
- I used to value a rural lifestyle, but now it is filled with noisy razors, motorcycles, and individuals who do not care about the environment and wildlife.
- I live in a rural area with beautiful mountain views thank goodness. Business is good for those in construction.
- The variety of land use types.
- That despite its growth and population, it still maintains a "small town" feeling
- I like the connection to each city via the freeway system
- Ease of access to different areas via freeway system. Just pick a one to fix & don't close 3 more at the same time!!!
- Proximity of retail establishments
- living in central phoenix, all other cities are about the same distance and allows me to explore all these other areas equally.
- Green spaces, local businesses, Farms, Artists, Museums, Parks

- Amenities
- Rural
- Technology sector drives local economy, available amenities, and services
- It is growing rapidly
- diversity of resources and services i.e. medical, outdoor recreation opportunities, climate, protected open space, employment opportunities, culture diversity.
- Great medical services
- Transportation ease
- Having diversity between open spaces and urban luxuries.
- Urban AND Rural destinations
- Easy to navigate
- Clean
- Opportunities for employment, education and outdoor recreation
- Numerous opportunities in business
- Business variety. Small mom and pops and corporate/franchise
- Great Restaurants. Mountains easily accessible. Freer marketplace than other big cities, but we are losing that. Used to have less traffic. :(
- Variety of events and entertainment
- Sky Harbor Airport (except for the signage)
- Good infrastructure
- Not expensive to live here, great arts centers, sports and things to do
- Developed but close to outdoor recreation
- So many things to do
- So many different things to do
- Expanding,
- Large, congested area
- Boulevard driving
- Diversity between natural spaces and urban luxuries
- Accessibility to stores and not having to live in the congestion
- Variety - from large urban environment to wide open spaces
- Small business friendly
- The ease of the commute
- County has everything I need. Jobs, urban amenities and open spaces to explore and get away.
- The previous lack of traffic
- Can work and play in the same area- arts culture outdoors
- The water communities.
- Living on northern perimeter
- Living outside of the "glob" "grid"
- Will have more questions after reviewing area plan.
- Freedom in education and medical freedom
- The fact that I bought my home over 20 years ago and it's now valued more than four times what I paid for it.

- Cheaper than CA, but that won't last long.
- Good economy, vibrant communities, easy to get around
- Job and education opportunities.
- Value the wide range of opportunities. Good healthcare services. Get out in nature quickly.

Culture/People

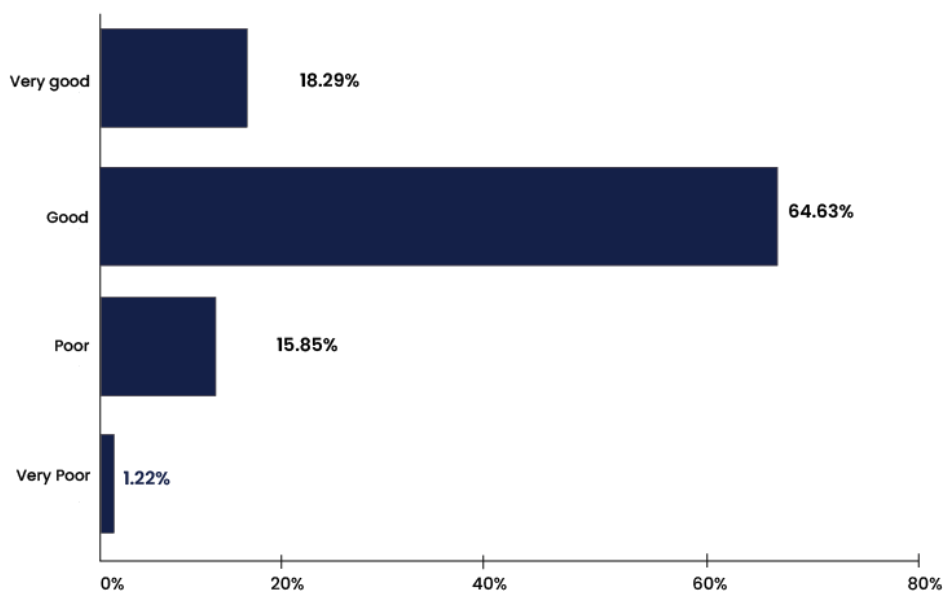
- Diversity
- It's almost impossible to have nothing to do. There's so much you can do and experience in Maricopa County.
- Diversity, connectivity, amazing sunsets.
- People, PORA, safety
- Nothing
- It's my home and my family lives here. I like the plants and animals.
- The people. The beauty. The accessibility of everything being in 1 hour's reach.
- There is a growing culture that wants to lead and embrace resource management... I find that to be encouraging for Maricopa County
- Lifestyle
- Maricopa County is land of extremes - population center, excellent education, job opportunities, and incredible beauty. Then there is not.
- I have a wonderful life built here
- Opportunity - so many cultures, types of businesses and restaurants, art/music/sporting/cultural events
- In my part of the county I love the rural nature and quality of life in my town
- People
- Diverse
- The people create a community for all
- Eclectic lifestyles, homes, people. Non-homogenous harmony
- Community
- The People
- Friendly people. Local government seems to work well
- The people make the county
- More HB1B to citizen mix
- Friendships within communities
- The open-minded atmosphere.
- Every part of the county has different culture and traditions the people in Maricopa county are wonderful
- All the horse owners.

Governance

- Overall, this is a pretty well ran county with beautiful parks and amenities. We need to start to focus a lot more on open spaces and stopping urban sprawl. Where is the water going to come from for more people? Do we trash the environment to build more homes.
- I think the election system is to be admired.
- County is not intrusive

- I value the fiscal responsibility the BOS has adhered to. I love the open space and recreational opportunities available.
- Freedom from town or HOA restrictions, large open desert areas, recreation, low taxes.
- The area I moved to was safe, clean, has great city council. I hope the county keeps it that way.
- Thinking the county respected the citizens
- Resources managed well
- Efficient elections, Street grid, Large

8. How would you rate the overall quality of life today in Maricopa County?



9. What will be the biggest opportunities for Maricopa County over the next 20 years?

Growth

- Controlled growth and housing
- To look at growth with a discerning eye with the goal of instead of growth for growth's sake, a sustainable future.
- Thoughtful growth with lots of remaining open space
- Address housing for low income families
- Maintain quality of life while managing growth
- Creating a great community with open spaces and many amenities
- Overdevelopment
- control the congestion of more people, i.e. roads, open spaces, quiet neighborhoods
- Affordable housing
- people want to come here,
- Nothing
- land and developer management - developers and builders may buy elections, but they don't vote and they are not your constituents.
- Growth
- Safety
- Maintaining the beauty and integrity of the county, not allowing overgrowth and over population.
- To preserve the state, its heritage and lifestyle
- Manage growth.
- Growth!
- Growing
- Controlled growth using innovation (whether new ideas or new technologies)
- Growth
- Denser communities where infrastructure exists
- To ensure it doesn't become over crowded
- The possibility of guiding growth in a manner that preserves the environment while extending access to its resources.
- Growth
- Community
- Managing growth and maintaining affordability for residents
- Limit growth
- Redevelopment
- Reducing Valley Fever rates, increase affordable housing and public amenities like parks and trails. Water conservation and extreme heat
- Vertical expansion
- With growth comes need for development of “outdoor space” availability
- Eliminate food deserts
- Expand adoption opportunities of animals

- Plan for future infrastructure growth.
- Technology, Parks, Public transported
- Improving transportation and housing options
- Capturing large national companies that grow the county. Building infrastructure and roadways to support. Providing housing for those new businesses.

Natural Resources/Environment

- Water conservation and slowing urban sprawl.
- Protecting and preserving our natural surroundings while continuing necessary growth.
- Clean air
- Keep some green belts - it helps with keeping the heat island down
- Securing water and limiting population
- Improve air quality, access enough water, provide county wide public transportation
- Improve air quality and traffic congestion
- Protect its open spaces
- Managing resources in a coordinated and thoughtful manner
- to manage the water supply
- Environmental Protection
- The green industry. Figuring out how to continue to live here, such as solar power and water harvesting.
- reduce pollution _ dust, particles
- Resource Management; water, efficient agriculture, native lands, wildlife protection.
- managing open spaces and parks
- manage land use to prioritize other things beside urban sprawl. Create an environment that values open space, nature and natural habitat.
- Sustainability - air quality and water conservation
- Preservation and enhancement of natural and open space areas.
- Conserve water
- Save some of the land for parks and keep our farms.
- District 5. Coming up with more progressive policies on land reclamation and mining exemptions. The current strategy is not working and it is harmful to property values. I've been told, almost bluntly, that these sites have carte blanche.
- The opportunity to protect and preserve what makes Maricopa different, desirable, and special; green space, trails, preserves, and rural lifestyle areas.
- Clean up the horrible air caused by traffic. Follow the CARB example & set requirements for more EV's.
- Preserve the beautiful Rio Verde Foothills area.
- Bring water into the County/AZ
- More info on status of Vulture Mtn. Regional Park
- Identify + protect points of access to open space
- Increase assistance to mitigate summer heat
- Be a national leader in water resource management, conservation and technology development.

- Protect rural areas. Protect what makes the county special. Protect and preserve the natural resources.
- Fix loopholes in the 1980 GW Mgmt Act which allows SFR to be built as rentals without water. Stop approving commercial like semiconductors that pollute groundwater (see recent EPA) report.

Transportation

- transportation circulation improvements, creating or igniting robust planning partnerships with municipalities for population growth
- Transit in the west valley
- walkable cities and neighborhoods. neighborhoods should have their own vibe. residents should be able to enjoy their neighborhoods without getting in a car.
- reduce traffic congestion
- develop trails for walking, biking, and outdoor recreation (I utilize Uesery park but we need trails near residential areas that are clean and safe), better small housing opportunities (to buy not rent)
- Public Transportation, Safer Streets & intersections, shading neighborhoods, and the growing semiconductor industry.
- Move bike lanes to parks + recreation areas instead of roads
- Improved connectivity for people (active transportation) and wildlife
- Building roads for new housing (i.e. 303 +117 already bad)

Economy

- Growing tech reputation - TSMC, Intel, etc.
- economy
- Economic prosperity, with good paying jobs for residents, attainable housing in safe neighborhoods. and open space.
- Industry
- Jobs
- Thoughtful, planned development including living wage manufacturing jobs
- Tech sector support, water usage/rights
- High Tech manufacturing
- Technology
- Benefitting from “CHIPS” act + Infrastructure Act
- New places to shop/new restaurants, public areas

Energy

- Sustainability and opportunities to use green energy
- Using more clean energy, reducing fossil fuel use
- More renewable energy infrastructure, incentives for electric vehicles
- Solar

10. What will be the biggest challenges facing Maricopa County over the next 20 years?

Growth

- To look at growth with a discerning eye with the goal of instead of growth for growth's sake, a sustainable future.
- Balancing growth and open space
- Managing growth
- Managing growth and water
- overcrowding
- Same as above
- Existing urban sprawl
- Overdevelopment
- Managing growth with Environmental and Quality of Life for all residents
- controlled growth, water usage, funding schools
- Too many people. Not enough water.
- increased population
- Urban sprawl and maintaining unique characteristic traits for each city....reduce the "chain" restaurants and chain stores to keep the cities uniquely vibrant
- Growth
- Unmanaged growth
- Overpopulation
- Managing growth.
- rapid growth and water management
- Growth and resultant strain on infrastructure
- Overcrowding, water, pollution
- Growth
- Growth and Congestion. Environmental impact.
- Managing growth
- Restricting urban growth... Water resource management will require changes... Why wait.
- Uncontrolled growth not supported by an appropriate tax base (yes, please raise our taxes to support the many wonderful services the county provides)
- Protect the unincorporated areas from commercial development and crowding. Protect the preserve and park areas across the county. Don't allow big city or California thinking permeate our great state.
- Manage the growth in a way that does not destroy the very things that drew people here to begin with; Safeguard water supply for all
- population growth, infrastructure, education
- Life quality
- Fighting over development in areas that cannot sustain it.
- Accident increase due to overpopulation
- Growing population and coordination of municipal growth strategies

