

8. PUBLIC SERVICES AND FACILITIES ELEMENT

The City of Peoria is striving to provide a high quality of administrative, public safety and utility services to its existing and future residents. The City understands the costs of growth are high and have adopted a fair share cost program that allows future development and capital improvements programs to occur in a coordinated approach to serve the growth and infill needs within the City.



The Public Services and Facilities Element is organized in the following manner:

- 8.a. Introduction
- 8.b. Goals, Objectives and Policies
- 8.c. Public Services and Facilities Plan
- 8.d. Implementation Program

8.a. INTRODUCTION

The Public Services and Facilities Element provides a framework for providing the supportive municipal activities to ensure a high quality of life. The plan element also recognizes the importance of the public education system for its residents of all ages. In addition the provision of proximate health care, while provided by the private sector is also an important component to maintain the health of the City's population and visitors.

The historic pattern of growth has allowed the City to adequately administer itself from a centralized facility. The northerly and westerly expansion of the City will create the demand for additional administrative facilities in the north. The new general government impact fee will assist in providing service in the north when it is needed.

The City appears to be provided with adequate police service at the present time, even though personnel counts are low with accepted standards. Again, future growth to the north will require additional facilities and personnel to enhance safety and security of residents. The enhanced law enforcement fee will assist in mitigating these effects on existing levels of service. The City appears to be provided with adequate fire protection service at the present time, especially with the automatic aid agreements to serve the northern areas of the City. Again, future growth to the north will require additional facilities and personnel to minimize the threat of fire hazards for residents. The enhanced fire impact fee will assist in mitigating these effects on existing levels of service.

The City is not directly responsible for public education. However, the integrated relationship of residential land use and the siting and construction of school facilities impacts quality of life and the economic development foundation of the City. The City must continue to work very closely with the Peoria, Deer Valley, Nadaburg and charter school districts that will serve Peoria students in planning, constructing and districting students in a timely manner. While the City is not directly responsible for the provision of health care, the proximity of acute care service and facilities enhances the quality of life and economic development foundation of the City. In the past, the existing facilities in Sun City and Glendale have provided proximate care resources. As growth occurs in the northern and northwestern regions of the City, the need for a full service/acute care hospital will be needed within City boundaries.

Municipal utility services provided by the City include sanitary sewer, potable water, and storm drainage. The continued infill of the urbanized area and growth to the north will require significant improvements in the collection and treatment of sewage. The City has undertaken extensive master planning and implementation of improvements through its Capital Improvement Plan. However, the establishment of common planning area boundaries for sewer service should be coordinated with potable water and drainage planning area boundaries. The construction of these improvements and timing for connection to serve new development must be timed accordingly to provide immediate payback of infrastructure costs. Relative to potable water, the location of the City within the on and off project area of Salt River Project and the regulations of ADWR's Third Management Plan have significant impact on the provision of an assured 100-year supply. The City has been very aggressive in planning for the use of surface water, groundwater, reclaimed water and Central Arizona Project allotments to provide a sustainable yield. The continued expansion of the City to the north has produced numerous projects in the City's Capital Improvement Plan to provide water service when the City's customers will need it. However, the establishment of common planning area boundaries for potable water service should be coordinated with sanitary sewer and drainage planning area boundaries.

The existence of private water companies with allocations of CAP water will also be resources that should be evaluated for acquisition. The City partners with the Maricopa County Flood Control District and Federal Government in the protection of life and property from flood damage. The County has been investing in the planning of drainage areas with the intent of transitioning future improvements to embody the natural character of the surrounding area, rather than creating the typical concrete lined channel to transport floodwater through the City. However, the establishment of common planning area boundaries for drainage should be coordinated with sanitary sewer and potable water planning area boundaries. The City is maximizing the use of the

retention basins, landscaping with turf and play structures to provide recreation uses. Solid waste collection and disposal is managed by the City. The intergovernmental agreement between the Cities of Glendale and Peoria will preclude the need for additional solid waste disposal site(s) in the City of Peoria. The City will only be responsible for expanding its collection service and evaluating the impacts of curbside recycling and green waste composting to reduce the solid waste “stream” deposited at the Glendale Landfill.

