Land & Water Planning
Another State’s Perspective

Water Resources Regional Plan Policies

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Pima County

- 9,189 Square Miles
- 85% Land is Federal, State or Native American owned
- 2006 Population 1 million
- Unincorporated Population 360,365
- Tucson, Oro Valley, So. Tucson, Marana, Sahuarita
Pima County’s Role in Water

- Not a Municipal Water Provider
- Land Use Planning Authority
- Sonoran Desert Conservation Plan
- Regional Flood Control
- Regional Wastewater Utility
- Drought Planning
- Sustainability in Gov’t Activities
Linking Water and Land Use

- Increase in Density → Increase Water Demand
- Urban development, once built, is a lasting feature
- Water Supply. Water Demand.
- Infrastructure
- Lack of infrastructure → Less flexibility
Pima County
Land Use Planning Authority
ARS 11-806

- Applies in Unincorporated PC
- Comprehensive Plan
- Conservation Lands System
- Approve Density Changes (Zoning Code)
- Infrastructure Concurrency
- Issue Building Permits
Comprehensive Plan

8 Elements

- Growth Area
- Land Use
- Circulation
- Open Space
- Cost of Development
- Water Resources
- Environment
- Energy
Water Resources Element Co7-07-04

- Provide more information about impacts and sustainability of water resource development to land use decision makers
- Promote reliance on renewable and potable water supplies and infrastructure
- Minimize adverse impacts of water supply development on existing and future residents
- Protect groundwater dependent ecosystems
Comprehensive Plan Amendment → Zoning Change → Subdivision Plat Approval

Subdivision must prove that it has a certificate of Assured Water Supply or must lie within the service area of a water provider that is designated as having an Assured Water Supply.

Planning and Zoning Commission → Board of Supervisors

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Development Services

Development Services
Comprehensive Plan Amendment → Zoning Change → Subdivision Plat Approval

- If > 4 ac, Water Supply Impact Review
- If a Site Analysis is required, Water Resource Impact Assessment

Planning and Zoning Commission → Board of Supervisors

Development Services

Building Permit Approval

Subdivision must prove that it has a certificate of Assured Water Supply or must lie within the service area of a water provider that is designated as having an Assured Water Supply.

None

Development Services

New Process
Comprehensive Plan Amendments

Water Supply Impact Review

- Water Service and Renewable and Potable Water Supply Options (infrastructure availability)
- Depth to Groundwater and Groundwater Trend Data
- Proximity to Groundwater Dependent Ecosystems
- Subsidence
- Hydrogeologic Basins
  - Most have limited inflows, limited storage and infrastructure
  - Tucson and Avra are the exception
Comprehensive Plan Amendments

- Water Supply Impact Review included with DSD staff report
- No additional info required from applicant
- P&Z recommends, and BOS makes final land use determination
- Being conducted with 2008 Proposed Comp Plan Amendments
Rezoning Proposals

- Applies to Proposals Requiring a Site Assessment
- DSD Staff Conducts Water Resources Impacts Assessment
- Applicant Prepares a Preliminary Integrated Water Management Plan
Preliminary Integrated Water Management Plan

- Describe Water Supply Options
- Location Relative to Renewable and Potable Water Supply Infrastructure
- Water Demand Projections
- Water Level Trends, Existing Hydrologic Studies, Draw-down Analysis—depending on full build-out water demand
- Proposed Water Conservation Measures
Rezoning Proposals

- Water Resource Impact Assessment included in Staff Report
- Preliminary Integrated Water Management Plan Included in Staff Report
- Can Include Zoning Conditions
- P&Z Recommends, and BOS Makes Final Land Use Determination
- DSD Responsible for Implementation
Water Resources Element

- Approved in December 2007
- Applies to 2008 Comp Plan Amendments
- Applies to New Zoning Requests
- Implementation Phase
??Questions??