Natural Resources (Water)/ Environment

- Water conservation and slowing urban sprawl.
- Protecting and preserving our natural surroundings, air quality, water supply while continuing necessary growth.
- Water use, maintaining good balance between urban and natural areas
- Climate change
- Deal with excessive heat due to global warming
- Sustainability
- Maintaining quality of life with climate change
- Ridding ourselves of polluted air
- Prioritizing keeping some natural spaces and our desert! Water, claiming the solar future we should have.
- Climate change (heat) and water management.
- The heat island needs to be addressed. Air pollution is also insane in Maricopa County. We live in the desert - we should adapt to it.
- environmental - heat, lack of water, air quality
- Improving air quality and traffic congestion and housing for young people
- Air pollution, protecting the water
- managing the water supply
- The rising temperatures and unpredictable rainfall/water
- Water
- Congestion and the heat as more desert is taken away and asphalt and reflected heat sources are being added.
- Water and over population
- Securing water and limiting population
- Water and infrastructure planning, climate change
- water and urban sprawl
- Ensure water availability for existing residents
- Water, development pressures, and transportation.
- Water
- Sustainability
- Water, too many people, not enough public transportation, air quality, losing our farmland and ranches
- Air quality, water availability
- horrible air quality, traffic & crazy drivers with no enforcement, overcrowding, rental development but no new small housing options, water is obviously the biggest concern
- Water usage/rights
- air quality reform and improvement, slowing managing population growth
- Water shortage caused by over development and depletion of aquifer.
- Water
- Climate change. Public health. Housing and reducing reliance on automobile
- Power, Water, Traffic, & being Overbuilt
- Enough water?

- Water availability & cost
- Agree on protecting dark skies from signs
- Preserving the natural beauty while taking advantage of growth
- Money for parks, trails + open space
- Water management and agriculture
- Water
- Maintaining desert & habitats
- Water
- Recreation areas
- Protect preserves. Protect rural lifestyle.
- Water & transportation
- Protecting dark skies

Housing / Services

- Decreasing homeless rate
- Utility rates
- Affordable workforce housing; roads
- Housing, transportation, water
- Housing
- Affordable housing
- More police & first responders to crime & incident reporting
- Expand single family housing; reduce high density
- Affordable housing

Transportation / Infrastructure

- Traffic congestion
- Transportation and electricity and water
- Planning for transportation, water, education
- transportation
- Infrastructure
- Keeping up with transportation needs and water requirements
- Noise generation (i.e. airports)
- Management of hazardous materials on freeways
- Traffic congestion & spill over into residential areas
- Resisting the outdoor ad industry's push to install "Electronic Message Boards" (LED billboards) everywhere
- Controlling installation of outdoor lighting of > 3000k CCT, either by Phoenix + cities/towns or by homeowners + developers
- Coordination of facilities with cities
- Horrid traffic funneling off 6-lane 202E/W
- Dangerously increasing traffic
- Noise from night racing – increase
- Roads

Governance

- Right wing extremism which doesn't care about outcomes or progress, just "winning."
- Having the courage to challenge the existing regulatory environment to benefit citizens and residents, and not large, multimillion and multibillion dollar businesses, and wealthy executives. There are some bad actors out there, and some of them are proud.
- Emergency management

11. What specific concerns do you have related to future growth within the County?

Water/ Natural Environment

- The destruction of the serenity found in our desert and our quality of life which includes clean air and water quality/quantity.
- Uncontrolled growth and lack of water management
- Water, water, water
- Water, and destruction of the Sonoran Desert, which is what brings people here in the first place.
- Climate change will cause conditions that require mod water, and water will be rationed
- Growing without massive development and increasing the environmental impact
- Water supply
- Water issues...quality and quantity, air quality
- Water and traffic
- Water, transit
- Water availability
- Air pollution, limited water
- water, public transportation, education access and more global funding
- Rising temperatures; not having enough water; urban heat island; and air pollution harming health
- Air quality
- Too many people, too little water. Preserving the water supply for the future is paramount, second is preserving the reason people moved here: the open desert.
- Lack of water for the future. History has shown us that lack of water will force us to leave.
- Water and transportation and electricity
- Water
- water, pollution, too much growth, homelessness, housing, crime
- Not enough water; insufficient infrastructure; loss of open desert spaces
- Water, pollution
- Air quality, water availability
- Water, air quality

- Air quality and making sure the future has access to open spaces, and that they are safe to be in their own backyards, without being covered in HAPs, VOCs, and all manner of pollutants -- or drinking them.
- Water and Air quality.
- Water supply; Destruction of the Sonoran Desert; Enormous heat island effect; Sprawl that never seems to end
- water, infrastructure, education
- Water
- Water
- Air Quality and Reducing GHG Emissions; Also need to post Health Warnings for Valley Fever at construction sites like dust control does
- Displacing wildlife and basically killing off the desert. More wild spaces & wildlife crossings need to be prioritized!
- Not enough green

Development/ Overdevelopment

- We have too many people in this county.
- Too many high rises
- Sprawl
- Overdevelopment
- overcrowding, it turning into a throw away community with rental units not family and growth orientated with home ownership
- it has to be well planned so we can provide living conditions for everyone to enjoy
- Planned areas to maintain space and trees and farms
- Dense population with lack of infrastructure to properly provide equitable resources
- over population
- Congestion; too many people; not enough services; water
- Stop the growth. Too many people are here already.
- It's a free-for-all without land planning.
- Too many multi dwelling apartments,
- The congestion, heat and all these apartment complexes going up that are over priced and ugly. And the cost of a decent sized house.
- Compared to the municipalities, Maricopa County is secondary to restricting urban growth. State law needs to change to give the County more control.
- Not enough infrastructure for the expanded population
- Loss of open land and farming
- Continued sprawl - growing opposition to economic growth and density
- The right to build creates densities in areas that should remain rural. Intermixing the rural and the higher densities causes unrest between neighborhoods.
- public parks
- How do we support all the people moving here with infrastructure? I used to love seeing the native animals and plants. Now it is just home after home and you wonder where it will end.
- Continued urban sprawl, water availability

- Strain on infrastructure brought about by growth (transportation, utilities, water and wastewater)
- Continued sprawl.
- balance of homes versus apartments and parking issues. homeless services should be spread out across the county instead of downtown.
- It won't feel special as it grows too big. Lots of traffic, pollution and our water source.
- Over population
- traffic, poor law enforcement, depleted water, very poor air quality, overcrowded with winter visitors using services etc...no recreational options for adults
- Sprawl
- too much too fast without proper planning
- losing our preserves or our rural lifestyle - the trails and rural lifestyle are why I live here
- Re-zoning of rural areas to permit commercial development in areas more consistent with a ranch lifestyle.
- lack of affordable housing and infrastructure to maintain it
- High density overbuilding.

Transportation

- traffic issues
- Lack of public transportation, education
- Traffic and lack of water
- There is absolutely zero consideration for building safer streets. Streets are extremely unsafe in Maricopa County.
- Housing and transportation; need alternative transportation.
- MAG and ADOT need to start being wiser in road development. Why wasn't the 202 S. Mountain made to accommodate the 30 interchange, Why is the 202 San Tan area that was just finished designed to not tear it apart again. Why is the 24 202 Interchange bad?

Services/ Communication

- Love to see bridges between all the older folks and younger people, a good quality of life enjoyed by all generations.
- Homeless and mental health support. Housing and employment without having to commute long distances. No wind turbines over 100-ft height.
- Lack of coordination with other municipalities
- Lack of participation
- Quality of Education
- Lack of vision imparted by hierarchical governance of Towns/Cities over County.
- With growth comes the regulatory burden. Increased regulations contribute to increased cost of living.

12. What do you think should be changed about Maricopa County?

Urban Planning/ Transportation

- Sustainable growth instead of ignoring future problems.
- Growth should be balanced against the need to protect and preserve our fragile natural environment.
- We need more focus on low income residents
- Sun Valley Parkway needs a lot of attention. There are cows out there and it's very dark.
- Build up, not out.
- Expand light rail; better encourage businesses to install solar covered parking & roofs - this should be everywhere! And again - prioritize natural space & protection of wildlife and desert. Get RID OF any agriculture that requires heavy water use!
- Keep farms and green belts
- Access to public transit
- Better coordination with incorporated cities/towns when rezoning to industrial or renewable energy developments.
- Build smarter,
- more attention to the environment and the congestion
- more comprehensive planning on space usage that friendly to foot traffic
- Start planning ahead and not for yesterday. The county is always way behind. Look Forward and also start paying your employees equal to the Cities.
- limit growth and protect the water
- more roads
- more public transportation
- improve transportation
- Thoughtful zoning practices.
- As we build infrastructure, the buildings/warehouses are too close to the main roads that feed into them. Add more greenery in front of each building and more shade structures where there is concrete parking. Use reflective surfaces to reduce heat.
- Stop the dense building and leave more open space and plant trees.
- Light rail needs to be extended. It would help seniors gain access to more of the county.
- We should stop building new homes, and embrace the wild.
- obtaining and management of more and larger parks
- improve existing neighborhoods instead of continuing to build outwardly; this creates urban ghettos that are neglected
- Stop the spread of new homes, commercial shopping spaces as it's spread all over so we will lose our rural areas eventually.
- Expand area somehow
- Strategic density to minimize sprawl as much as possible and protect natural areas or farm land
- More public transportation especially in west valley
- Concentration of new residences
- Availability of infrastructure which enables access to the breath of county resources.

- Improve transportation in rural areas
- No road diets
- No 15-minute cities which mandate transportation reduction
- Improved public transportation – network with park & rides
- No reduction of travel by discouraging personal vehicle travel
- The desert isn't made for 15-minute cities
- Remove the barb-wire fence separating Desert Hills & Anthem so we can be more like a whole community (regardless of Knusae 'promise')
- Stop installation of LED billboards

Management/ Laws/ Regulations

- Zoning laws in unincorporated areas that allow developers to circumvent zoning laws and AZDEQ water regulations to build mini-tract homes.
- Strictly limiting political extremism, it's killing our image and our progress. There is a strong value to bipartisanship.
- Using our tax money for something other than nonstop frivolous lawsuits. Address homeless problems
- New supervisor that are not greedy.
- Offer grants to people moving out of Maricopa to a rural county to decrease population
- Acting under a different set of rules from major cities who will eventually incorporate non-incorporated areas. Creates long term development challenges.
- Timely notification of meetings, proposals
- Cut taxes.
- Instead of reacting to the municipalities demands for expanding their corporate boundaries, the County needs the ability to push back and establish growth limits, especially if the municipalities are reluctant.
- Should be split into 2 counties.
- The Board of Supervisors worshipping growth and development. Preserve the area instead of destroying it.
- county islands should be incorporated into the nearest city or town to provide some basic services.
- Stricter regulations on leap frog development.
- Not sure
- With the expanding geography, the county should consider forming multiple counties within this land area
- At this point, nothing. Continue to work to address challenges as they present themselves
- We should implement an urban growth boundary.
- Slowed growth that is more carefully controlled; raise the taxing levy to appropriate levels to support the ever-increasing population.
- I think there are a lot of challenges with planning and development. I have talked to lots of people and some of them seem afraid to bring up any progressive approach that is for the people.
- protect the way things are
- Rent control so people don't lose their homes and become homeless.