Other utilities provided by private entities include telephone, natural gas, and electric service. Qwest provides existing service in the urbanized City and the majority of the undeveloped planning area. Another provider will be serving a small area in the northern region in the future. Southwest Gas provides existing natural gas service in the urbanized City. The provision of a large trunk gas line operated by El Paso Natural Gas that extends north along the Lake Pleasant Parkway alignment will allow the provision of natural gas service in the northern region of the City in the future. Another private provider, Black Mountain Gas Company, is the provider for a small area around the intersection of Carefree Highway and Lake Pleasant Parkway. Both APS and SRP provide electric service within the Peoria Planning Area. The recent deregulation of the electric industry may have a significant impact on the competitive rates and service offered to both residential and business customers.

Table 8-1, *Public Facility and Service Needs Summary*, provides a planning standard utilized to project future service needs for 2015 and a total buildout condition. The estimated needs for personnel and facilities to provide fire and public safety are also illustrated in Figure 8-1, *Public Facilities Plan*.

**TABLE 8-1
PUBLIC FACILITY AND SERVICE NEEDS SUMMARY**

2005 Peoria Population^A 138,143
 2015 Peoria Population – projected^B 211,161
 Buildout Population– projected^C 484,917

FACILITY TYPE	PLANNING STANDARD ¹	2005 FTE CONDITIONS (total/ratio) ^D	POTENTIAL BUILDOUT NEEDS
Personnel			
Police	1.8	250 / 1.8	843
Fire	1.0	134 / 1.0	485
Total City	NA	1049 / 7.6	3,685
Facilities			
Police	300 sf	66,900 ^E	252,900
Fire	460 sf	25,743	223,100

- A 2005 Mid-Decennial Census conducted by U.S. Census Bureau
 B Growth Trends 2006, City of Peoria
 C Buildout Population based on Land Use Plan
 D Ratio of FTEs per 1,000 population
 E Development Fee Report Tischler & Associates; 2005

8.b. GOALS, OBJECTIVES AND POLICIES

GOAL	PROVIDE A HIGH LEVEL OF MUNICIPAL SERVICES AND FACILITIES TO PROPERLY SERVE THE COMMUNITY IN A MANNER THAT ENHANCES QUALITY OF LIFE AND ECONOMIC OPPORTUNITIES, OPTIMIZES THE USE AND PROTECTION OF EXISTING FACILITIES AND PROVIDES FOR FUTURE NEEDS.
8.1:	

Objective 8.1.A:

Continually evaluate all equipment and facilities to ensure their maximum usefulness to the City.

Policy 8.1.A.1:

The City shall utilize its Capital Improvement Plan to maintain adequate levels of municipal facilities and service for both existing and new development.

Policy 8.1.A.2:

The City shall coordinate the preliminary location of public facilities with the preparation of conceptual land use plans prepared by the Arizona State Land Department.

Policy 8.1.A.3:

The City shall coordinate the preliminary location of public facilities with the new owners (i.e. private, state) of future lands transferred from the Bureau of Land Management and Bureau of Reclamation.

Policy 8.1.A.4:

The City shall monitor the potential development of an Adequate Public Facilities Ordinance (AFPO) by Maricopa County.

Growing Smarter requires joint planning efforts between the City and ASLD.

See Objective 5.1.D and Policies 2.1.A.2 and 3.1.B.2.

GOAL 8.2:	PUBLIC EDUCATION ENTITIES TO ADEQUATELY FUND AND OPERATE A HIGH QUALITY EDUCATION SYSTEM THAT PROVIDES ADVANCED LEARNING OPPORTUNITIES.
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Objective 8.2.A:

Actively coordinate with local unified school districts, charter schools and private entities on the planning and construction of new and rehabilitated schools in concert with redevelopment, revitalization and development activities.

Policy 8.2.A.1:

The City shall continue to foster open lines of communication with the respective school districts through the exchange of annual reports and mutual review of development proposals.

*See Policy
2.1.C.9.*

Policy 8.2.A.2:

The City shall request that developers of residential projects meet with the respective school district and that the district provide the City with projected enrollment and timing impacts such that this information can be included in Planning Commission and City Council staff reports.

*See Policy
2.1.C.9.*

Policy 8.2.A.3:

The City shall prepare and adopt allowances guidelines for the dedication of future school sites that meet district criteria and timing issues.

*See Policy
2.1.C.9.*

Objective 8.2.B:

Establish the appropriate location and connections for future educational facilities.