- It's too big. Can we break it up ?
- More responsibility to enforce existing zoning, permits, assured water sources for private homeowners.
- Definitely more communication with municipalities in matters of planning and development and all departments
- Divide East side into another county, we have the population.
- County is too large
- School vouchers should be deleted.
- Fire MAG
- You are leading us into the WEF Plan, fire Hackman, Gates and any others who collude with the globalists
- Need development impact fees for parks

Natural Resources/ Environment

- More focus on pollution reduction and conservation
- Oversight of ground water must be strong in all of AZ
- Incentives for renewables and electric vehicles
- We need to be aggressive about creating a green economy, protecting water and using water wisely. Large corporations should not own more than a certain number of houses that they rent at very high prices. Foreign countries should not take our water
- Stop giving our water away to foreign countries. Protect our environments and our water supply.
- pollution, heat mitigation, water conservation, more solar
- air quality is my priority
- Clean up the horrible air caused by traffic. Follow the CARB example & set requirements for more EV's.
- Protect water supply; Protect the desert; Control Greedy Short-Sighted Developers; Plan smart growth, not uncontrolled growth
- funding for open space preservation
- Education of water conservation
- Keep desert beauty
- Planning more open space/recreation areas before subdivisions are built
- Increase tree planting
- Protect Daisy Mountain for recreation

People

- Closed minds
- the focus should be on families and safety
- educate people as well as hold them responsible for bad behaviors (crazy driving for example)

13.-26. Ranking Topics – How important do you think the following topics will be over the next 20 years?

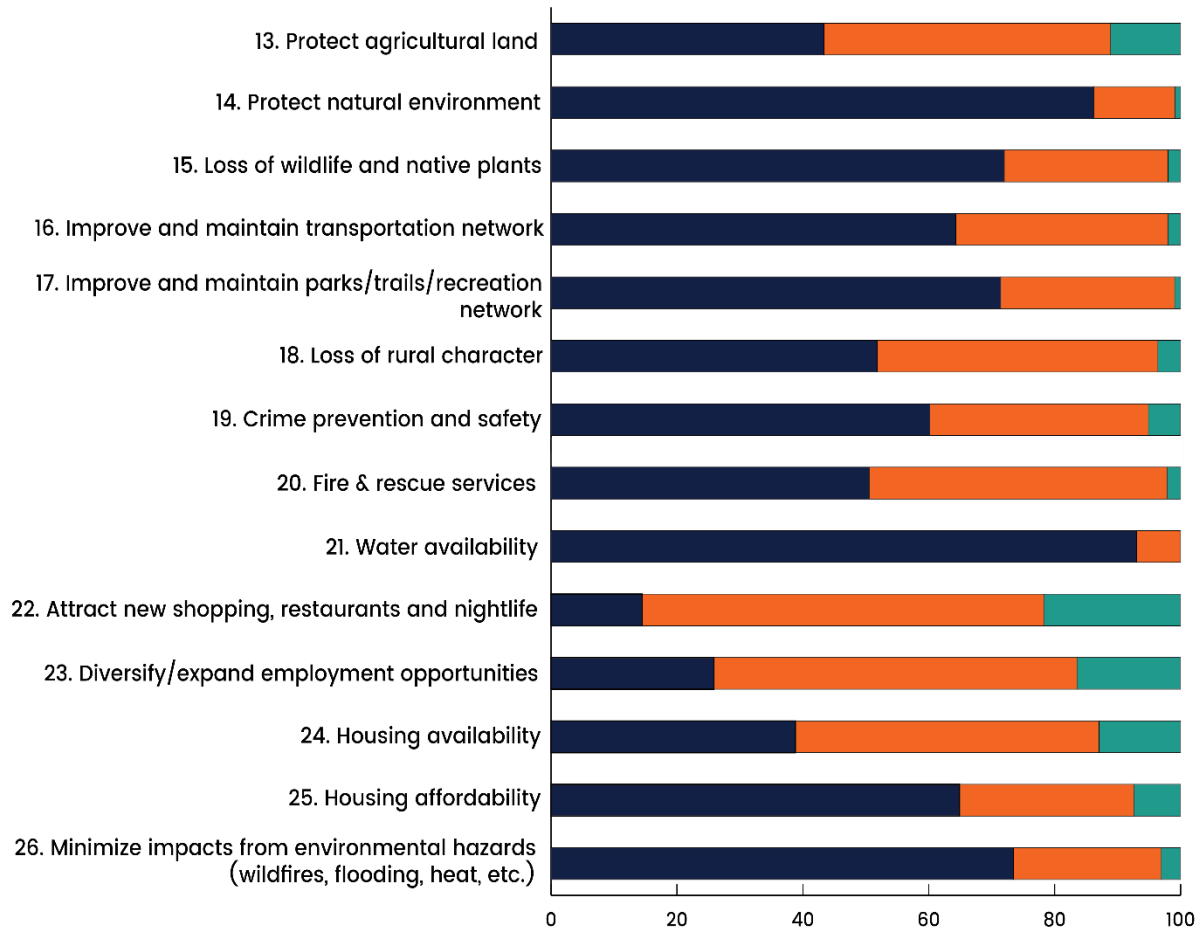
Please indicate your opinion on each of the topics below based on the scale,
0 = not important, 1 = important, 2 = very important.

RANKING KEY

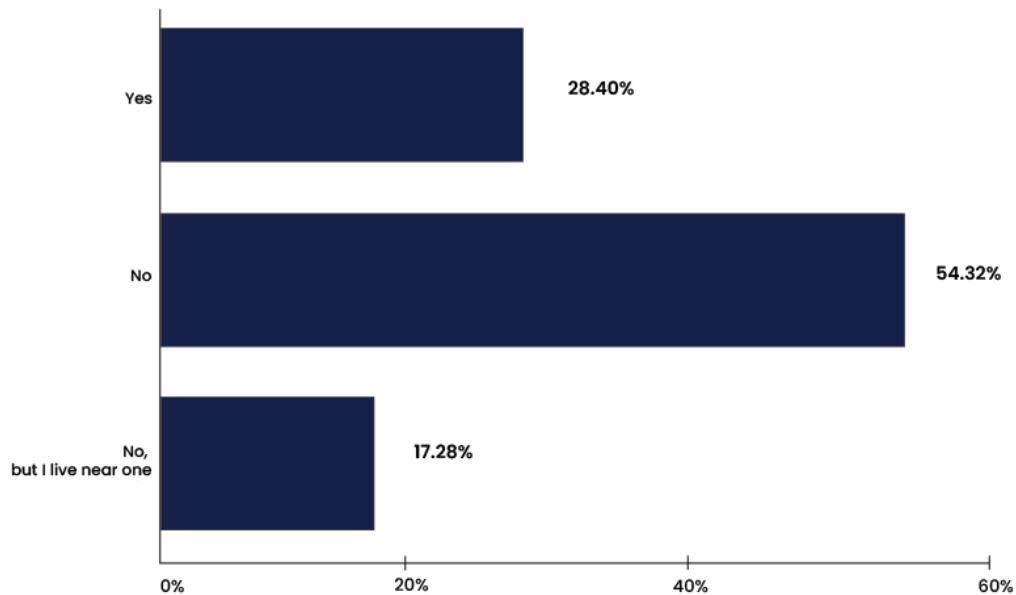
VERY IMPORTANT

IMPORTANT

NOT IMPORTANT



27. Do you live in a county island?



28. What are some of the challenges that you experience living in or near a county island?

- Nothing I love it, don't pave every street, that sucks.
- None
- None at this time
- Services
- No Grocery stores
- Wildfires; unpaved roads that are difficult to traverse; people dumping pets
- No public transit
- We "belong" to no entity
- I-17 traffic
- none
- Lack of public transportation
- Over development, keep our rural areas rural
- Lack of coordination between county and city.
- police presence.
- Lack of involvement in community development, needs
- Too long for first responders
- We are paying too high taxes. Why should we pay for schools when we have no children living in our area.
- No recycling. Rural metro fire company.
- No traffic lights, no proper management of infrastructures as other cities have

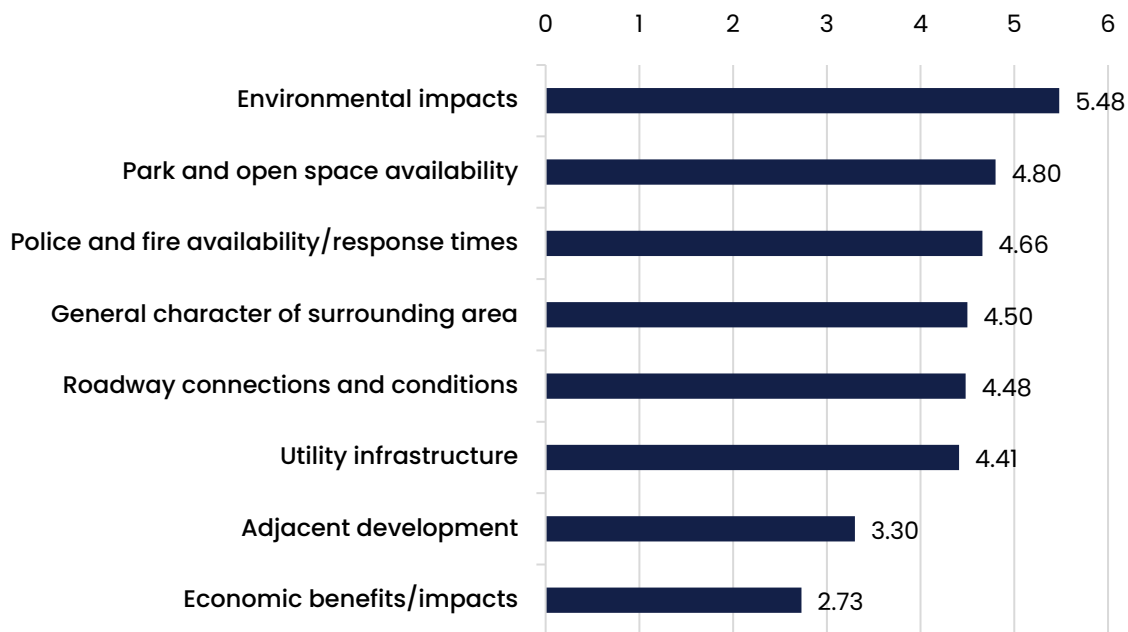
- Access to emergency services
- Good clean organic food/restaurants
- nothing significant
- Disparity in quality of development and the development/quality of infrastructure
- Police
- Lack of transportation
- Poor regulatory policies, lack of oversight, low engagement. City of Phoenix and Maricopa Co. toss things back and forth over the fence, putting the wellbeing and safety of our residents at risk. It has been a bit embarrassing to see that taking place.
- Zoning
- Ownership or lack of it with respect to planning, governance and services as we're in an area identified as within "Glendale's planning boundary" yet until we're annexed, they don't recognize us. The county acts like Glendale and Glendale says county.
- Lack of patrol from Law Enforcement and different regulations for County Island then Town (dogs, animals, Maintenance of property)
- Constant fear of development coming at us like a tsunami with no regard for rural living or for existing small unincorporated towns
- Annexation
- Unwanted Development
- illegal burning, noise and traffic due to large gatherings from event venues that should be in an entertainment district.
- Developers often choose to rezone or obtain entitlements in the county due to the ease of obtaining approval & avoiding any potential opposition (or support)

29. What are some of the benefits that you experience living in or near a county island?

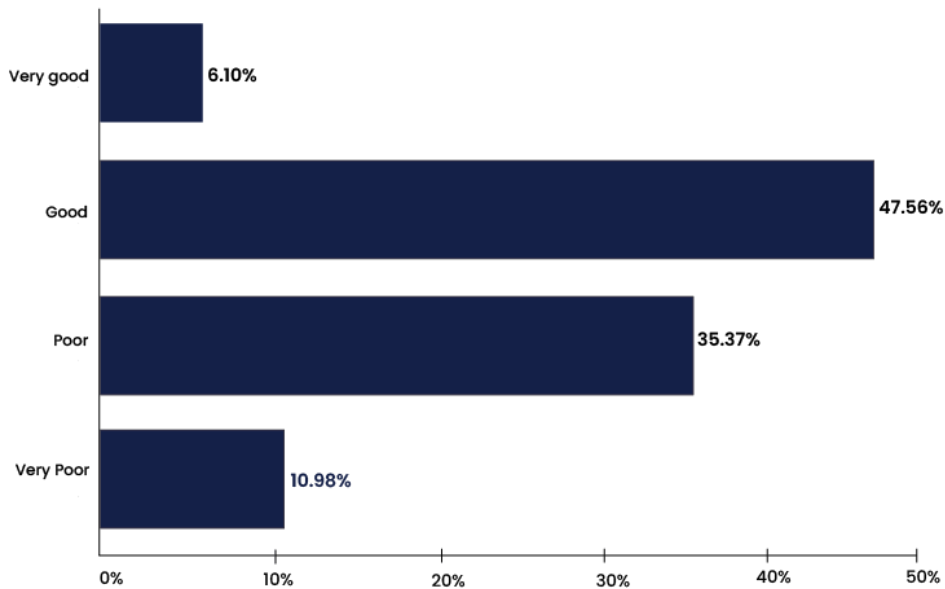
- Peace and quiet. Less rules and regulations.
- I like the natural habitat
- A feeling of community, no city council to do things citizens don't want
- Low traffic, low housing density, still close to stores
- More access to Cave Creek
- Beautiful and quiet.
- Large lots; lots of natural desert
- Lower taxes
- We "belong" to no entity
- Away from the city.
- local decisions
- Open space
- freedom
- Environment, association on top of our government whether local, state or federal
- Less congestion
- Less traffic and noise
- less traffic

- Rural "feel"
- Lower taxes
- I don't really experience any. We have a huge portion of street with sidewalks only on one side, leaving residents riding bikes in the middle of the street to their job sites, early morning. It is sad.
- Direct understanding of services as we discretely pay for them.
- Larger land plots
- Quiet, rural living; lush desert environment; viewing of desert animals/birds; beautiful views; cooler temps
- Community
- Open spaces
- darker sky, rural-residential lifestyle with horses
- Services

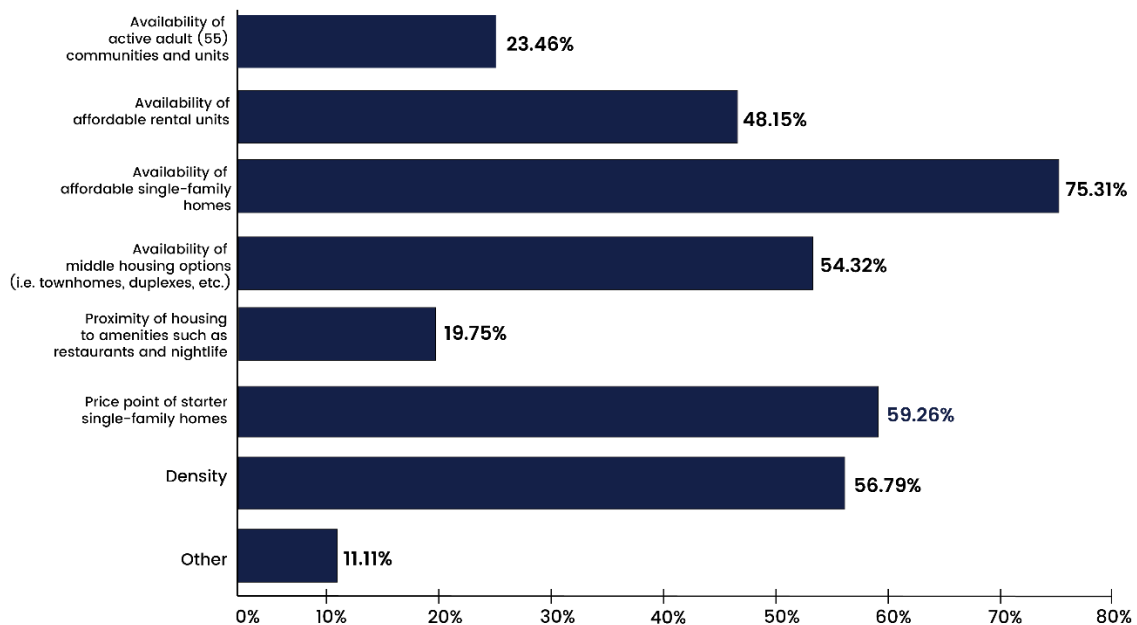
30. When deciding where development should occur in Maricopa County, it is most important to consider...



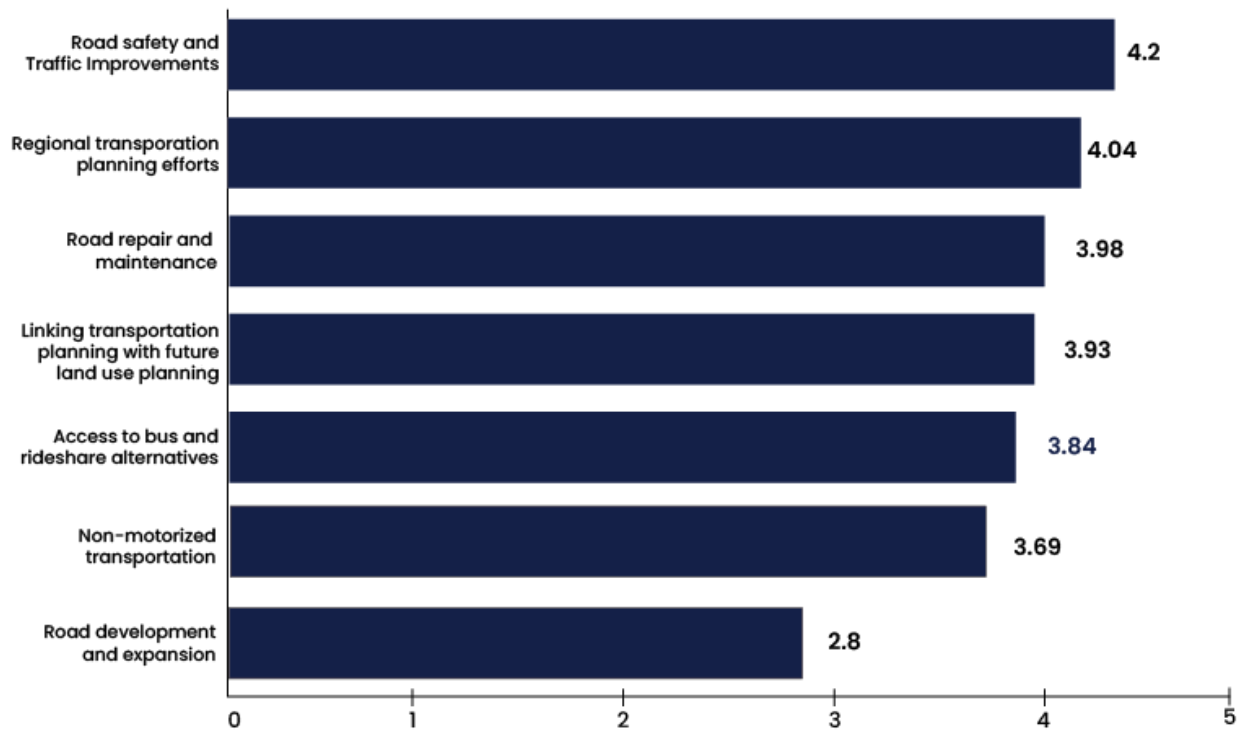
31. How does the County's housing stock meet the needs of home buyers?



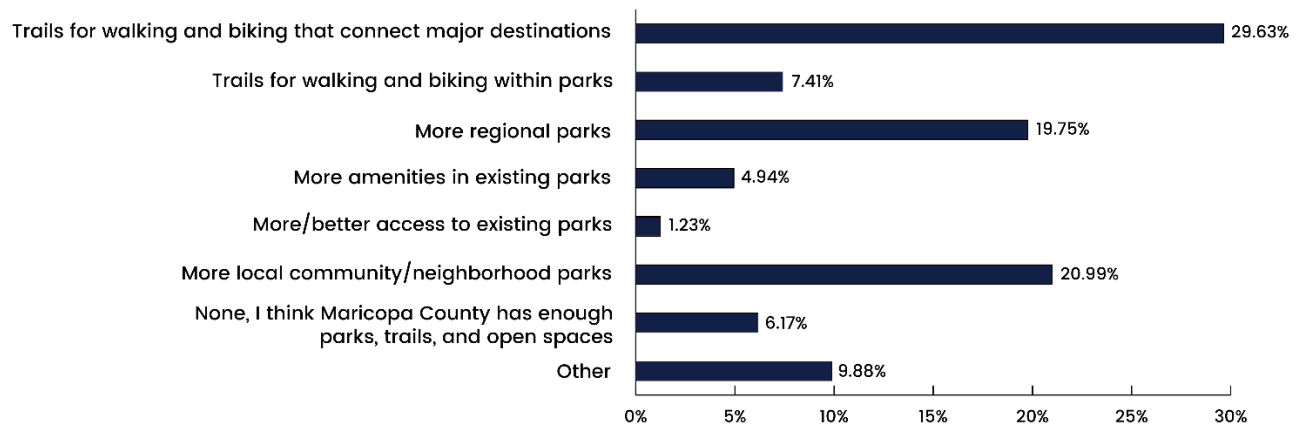
32. What specific housing-related challenges do you feel are important when considering the future of the County?



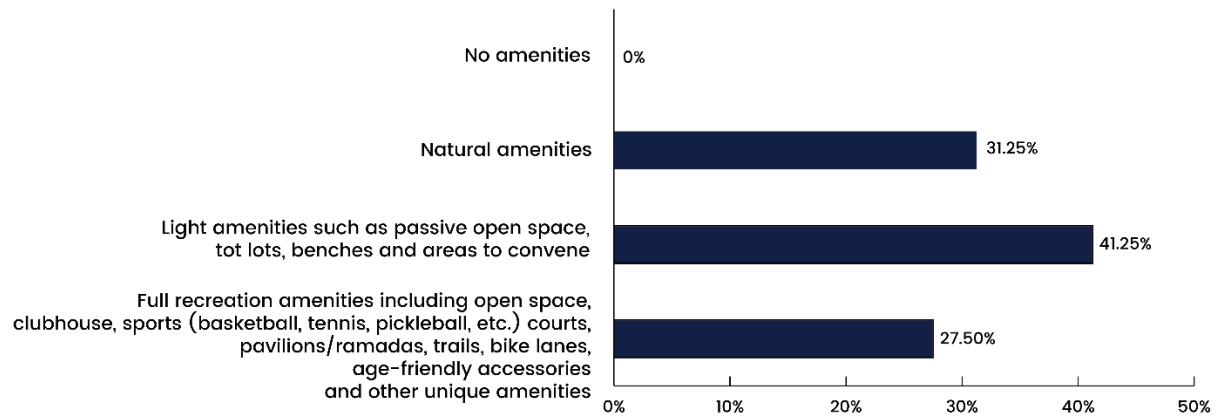
33. When considering transportation in the County, what do you feel is the most important priority or project?