Policy 8.2.B.1:

The City shall promote sound site planning principles in locating safe, secure school sites.

Policy 8.2.B.2:

The City shall encourage schools to be located within the neighborhood they intend to serve and utilize enrollment boundaries that remain relatively constant over time.

Policy 8.2.B.3:

The City shall encourage the connection of schools to surrounding residences through sidewalks, bicycle paths and trail systems that exhibit minimal, yet safe crossings of collector and arterial roadways.

*See Policies
2.1.C.5,
2.1.C.8,
3.1.E.3 and
3.1.E.8.*

Objective 8.2.C:

Maximize the provision of school facilities for additional recreational and civic activities.

Policy 8.2.C.1:

The City shall create joint development opportunities to co-locate both schools and parks, as well as selected sites for swimming pools and satellite library facilities.

Policy 8.2.C.2:

The City shall coordinate the use of school facilities by civic or non-profit groups who require gathering or meeting space during non-school hours.

GOAL 8.3:	COORDINATE FUTURE UTILITY INFRASTRUCTURE.
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Objective 8.3.A:

Coordinate the planning and implementation of appropriate stormwater improvements that minimize flood hazards and are aesthetically pleasing with federal and county governmental entities.

Policy 8.3.A.1:

The City shall continue to be a partner with the Maricopa County Flood Control District in the planning and implementation of Area Drainage Master Plan updates that respect the natural character of the planning area.

Policy 8.3.A.2:

The City shall continue to foster the joint use of retention basin facilities for both flood control and recreational activities.

Policy 8.3.A.3:

The City shall continue its involvement in all siting studies for SRP, APS, and regulated utility provider facilities within the Peoria Planning Area.

Policy 8.3.A.4:

The City shall require the inclusion of SRP/APS and other public/private utility facilities and line routes on development plan submittals.

Policy 8.3.A.5:

The City shall evaluate the implications of allowing areas affected by existing or proposed overhead electrical facilities to organize improvement districts for facility undergrounding.

Policy 8.3.A.6:

The City shall require the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

8.c. PUBLIC SERVICES AND FACILITIES PLAN

The projected 10 year growth of the City, to an estimated 211,161 residents and buildout population of over 487,917 will prompt the significant expansion of the City's municipal services and facilities.

POLICE

Over the next 10 years, the City will require additional police personnel to maintain its existing level of service. Again, this assumes that the population of the City by the year 2015 is approximately 211,161 residents. At the time that full buildout of the City is achieved, police personnel needs may exceed 843 police employees to serve and protect the City, given the existing levels of service and the projected buildout population.

A second police facility is programmed to be located at a strategic northern site, thus and providing sites to adequately serve all regions of the City. The northern facility will provide a full range of police services including Patrol, Criminal Investigations, Records and Property, and service as the primary location for Police employee training.

FIRE

In the next 10 years, the City will require additional fire personnel, including engine companies, ladder companies, and battalions, to maintain its existing level of service. This assumes again, that the population of the City by the year 2015 will be approximately 194,000 residents. When full buildout of the City is achieved, fire personnel needs may exceed 400 persons given the existing level of service and the projected buildout population.

It is anticipated that up to sixteen fire protection facilities will be needed to service the City in the future. As future development occurs, new facilities will be sited in accordance with the location and rate of new development, and the location of natural and man-made transportation barriers in the northern region of the City. Station placement will be made with the intent of best achieving the Fire Department's goal for and an en-route-to-on-scene response-time of four (4) minutes, 90% of the time.

WASTEWATER

The Planning area for Peoria consists of three adjoining geographic areas: southern, north central, and northwest. The southern

geographic area is generally bounded by Beardsley Road on the north, 67th Avenue on the east, Northern Avenue to the south, and 115th Avenue to the west. The north central area is generally bounded by Beardsley Road on the south, Agua Fria River to the west, Lake Pleasant to the North and 67th Avenue to the east. The northwest area is generally bounded by Circle Mountain Road on the north, Cotton Lane to the west, Pinnacle Peak Road on the south and Agua Fria River to the east.

Wastewater collected from the southern region of Peoria is conveyed to the Tolleson Wastewater Treatment Plant through the 99th Avenue Interceptor. The Southern Reclamation Facility is planned to come online in June of 2005. It will also treat wastewater from the southern region of Peoria. The effluent from this facility is proposed to be recharged and used directly.