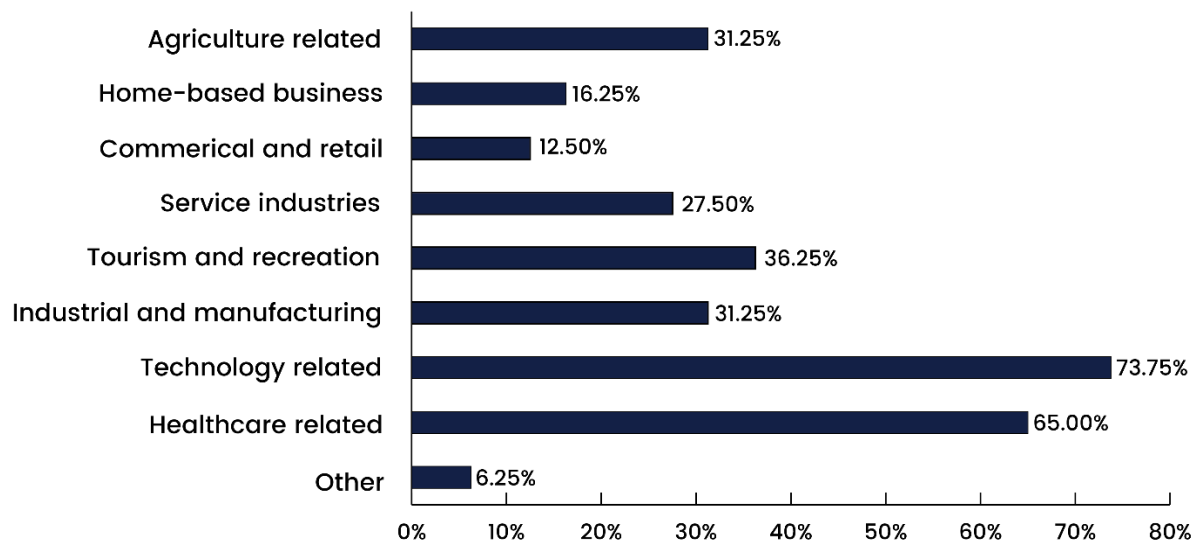
34. What types of park, trail, or other open space amenity do you think Maricopa County is most in need of?



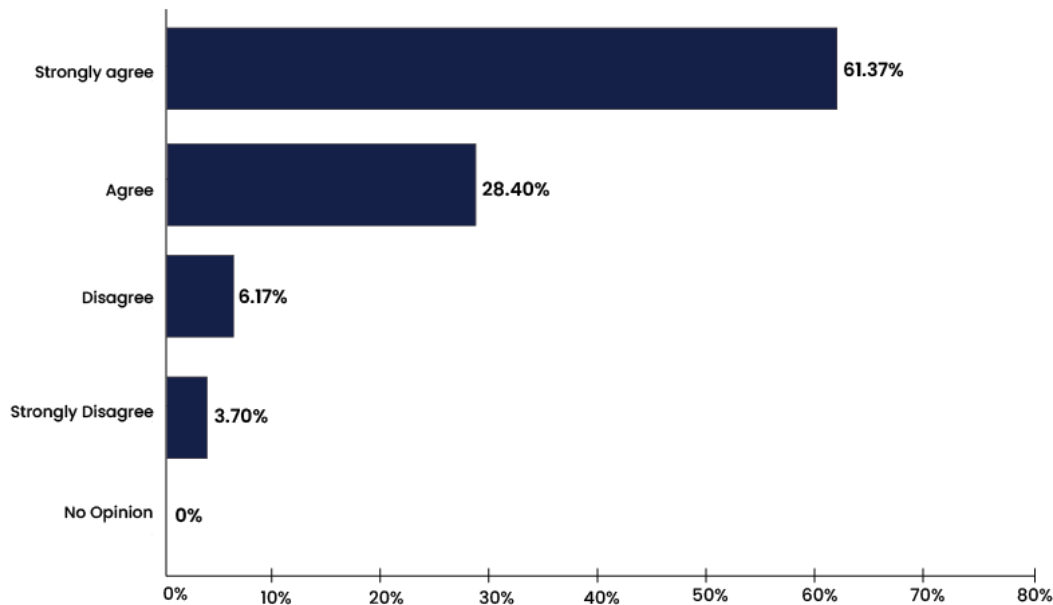
35. Depending on their size, subdivision developments within the County should provide...



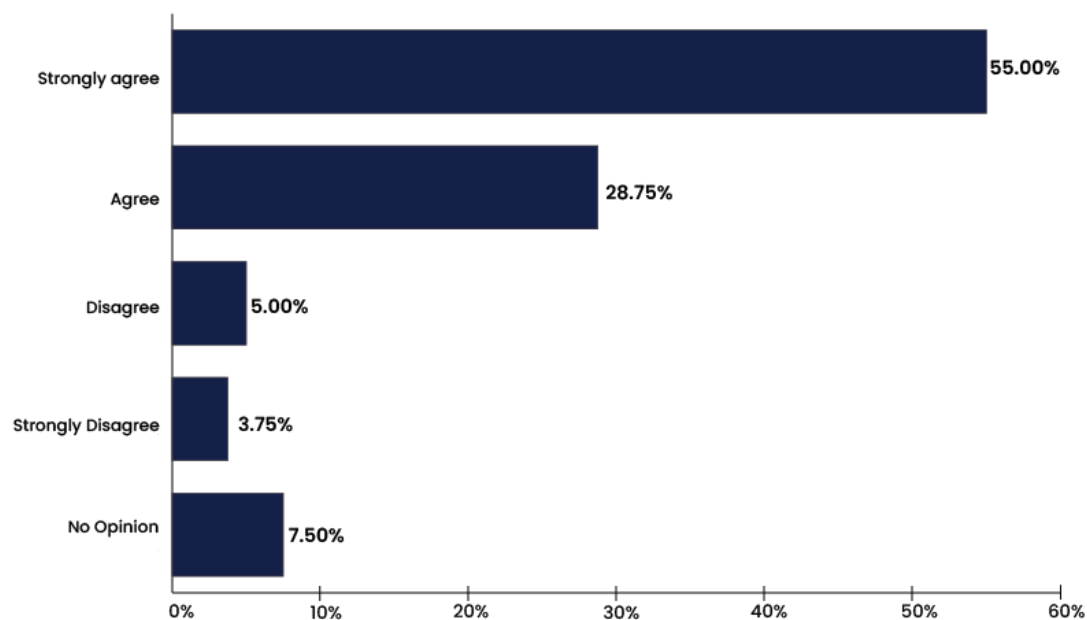
36. Which kinds of industry should Maricopa County prioritize when thinking about future growth?



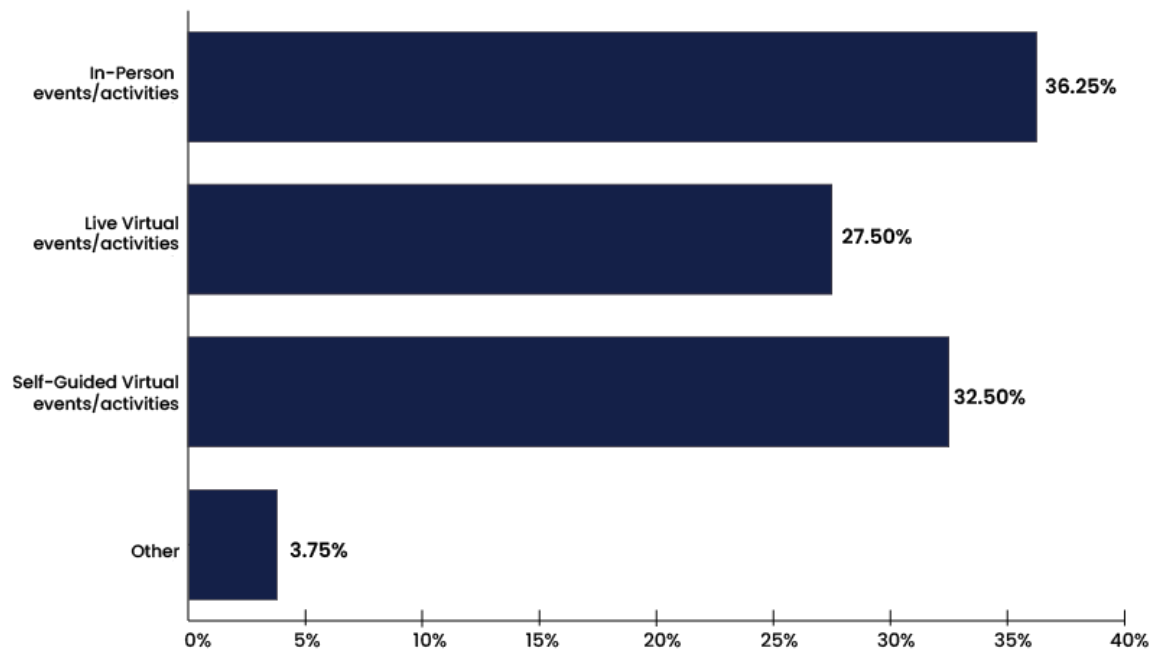
37. Alternative energy production, such as solar, nuclear, hydrogen and wind, is important to the future of Maricopa County.



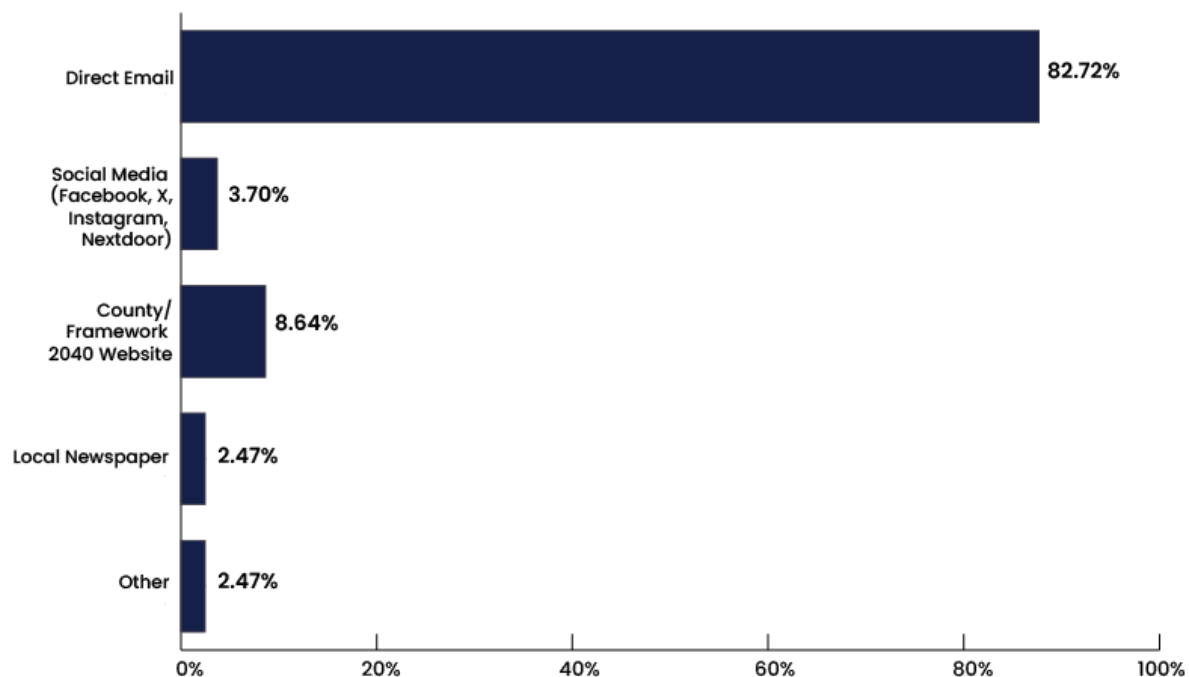
38. A development should be responsible for the cost of developing new power infrastructure associated with its development, cost of long-term maintenance of that infrastructure and cost associated with the energy demand generated by its development.



39. Which of the following activities would you be most likely to participate in?



40. What is the best way for Maricopa County to communicate with you?



41. Additional comments

- Sidewalks, sidewalks, sidewalks! North Scottsdale continues to grow but we do not have continuous sidewalks like other parts of Maricopa County so we can walk to access neighbors, parks, trails and amenities.
- I didn't find out about this survey until the last day, how was it promoted?
- Sun valley parkway is dark and has many cows interfering with traffic. Someone needs to be responsible for keeping the public safe from hitting a cow. It was OK when it was a rural area, but it is now developing and cars are hitting cows. I hope no one experiences a fatality by hitting a cow.
- Two of the biggest challenges facing the county (and the state) are "cleaning up our act" (viz. air) and putting quality PUBLIC education at the forefront.
- "RE Question Depending on their size, subdivision developments within the County should provide...It depends - there should be ""luxury"" developments with full amenities as well as starter communities with NO HOA FEES! We need both.
- RE Question: A development should be responsible for the cost of developing new power infrastructure associated with its development, cost of long-term maintenance of that infrastructure and cost associated with the energy demand generated by its development. - It depends. Corporations with the resources should be self-sufficient, but having programs to assist small & privately owned businesses is great, especially when it comes to encouraging them to install solar that feeds the grid."
- Keep more space with homes and in parks/agriculture areas.
- Thanks for reaching out to residents of the County.
- Ordered answers- # 1 being of highest priority . About me, I was born raised in Arizona. I left for work and raising a family but have returned . I hate to see how the dessert is replaced by grass soccer parks - (senseless) especially when there is already one in another 2 miles away. it's always empty , and no path across busy streets . Enormous parking lots and structures, sit empty. .. don't let Arizona be paved over ,don't let it lose its beauty, build things to last and thrive in the desert - make Arizona the first to truly be innovative, embrace the desert and its beauty. We need to find a way to balance its growth in sustainability!
- The TSMC plant is destroying the natural beauty of Arizona. The TSMC plant should have been developed in New Mexico.
- Thank you for asking for participation on the planning. It is nice to see collaboration on such important issues.


- Stop or slow the growth and protect our Open Spaces, Water and Wild Life.
- Thanks for all you do!
- "I would also like to see ""one stop"" healthcare providers in the county like Kaiser. Less driving to get to needed appointments, better comprehensive care, etc.
- I would like to see more environmental studies for heat reduction rather than paving roads black and using rock for landscaping. There are other natural ways to make things look nice and reduce the heat load - this involves making communities accountable for their own heat contributions.
- With respect to agriculture, farmland, it is hard to drive by ""livestock"" anywhere including 1 horse farms and see the animals without shade...I would like to see the county be more proactive in regulations in treating these animals better. More drought resistant trees for shade should be required along roads and in cities and municipalities. Make space for more roundabouts rather than lights. They are more efficient, saves energy so that cars are not sitting at lights and overall reduces congestion. The roads (such as I10) are unsafe during afternoon light heading West bound as the lane reflectors are not clearly seen and blend into the overall afternoon light reflection off of the highway. Continue to educate people on water conservation. This should be an ongoing process in our schools and social media, etc. ie- turning the water off while brushing your teeth, turn the water off when soaping your hands....using the dishwasher is better than hand washing dishes for water conservation, looking for leaks, etc. What makes Maricopa county unique outside of its growth in business building - what do we want to make Maricopa countrywide famous for? Healthy living - we mark low scores on that due to pollution...how do we reduce dust pollution and industrial pollution?"
- We cannot continue destroying vegetation, building heat-producing structures, and blaming climate change. The fact that temperatures have risen in tandem with our growth is not a coincidence. This isn't rocket science. The valley went from having the best weather 9 months out of the year to having ridiculous heat waves 6 months out of the year. You cannot stop progress, but you can be smart about it. A solution that solves one problem but causes ten more is not a solution.
- "Maricopa County is in a precarious position. Water and Land Use Management is still too reactionary. This could be the ""Achilles Heel"" that in 20 years will cause some serious problems. No more data centers, they use too much water for so little employment...
- Thank you for preparing this survey."
- No not at this time, thanks.
- Transit resources are falling further and further behind. Air quality suffers.

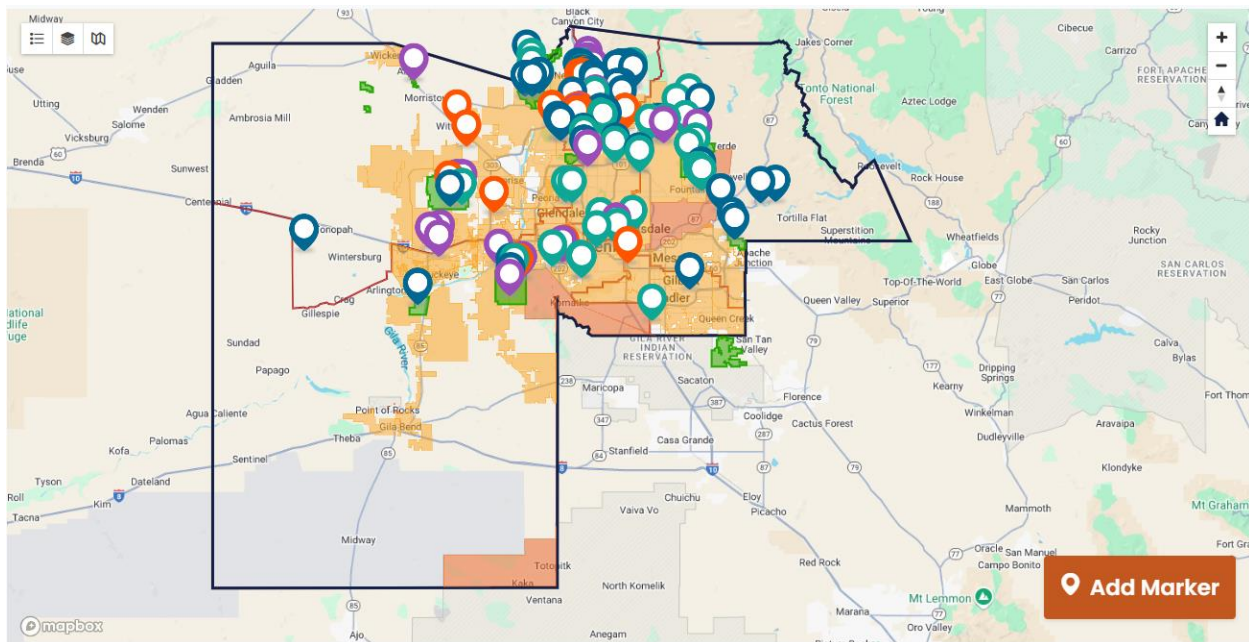
- County Islands with industrial sites are an ecological and developmental problem in the city, and many in positions of leadership seem to gloss over them, not understanding the unique complexities of land reclamation, the longer these sites operate with no consideration to their surrounding environments. To ensure sustainable growth and harmonious coexistence between industrial operations and residential neighborhoods, we urge county officials to collaborate closely with city leaders in proactively shaping development plans for these sites. Establishing clearer, more comprehensive standards—covering pile heights, berms, setbacks, screening, and operating hours—will help balance the city’s growing need for natural resources with the well-being of its communities. Such regulations will foster responsible operations that respect residential areas, preventing the long-term challenges faced by cities like Las Vegas in managing reclamation efforts. Clinging to a “we were here first” mentality is unsustainable; forward-thinking policies that address both industrial and residential interests will better serve our city’s future.
- Please protect the open spaces and rural areas, thank you.
- "There is no social issue which is more important than defending our air quality, climate, environment, and natural spaces. That is because, without a home, nothing else matters. (there is no planet B)"
- In the section about transportation, there is an implied sense that transportation means roads. The growing density of Phoenix as a metropolitan area will demand an infrastructure with fluid ability to move people between areas of the city. A need which can only effectively be served by mass transportation in the form of buses, local and non-local rail. Continuing the love affair with cars without an aggressive plan for an integrated county-wide mass transportation infrastructure will eventually result in the same level of congestion experienced in other major metropolitan areas throughout the world.
- Maricopa County (MAG) needs to start coordinating road work with the Cities and towns. Every road can not be under construction. Road work needs to be planed for future upgrades, Bridges so they don't have to be torn apart, Road drainage set up so it isn't torn up, wider around future interchanges (30). Dirt from the 202 should be dumped for the 24 overpasses. Purchase land now and don't let development build in future road areas (you can always sell it later if a plan is changed).
- Thank you for asking for our opinions.
- Please analyze California and do the opposite. Government intrusion/mandates affect people’s lives negatively. CA has one of the Highest tax burdens, highest cost of power, highest cost of housing, is very hard to do business, overly burdensome regulations, lack of planning for growth and infrastructure, which has made the state impossible to live in for anyone other than elites

- Keep the Rio Verde Foothills rural. Do NOT allow further re-zoning that reduces lot sizes, or adds any more large home or commercial developments. Do NOT permit special taxing districts. Expand access to water for residential lot/home owners. Strictly enforce zoning and building codes to prevent irresponsible wildcat building.
- Progress is not always good or beneficial to an area. We need to maintain a reasonable level of food production within the county just in case of future attacks by China or some other adversary. This is a lesson we learned during the Communists China Virus attack!!
- The county should work with the voters and any city before voting to change zoning against the will of the voters and the city for any zoning change – especially one that goes against the city’s published planning and when they city not only has a resolution against it, but does not agree to provide water, sewer, police, or fire for it.
- The city planning in Chandler is going the wrong direction. As a real estate broker and owner of both property and a business I do not agree with forcing high density housing in Chandler. This plan reeks of bad decision making and possible issues with our leaders bending to developers instead of serving and listening to your community. What about an increase in traffic, taxes, and can the area support this increase in density without negative impacts to Chandler.
- We are glad you advised against this high density project, but you have no ability to abide by the will of the people. Instead out out state interests and lobbyists dictate our city. The Dec. 11th meeting has already been decided by dishonest people that do not care for the people they serve. I am sad to see the the future of Chandler looks bleak.
- What are the circumstances which would lead Planning staff to circumvent the Comprehensive Plan and specifically the Zoning Plans?
- Many of the audience members expressed their desire to be heard & be involved. This session may have benefitted by laying out the public participation opportunities throughout the process of the comprehensive plan... example during 90-day review period, informally at these sessions, at public hearings (@PnZ & BOS) and even the ballot once BOS accepts a Draft for adoption. Laying out these engagement opportunities chronologically throughout the CPU process can help constituents plan to stay engaged, as well as build trust & transparency w/ MC staff and consultants.
 - Should Maricopa County align its land use policies with the Multijurisdictional Hazard Mitigation Plan?
 - What are the performance metrics in place? Or, the explanation criteria in terms of the effectiveness of the 10 year – comp. plan? Lessons learned from the last 10 year plan.
 - Should P&D make the public participation method/process a public document? Methods of participation – online/offline?

- Comment: Looks like there is a disconnect between the comprehensive planning and implementation in reality. Question: Who is responsible to ensure that comprehensive plan is implemented as planned.
- 1, Traffic on Gavilan Pk Pkwy west of Navigation Way. 2, Also showing traffic down B Street Bumpers. 3, More Police Dept issuing tickets on speeders.
- Anthem is a largely “family” community and I find it suspect that an important meeting such as this that potentially impacts the quality of life for so many residents is not held after 6:30pm when working folks are home and can plan to attend. I wonder is the meeting specifically designed to limit attendance? PS the majority of attendees clearly fall in the potential age range of “retirement”
- Need a study specific to access points to mountains and rivers. Proposition needed to support expansion + improvement of parks, trails, + open space. Work with MAG to update the 1995 Desert Spaces Plan. Protect and improve active transportation. We need separated paths (they can also serve as firebreaks). Create policies or guidelines to protect the scenic corridor along 17 in North Valley. Create Daisy Mountain Recreation Area, protect the trails on the Mountain and provide trail connections to New River community park + Tonto National Forest. Allow ADU’s. Protect Wildlife Corridor.
- VERY Good informative presentation. Looking forward to the next phase of the Com Plan review.
- Great work. Looking forward to see the final plan.