The wastewater collected in the north central area is currently treated at the Beardsley Water Reclamation Facility. This facility is located at 111th Avenue and Beardsley Road. The ultimate capacity of the plant will be 16 mgd. The effluent provided is recharged onsite using basins. As the City continues to grow, direct applications of effluent will be available.

The northwest region is developing per private developer master plans. These plans include building additional Water Reclamation Facilities to meet the needs of their developments and may be oversized by the City of Peoria as required by the City of Peoria Utilities Wastewater Master Plan. As these plants are completed, they will be operated and maintained by the City of Peoria. The effluent from these facilities has been dedicated for direct use through irrigation within the master planned community. Reuse agreements are required for each system.

See Figure 8-1
PUBLIC FACILITIES PLAN



WATER RESOURCE PLANNING AREAS

The City has also divided the Planning Area into three-water resource planning areas to determine the source, quantity and timing of potable water supplies to serve its growing population and employment base. In addition, the City is divided into nine pressure zones (five of which are in existing use) to serve the needs of subareas of the City. The North Central Arizona Project area includes the entire City north of Happy Valley Road/Pinnacle Peak Road. The source of water is the Pyramid Peak Surface Water Treatment Plant and the area is located within pressure zones 4, 5, 6, 7, 8 and 9. The South Central Arizona Project area includes that portion of the City located south of Happy Valley Road/Pinnacle Peak Road and north of New River (the on-off Salt River Project boundary). The source of potable water in this area are wells that provide the supply for adjacent reservoirs. This area is partially located within pressure zones 2, 3 and 4. The Salt River Project area includes all of the incorporated area south of New River. A combination of well and surface water (Greenway Water Treatment Plant) will be used to supply potable water for existing and future users. This area is located within pressure zones 1 and 2.

STORMWATER

Regional planning for stormwater has been accomplished by the Maricopa County Flood Control District, in partnership with the City, through the preparation of four Area Drainage Master Plans (ADMP) and two water course master plans. The ADMP's have been prepared to identify the intent and implementation of flood control measures for the Wittman, North Peoria, Glendale/Peoria, and Maryvale study areas. The watercourse master plans identify the potential lateral migration and hydraulic impacts associated with structural/non-structural protection methods on unchannelized portions of the Agua Fria and New Rivers. Generally the intent of these master plans is to preserve the natural drainage channels and establish erosion setbacks that allow a more natural and sustainable approach to minimize flood hazards. The City has developed a comprehensive storm drainage collection and detention system to minimize flood damage. Detention basins are

located to provide joint flood/recreational use and accessibility for adjacent residents.

PRIVATE UTILITIES

The provision of electricity, natural gas, and telephone service are provided by privately held corporations. Electricity is provided by both Arizona Public Service (APS) Company and Salt River Project (SRP). Generally SRP serves the majority of the developed area of the City, while APS serves the downtown area and the entire area northwest of New River. APS also manages the Agua Fria Generating Station that is the major source for the City's electricity. APS has identified a significant amount of system expansion within the northwest region of the City over the next 10 years. The expansion will mainly be targeted at providing a loop of 69 Kv substations to serve the area south of State Route 74 and west of the Agua Fria River and using Dove Valley Road as a significant overhead powerline corridor. Natural gas service is provided by Southwest Gas Company to the majority of the Planning Area. However, Black Mountain Gas Company provides service in a small area north of Dove Valley Road. Bulk natural gas is supplied by El Paso Natural Gas that has two major transmission lines that are located within the Planning Area. Telephone service is provided by Qwest Communications, Inc. to the majority of the Planning Area. However, Accipiter Communications, Inc. is the certificated provider for the far northern region of Peoria.

OTHER PUBLIC FACILITIES

As identified previously, the City is not directly responsible for the provision of education or health care facilities. However, both types of facilities play a large role in defining the quality of life in the City. The Planning Area includes the area within the district boundaries of the Peoria and Deer Valley Public School Districts. The conceptually recommended sites for both elementary/junior high (Grades K-8) and high school.

8.d. IMPLEMENTATION PROGRAM

The Implementation Program for the Public Services and Facilities Element is presented in Table 8-2, *Public Services and Facilities Implementation Program*. The table is presented under the following four headings:

Implementation Measure Lists the action necessary to carry out the Public Services and Facilities Element of the General Plan.