Interactive Mapping Results

-  Favorite Place
-  Asset
-  Opportunity
-  Challenge



FAVORITE PLACE

- Being able to walk out one's door and hike a mountain is a gift.
- Please do not develop the entire Sonoran Desert Parkway – this natural desert needs to be protected long-term.
- Hi beautiful desert area with lots of cultural and geological interest
- This State Trust land is accessible from most homes in the Anthem neighborhoods and is used by a great many for outdoor recreation and should be preserved as open space. With the valley continuing to expand conserving areas for outdoor recreation that reduce travel and commuting for outdoor recreation should be paramount.
- My shop and home

ASSET

- The trails along or off Dynamite like Pima Dynamite, Browns, Fraesfield, and Granite Trailhead are amazing.
- The opening of the International Dark Sky Discovery Center at the end of 2025 will become a wonderful attraction to the county and the state.
- The Salt River is an asset that should be protected and enhanced.
- Protect this beautiful area offering open space and trails for recreation.
- Please protect the rural lifestyle offered in this area to by preventing or limiting planned community residential development and commercial development. This area represents a special alternative to those seeking a more rural lifestyle in Maricopa County.
- Beautiful open spaces available for recreation; please protect.
- Please protect and preserve this area with excellent trail network and beautiful open space. This Asset makes Maricopa a great place to live, work and recreate.
- Daisy Mtn trail and the connecting trails just north of Anthem need to be preserved for recreation purposes just as the trails have at Apache Wash, Cave Creek Regional Park and Brown's Ranch.
- "La Salvia Dairy

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture – Associated with the agricultural maturity of Laveen, 1913-1973.

After the Porters (refer to Inventory form #3) left the property, Tony and Angeline La Salvia bought the land in the 1950s. The La Salvias continued to use the land much as the Porters had, for ranching and dairy. The La Salvia family (including their son Jerome) continued to prosper in the dairy business, becoming one of the most successful and last bastions of Laveen's dying farm and dairy industry.

C. ARCHITECTURE (parlor barn only)

Agriculture – Construction: unique type of design.

Farmers use any number of styles of milking parlors to milk dairy cattle. Many older farms use flat-barn parlors like the La Salvia barn, where the milker and cow are at the same level and the milker bends down to apply the milking machine to the cow – more modern farms use recessed parlors, where the milker stands in a recess such that his arms are at the level of the cow's udder. In Laveen, the dairy industry was once a prominent business, similar to farming cotton. At one time, parlor barns were common structures. Today, only two remain, including this good example.

DESIGN

1) 2) 3) Parlor barn c. 1955: one story, rectangular shape, concrete slab foundation, brick structure (except pediment, which is horizontal wood board cladding), normal-pitched front-gabled roof of wide metal sheets, flat openings, wood framed windows. Built by Tony and Jerome La Salvia. Old La Salvia residence c. 1955: one story vernacular, square-plan, asymmetrical façade, wood frame with horizontal wood board siding, hipped roof with wood shingles and overhanging eaves, flat openings, wood double-hung windows.

Front barn c. 1959: one story, rectangular shape (broadside facing street), concrete slab foundation, brick structure (except pediment, which is vertical metal siding), normal-pitched front-gabled roof of wide metal sheets (topped by smaller gable addition for ventilation), flat openings, steel fixed windows, rear of structure open and is supported by wood columns"

- "9040 S 27th Avenue "Porter Ranch is eligible for Historic Designation under Criterion A and C.

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913–1973.

According to land ownership maps, several Porters, E.H. and S.H. Porter, owned this southeast quarter of Section two between 1919 and 1929. Renowned businessman, Fred S. Porter owned portions of the northeast quarter of Section two. It remains unclear, however, if the later Porter lived at this location because 1934 aerial photos only show farm or grazing fields on this land. The Porters came to own the surveyed property by 1919 and built the current house between 1914 and 1934, also likely ranching (hence the silo) and making saddles on this and adjacent properties.

The Porter family moved to the Phoenix area in 1892, opening the N. Porter Saddle and Harness Company of Phoenix, named after Newton Porter. After the elder Porter died in 1906, his son, Fred became manager of the family business. As of 1930, the N. Porter Saddle Co., under Fred Porter's leadership, was "one of Arizona's most distinctive business institutions" and held the title of 3rd largest business of its kind in the world. Porter was globally renown for their stock and quality of product. As Armon Cheatham remarked, a farmer or cowboy didn't have a saddle unless it was a Porter.

Originally, the company occupied an office on S. Central Avenue, but relocated to the Craig Building in downtown Phoenix in 1922. According to a newspaper article about the historic Del Monte Market on the southeast corner of 43rd Avenue and Dobbins, the Market sold Porter Saddles during the 1920s, which was purportedly located across the street at the home site. Perhaps its offices or simply the home of the company's owners lived diagonally across 43rd Avenue and Dobbins, but it is unlikely that saddles were made at the location.

C. ARCHITECTURE (front house and silo)

Residential – Design: unique example of Cotswald Revival.

Agriculture – Construction: unique type of design (silo only).

The front Cotswald Revival house is a great example of this style, a rare example within the Salt River Valley. The use of red brick to accentuate corners and windows is a unique style of workmanship.

The silo is the most distinctive agricultural feature in Laveen. At one time, these structures dotted the landscape. Today, however, they remain a unique and rare example of a dying breed that supply a sense of Laveen's agricultural heritage.

Three silos survive and only one of this type of construction – solid concrete without reinforced bars – remains. As opposed to the earlier, less sturdy examples of silo construction evident at the Maben and Barney properties, the Porter silo is one piece of concrete that will not fall, according to owner Jerome LaSalvia. LaSalvia believes that this silo is only one of a few of its kind that still stands within the greater Salt River Valley"

OPPORTUNITY

- Continuous sidewalks are needed up and down Jomax for residents safety and quality of life.
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- The park should be expanded to provide more hiking and biking with access to the Tonto forest and trail to the Maricopa trail system. It should be funded and managed by Parks and Rec and the existing facilities updated and maintained.
- Place amenity here to encourage people to use the river area.
- "Given its proximity to the Rio Salado Oeste interest areas, this presents a significant opportunity for the City of Phoenix to reclaim and restore nearly 1,500 acres of riparian and floodplain habitat. Plans explored by the City and County include integrating recreational features, such as trails and pedestrian connectivity—linking South 59th Avenue to Baseline Road through streets and pedestrian bridges—while contributing to the restoration of the Salt River and its surrounding ecosystems to a healthier, more sustainable state.
- This opportunity would align with the City and County's long-term goals, for regional features, and preservation. Perhaps equally as important, though, it addresses social and environmental equity by providing Estrella Village and neighboring Laveen Village with amenities similar to those enjoyed in higher socioeconomic areas in other parts of the Greater Phoenix region. Important to note as well, much of this land, conveyed from federal ownership between 1883 and 1928, now falls under local jurisdiction, making this an opportunity to correct missed chances from the past. By prioritizing restoration and

recreational access, the project can enrich the community, improve connectivity, and provide residents with greater access to the natural beauty of our city."

- Development of additional multi-use trails and means of access to the park.
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- New River Square is used everyday by the community for hiking, dog walking and horse back riding.
- Off road park, Shooting range
- Add more Retail, Shops, Food, shopping, Restraints
- Protect open space and wildlife

CHALLENGES

- I strongly disagree with another comment. Anthem has little access to Daisy Mountain. Yes the community backs up to Daisy. However fences & lack of access prohibits the community's ability to take advantage of this asset. Also, being State Trust Land unless a permit is purchased it is illegal to be on the mountain.
- This used to be a peaceful area that people could go outside and enjoy their surroundings. Because of the high speed limits on these residential streets, residents cannot enjoy the outdoors. A 45 mile an hour speed limit is unsafe. Please lower.
- The proposed freeway going through East/West between Patton Rd and Jomax Rd will destroy peoples home values and result in the actual demolition of homes. I propose that it would be better for residents and LESS COSTLY to the county to put this freeway through further North between Wittman and Morristown where there is less existing development and homes.
- People in our residential neighborhood are selling their properties with an understanding that our neighborhood will become commercial property. I want to know if that is the case and I want to say that the vast majority of us are against it.
- Without strategic planning and proactive solutions, ongoing industrial operations—compounded by the complexities of county islands—will continue to strain Phoenix with air quality concerns, public health risks, and obstacles to attracting diverse investors. Estrella Village, in particular, faces the risk of falling further behind neighboring villages unless these issues are addressed comprehensively and collaboratively, and unless we are intentional about ideating solutions for these sites now. To address these challenges, the City and County must collaborate on a deliberate, long-term strategy for these sites, and ideally, clearly communicate the operating window of these sites, so community groups can began exploring land reclamation projects in collaboration with our City and County Officials. Such initiatives could help identify diversify business opportunities beyond heavy or light industrial zoning and support green space restoration, creating recreational areas that enhance community well-being. Engaging residents in this process is essential; proactive outreach efforts must ensure their voices shape the future of their

neighborhoods. Throughout Estrella Village, the City of Phoenix and Maricopa County have allowed rapid rezoning near various opportunity zones, yet many of the resulting businesses fail to deliver meaningful job opportunities or essential services to local neighborhoods. No to mention, there is little to no meaningful engagement with the communities and neighborhoods surrounding them.

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- The proposed BNSF intermodal facility will have an impact on residents, traffic and the surrounding desert environment. Consideration of locals' concerns must be included in careful planning for this facility.

Idea Wall Results

- Allow farm land to be sold to home builders. We need more housing.
- Keep planting more drought resistant trees
- The Green New Deal does not benefit citizens
- Provide more parks with some green grass for children & families to play. Some water will be required but the quality of life will be greatly enhanced & grass makes an area much cooler.
- Quarterly hazardous waste pick-up would go a long way to eliminating the routine disposal of such materials in regular trash. Residents in the far west valley, especially senior communities, often don't have the means (or physical ability) to drive to distant collection sites. Disposing of the materials used in arts and crafts, for example, often wind up in trash that is picked up (paints, etc.), simply because no viable alternative exists. Outdated phones, computers, memory sticks, and other electronics are other examples. An alternative to pick-ups would be to have periodic drop-off locations, within a mile or two of most housing, similar to the scheduled drop-off sites for Rx and otc medications now offered by many communities.
- Suggest that age of potential jurors for mandatory jury duty in Maricopa County be lowered from 75 years to 70 years.
- Strip malls all over the county rarely seem to be fully occupied and the ghost town look is demoralizing and dangerous. Criminal activity often occurs in them especially after hours. Why not make the zoning a combo with residential so each mall could have some residents on site and a possible live-in manager and/or security person? Business owners used to live above their businesses and it would be a nice possibility for a start up to be able to do the same, esp. if it were a condo rent-to-own arrangement so equity could be built.
- Why can't our major universities like Grand Canyon and ASU provide some residential life style housing for seniors? It would be great to have the generations learn and interact with each other. Surely the county could offer some incentives, but as a public service/duty, the universities should be doing this on their own and may just need some brainstorming and encouragement from the county.
- It doesn't matter how many times you widen the highways, traffic will continue to get worse and worse as the area grows if the only way to get around is by car. We need a commuter rail system.
- There have been many road/traffic flow improvements in N. Scottsdale along Happy Valley in particular. However, growth continues up and down Jomax, Alma School and Happy Valley. Vehicle traffic is one thing but pedestrian traffic has been largely ignored.

Residents need safe, continuous sidewalks along all of these roads to be able to walk to parks, hiking trails and drug stores not to mention to build community with one's neighbors. Walking without continuous sidewalks puts adults, children and pets alike in harm's way.

- The title says it. Improvements? Tweaks to build on a safe and successful system? Yes. But wholesale suppression in the guise of "reform" is not beneficial and is a waste of taxpayer \$.
- The Sonoran Desert is rapidly disappearing, and there is only one. I'd like to see the County prioritize the use of native plants, protect saguaros, and desert restoration.
- I understand that growth is necessary and good, but it makes me sad to see developments packed on top of each other, displacing wildlife and desert plants. I would like to see natural spaces prioritized, considering wildlife crossings and access across the desert, as well as giving us humans plenty of opportunities to hike and experience beautiful untouched desert.
- Make the posted signs for a Rezoning of an area larger and distribute to the neighboring area leaflets to notify the community that will be most directly impacted of the possibility of a rezoning
- Hi! My proposition is simple - safer streets! Why is Maricopa County, and the cities within, purposefully building unsafe streets that account for hundreds of traffic deaths each year? There are literally hundreds of streets that are way too wide, and have extremely unsafe intersections, which prompt drivers to drive much faster than they need too even if it doesn't get them there faster. Build streets like highways, drivers use them like highways. Regarding unsafe intersections: what is with Maricopa County's intersections? What is with the absolutely insane allergy to roundabout/circle intersections? They have been proven to improve traffic flow and safety, yet zero infrastructure improvement projects currently have these planned. In fact, street widening and more unsafe intersections are planned. Intersections are way too wide and have way too much conflict, especially in comparison to many other American cities. In addition, the so-called "infrastructure improvement" includes bike lanes on these extremely unsafe roads, which makes cyclists less visible to drivers, and puts cyclists right next to high speed traffic. We need to start separating pedestrian and cycling traffic from vehicle traffic.
- "Our air quality is worsening. Implementing a fireworks ban, except for permitted professional shows on July 4th and New Year's Eve, and ban recreational burning. Most importantly, enforcement of these laws must be acted upon and monetarily fines issued for compliance."
- How about we require these empty or half empty Strip Malls be fully utilized, before new ones can be built? My God what a waste of land they are! Also, I thought I heard of a

policy awhile back "Up Not Out" or something thing like that? Making companies build higher facilities, instead of acreage absorbing campuses! JMO.

- ""...Seldin and his Kent Circle Partners/Seldin Real Estate Inc. group are the newest land owners within a sprawling master-planned community called Sunhaven and parts of the surrounding area that can now take initial steps toward development now that the land was secured for the water treatment facility. Homebuilders won't touch land unless they have access to water because they are required to prove they can offer homebuyers 100 years of water supply. Spanning 2,200 acres, the Sunhaven master-planned community currently is owned by three separate groups...."" Phoenix Business Journal. 12/31/2024"
- "Waymo service is not available to locations in Maricopa County. As a result many elderly people who live in the County must drive, adding to traffic congestion and accidents. We need to change and allow this service to function. Dave Anciaux, Robson Reserve Sun Lakes"
- The Valley Metro bus needs to be able to go to all high schools and trade schools that high schools are partnered with to give students the freedom of choice when it comes to education. Right now, the bus will not go to Deer Valley High School and the West Mec north campus preventing students that cannot afford transportation to be able to graduate from high school with different high value certifications for free. This is having a negative financial effect on our economy because these students are stuck working low value jobs and struggle getting out of a systematic pattern to create financial growth. Please expand Valley Metro to give students a choice.
- Happy Valley road west of 303 has not kept up with the population growth and new housing developments . It's dangerous to turn safely out of these communities onto happy valley due to lack of traffic signals. Traffic signals are desperately needed at each community including Cold water Ranch as well Rancho Cabrillo. Without traffic signals or stop signs drivers are speeding well above the 45 mph zone. Many accidents at these intersections due to inadequate and poorly planned infrastructure. More homes going up and no thought given to traffic management.
- Multifamily dwelling units should be built with the intent for home ownership, allowing young families and first time buyers to purchase a 1/2/3 BR condo rather than forcing them to rent. Too many rental only properties are being built without simply building condos/apartments for individual ownership.
- Trees and plant life reduce pollution. Add in more desert dwelling plants and parks with trees to help reduce pollution. Also helps reduce heat. Open park space between developments will go a long way to help reduce construction dust. Our Saguaro's are slowly dying off, let's get them back to fruition to help contribute to air quality.

- "Standardize building and infrastructure codes to reduce the heat that our roads and concrete are adding. As we build new highways, utilize attractive manmade structures that align with the environmental goals of reducing the "heat sink" effect that emits heat at night. Along with growing new infrastructure, consider <https://www.sciencedaily.com/releases/2023/08/230803112920.htm> or <https://phys.org/news/2023-03-world-energy-saving-paintinspired-butterflies.html>"
- Bad air impacts everyone! We must take steps now to protect and also improve conditions. Banning fireworks (other than professional events on July 4th and New Year's Eve) is a great start. Banning recreational and unnecessary burning is also another. More importantly, is the enforcement and penalties related to these actions.
- "Vehicular circulation has a significant impact of the heat island effect. MCDOT and municipalities all use some very typical cross-sections for their classification of streets. The more traffic that is condensed justifies the number of lanes and turning movements, and that is justified. However, it seems that the majority of these cross-sections do not give enough attention to pedestrian separation, shade, and bicycle traffic, and the landscape. Can the Comp Plan encourage the installation of more center islands and chicanes to slow traffic in neighborhoods and promote more shade? Tempe has been very successful in requiring this design. There are many mid-section collector streets in neighborhoods that are 60' in width, (5 lanes), why? Wider ROW's can provide more separation for pedestrians and allow the installation of shade trees that have enough room to mature. Wider ROWs can collect the storm flow from these streets and help with retention and water harvesting. This is proven, but not widely used(?) Shaded neighborhood streets add to the marketability of the subdivision. It seems that there is justification for modifying the design criteria for roadway design to have a substantial impact on the "heat island" dilemma."
- "The current area plan has been violated consistently. If a project isn't approved through the permit process, the developer simply proceeds to the Board of Adjustment which routinely approves requests. When this was brought before one of the County Supervisors, this was the response: "The county's comprehensive plan and the various county area plans are guidelines outlining planning goals, policies and strategies. These are not regulatory documents and thus can't be violated. The guidelines are there for consideration by the P&Z Commission and BOS when they review proposals for zone changes. In that consideration they ask themselves "does this proposal further a preponderance of the plan's goals?" However, the plans do not apply once zoning entitlement is in place on a property. For construction/building permits where the zoning entitlement is already in place there is no discretion but rather the process is one of administrative approval if all technical requirements (i.e. construction safety or building code) have been met." Which infers that whatever plan is put in place is worthless because it will be set aside at whim. The most obvious violation is visible for miles around the area (photo included), and its permit has expired. There are many other examples of this problem around the area to anyone that bothers to look."

- We can't stop progress, but we can alter how it happens. What if for every mile of new road constructed, 1/2 mile of commuter rail line/electric commuter bus is installed? Be aspirational and have an additional 50 miles of commuter lines and electric buses by 2035.
- Encourage developers and builders to follow best practices for ensuring wildlife corridors are maintained and supported. More scrutiny should be given to development of solar fields and the amount of land used for solar and how that impacts animals.
- Maricopa County has come a long way in terms of planning and actively developing trail and other non-vehicular connectivity throughout the County and beyond, and has done a great job in preserving open space. In fact, Maricopa County is a leader in these efforts and it is appreciated. Would love to see this emphasis maintained and efforts be made to enhance this.
- The lure of semiconductor jobs has sucked in developers and politicians who do not have longevity in the industry. When the chip industry hiccups, mass layoffs ensue and AZ will be passing out unemployment checks. And remember the groundwater contamination left by Motorola. How confident the new factories are clean and use less water? Caveat emptor.
- Why should build-to-rent single family homes be except from obtaining a water certificate? This smacks of favoritism.
- Rebuild and repair the Maricopa County floodplains. They were illegally sold by Surprise City officials for personal profit. The ancient trees and saguaro should have been moved. They were destroyed. Many protected bird species were destroyed as well. We don't need more asphalt and stores. We need more desert.
- Leverage technology to help move vehicles as efficiently as possible. Limit needless stopping to save fuel and time as well as cut back on air pollution.
- Align plan goals and vision to regional projects such as light rail, freeways, trails, and Rio Reimagined. Governmental coordination is important to achieve these goals.
- Explore ways to address the urban heat island. Things that come to mind are cool pavement, rooftop gardens, additional tree cover, buildings and roof tops that are lighter colors rather than brown.
- There must be planning for MCACC to comply with its legal obligation to intake and house stray dogs. The Plan and BOS must set funding for sheltering and shelter staffing congruous with human population growth in the county which has led to more animals in the county. Given the county's geographical size, the county should consider smaller satellite shelters which would help with staffing as well as improve the

welfare of the housed animals. The Plan should also prioritize free spay and neuter for low income animals guardians as part of MCACC's programs.

- "Green Space and space for kids to safely be able to play outside must be at the forefront of your decision making. Grandfathered homes and areas, respect the type of property that already exists and DO NOT plan to encroach on people and their views. Views of the city sky and the white tank mountains Must NOT BE OBSTRUCTED. Greed can not be the goal, profit can not be the goal. We live here, we need a happy place to live. And being packed in like sardines caused crime rates to go up and it is simply an eye sore."
- "Matt, I know that you consider the important city & county plan areas. I found that you provide the Transportation corridors, Trail systems (human & animal), recreation areas, natural points of interest such as rivers, mountains, lakes, and scenic corridors. These provide points of interest for our residents. Mitch Rosenbaum"
- To ensure sustainable growth and harmonious coexistence between industrial operations and residential neighborhoods, we urge county officials to collaborate closely with city leaders in proactively shaping development plans for these sites. Establishing clearer, more comprehensive standards—covering pile heights, berms, setbacks, screening, and operating hours—will help balance the city's growing need for natural resources with the well-being of its communities. Such regulations will foster responsible operations that respect residential areas, preventing the long-term challenges faced by cities like Las Vegas in managing reclamation efforts. Clinging to a "we were here first" mentality is unsustainable; forward-thinking policies that address both industrial and residential interests will better serve our city's future.
- We need to expand light rail to different cities and add the commuter rail system. Also, we need to create a dedicated sales tax for public transportation.
- Protect recreation areas and green space. This is one of the things that makes our area so beautiful.
- Protect the rural lifestyle by keeping development out of the rural areas
- The area of the Carefree Hwy from 7th Street to around 36th Street is wide open on both sides. I thought I had heard/seen that areas on both sides would become park areas. This would be most attractive. I'd assume that retail and commercial will be showing up. What are the actual plans and anticipated timing? This area, as it is very large, would be one that the Public should have major involvement with.
- In lieu of widening the I-10 freeway why not put a lite rail system down the middle of the freeway with exits at the major corss streets. The cities with the exits could utilize a bus service to transport commuters to their places of business or within walking distance. For example, a bus service from Chandler Blvd. to Intel or from Queen Creek Road to

Intel. Would save wear and tear on the highway and stop many cars from traveling back and forth to work five days a week.

- Considering the geographical size of the county having more regional smaller shelters throughout the county.
- Traffic on US 60 between Surprise and Wickenburg is quite heavy for a local road. The intermodal facility being proposed by the BNSF will undoubtedly add to the congestion and danger. Traffic circles or multiple traffic lights on this route might increase safety for rural residents and local traffic.
- Hello. There is an open area between 7th Ave , 7th Street, Joy Ranch Road and Cloud Road. It is used by hikers, dog walkers, and horse back riders. It would be nice if it was turned into a designated park.
- Test
- ADOT is considering putting in traffic circles. I come from NJ where they took out all the traffic circles because they were so dangerous. Learn from another state's experience. They are a very bad idea.
- "Over the last decade there has been an explosion of e-scooters and bikes. The rules for use on our roads and canals are not clearly defined, and they need to be. One of the uses for these two wheelers is to commute to mass transit for traveling longer distances. This would be good for removing some cars from the roads but there is a bottle neck getting these two wheelers on busses and light rail. We need more space. The e-bikes are too heavy to mount on the few racks currently provided. Light rail is too slow, stopping every mile takes too much time. An express train is needed."
- It would be nice to have an off road park and shooting range in the Buckeye area