Lead Department/Agency Identifies the responsible City department for accomplishing that particular measure.

Projected Timeframe Identifies and prioritizes the timeframe for the measure to be initiated.

Potential Funding Sources Lists the potential funding, City staff, volunteer or other community resource necessary to carry out the implementation action.

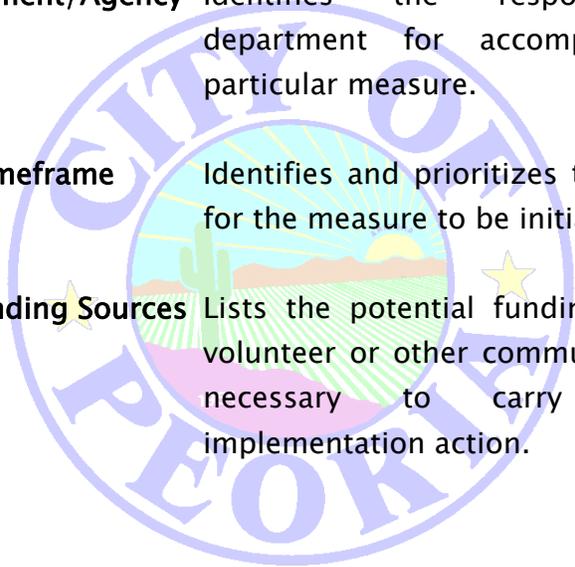


TABLE 8-2
PUBLIC SERVICES AND FACILITIES IMPLEMENTATION PROGRAM

Implementation Measure	Lead Department/ Agency	Projected Timeframe (Years)	Potential Funding Sources
1. Update Capital Improvement Plan (CIP).	All City Departments	Annually	<ul style="list-style-type: none"> ▪ Operating Fund Revenues
2. Establish Northern Peoria Public School Joint Use / Compact (i.e. through Memorandum of Understanding).	Community Services Department	Ongoing	<ul style="list-style-type: none"> ▪ General Fund Revenues ▪ Inter-jurisdiction coordination
3. Participate in APS/SRP Major Facility Siting Studies.	Engineering & Public Works Department	Ongoing	<ul style="list-style-type: none"> ▪ General Fund Revenues
4. Update City Water Resources Master Plan.	Utilities Department / Consultant	5	<ul style="list-style-type: none"> ▪ Water Operating Fund ▪ Development Impact Fees
5. Update City Wastewater Master Plan.	Utilities Department / Consultant	5	<ul style="list-style-type: none"> ▪ Development Impact Fees ▪ Wastewater Operating Fund
6. Update Water Infrastructure Master Plan.	Utilities Department / Consultant	5	<ul style="list-style-type: none"> ▪ Water Operating Fund ▪ Development Impact Fees
7. Update Water Reuse Master Plan.	Utilities Department / Consultant	5	<ul style="list-style-type: none"> ▪ Water & Wastewater Operating Funds ▪ Development Impact Fees

TABLE 8-2
PUBLIC SERVICES AND FACILITIES IMPLEMENTATION PROGRAM
(Continued)

Implementation Measure	Lead Department/ Agency	Projected Timeframe (Years)	Potential Funding Sources
8. Update City Municipal Space Planning Study	City Manager	9-11	<ul style="list-style-type: none"> ▪ General Fund Revenues – CIP
9. Update Glendale/ Peoria Area Drainage Master Plan (ADMP)	Peoria Engineering & Public Works Department/FCD/ City of Glendale/ Consultant	0-1	<ul style="list-style-type: none"> ▪ CIP ▪ Capital Projects –outside sources
10. Update North Peoria's Area Drainage Master Plan (ADMP)	Peoria Engineering & Public Works Department/FCD/ Consultant	0-1	<ul style="list-style-type: none"> ▪ CIP ▪ Capital Projects –outside sources

Source: City of Peoria, 2001; Amended 2003

The Planning and Zoning Commission should review and provide recommendations to the City Council for revisions to the Implementation Program on an annual basis in order to continue to pursue implementation of the Peoria General Plan. The Director of the Community Development Department and staff persons responsible for the General Plan implementation should monitor the status of each implementation action throughout the year and provide a general recommended framework to the Planning and Zoning Commission for annually updating the General Plan's Implementation Program.