

# FOUNTAIN HILLS GENERAL PLAN 2020

*Fountain Hills Thrives!*



*Background and Current Conditions*





## *Background and Current Conditions*

### Prepared for:

Town of Fountain Hills Mayor and Council  
16705 E Ave of the Fountains  
Fountain Hills, Arizona 85268

### Prepared by:

The Planning Center  
2 E Congress, Suite 600  
Tucson, Arizona 85701

This Technical Report was prepared based on best available data

March 2019



# General Plan Project Team

## Mayor and Council Planning & Zoning Commission

Ginny Dickey, Mayor	Susan Dempster, Chair
Art Tolis, Vice Mayor	Erik Hansen, Vice-Chair
David Spelich, Council Member	Mathew Boik, Commissioner
Michael Scharnow, Council Member	N'Marie Crumbie, Commissioner
Alan Magazine, Council Member	Christopher Jones, Commissioner
Sherry Leckrone, Council Member	Scott Schlossberg, Commissioner
Dennis Brown, Council Member	Peter Gray, Commissioner

## Consultant Team

Linda Morales, Owner/CEO  
 Maria Masque, Principal-in-Charge/Project Manager  
 Brian Underwood, Planner/GIS and Mapping  
 Rick Merritt, Economic Development  
 Daniel Court, Economic Development  
 John Gray, Engineering

## General Plan Technical Advisory and Steering Committee (TASC) Involved in the Preparation of this Technical Report

Grady Miller, Town Manager	Shelley Reddy, Fountain Hills Public Library
Elizabeth A. Burke, Town Clerk	Scott Cooper, CEcD, Fountain Hills Economic Development
Robert Rogers, Development Services Director	Grace Rodman-Guetter, Communication and Marketing
Fountain Hills Mayor and Council	Dr. Robert Allen, Ed.D., Superintendent, FHUSD
Fountain Hills Planning and Zoning Commission	Rachael Goodwin, Fountain Hills Community Services Director
Aaron Arnson, Fountain Hills Town Attorney	Raymond Rees, T8 Fountain Hills Facilities/Environmental
Captain Larry Kratzer, Maricopa County Sherriff's Office	Dana Trompke, PE, Fountain Hills Sanitary District
Dave Ott, Chief, Fountain Hills Fire Department	Roy Jaffe, Code Enforcement Officer
Justin Weldy, Public Works Director	Ken Valverde, GIS/Mapping
Jeff Pierce, Streets Superintendent	Fountain Hills Chamber of Commerce
Craig Rudolph, Finance Director	

## Major Stakeholders Team Involved In the Review of This Technical Report

Fountain Hills Board of Adjustment	Chad Fischer and Jaime Taylor, Toll Brothers
Fountain Hills McDowell Mountain Preservation Commission	Scott Soldat-Valenzuela, Fountain Hills Chamber of Commerce
Maricopa Association of Governments (MAG)	Stephanie Fee, Firerock Community Association
Arizona Department of Transportation (ADOT)	Julia Bishop, Sunridge Canyon Community Association
EPCOR Water Company	Sherri Youngblood, Eagle Mountain Community Association
Fountain Hills Rotary Club	Henry Leger, Former Councilman
Noon Kiwanis Club	Nick DePorter, Former Councilman
River of Time Museum	Cynthia Magazine, Chair of "Save Our Town"/Active Resident
Fountain Hills Greening Committee	Jean Linzer, Friends of the Fountain Hills Chamber
Fountain Hills Dark Sky Association	Jenny Willigrod, President, Fountain Hills Cultural and Civic
Bernadine Burnette, President, Fort McDowell Yavapai Nation	Dori Wittrid, GRI, Sonoran Lifestyle Real Estate
Martin Harvier, President, Salt River Pima-Maricopa Indian Com	Dave Long, President, Fountain Hills Democratic Club
Mark Edelman, Arizona State Land Department	Rosemary Hansen, President Fountain Hills Republican Club
Phyllis Kern, Kern Realty	Jim Lane, City of Scottsdale Mayor
Linda M. Kavanagh, Former Mayor	Daniel Worth, City of Scottsdale, Public Works Director
Jay Schlum, Former Mayor	Steve Chucri, Chair, Board of Supervisors, Maricopa County
Sharon Morgan, Former Mayor	Heather Ware, Volunteer Coordinator
Jerry Miles, Former Mayor	Dana Saar, Chair, Strategic Planning Advisory Commission

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## Introduction and Overview

### General Plan Purpose

The Town of Fountain Hills General Plan (General Plan) serves as the blueprint managing growth through its ten-year horizon in a manner consistent with the community's vision. It guides future decisions about growth and annexation while balancing economic development and conservation of resources. The General Plan provides the basis for development while supporting the quality of life desired by its citizens. The plan includes the vision, goals and policy framework identified during the community outreach process. It addresses specific issues of importance to the community. Under State law many actions on private land development, such as Specific Plans, Area Plans, rezonings, subdivisions, public agency projects and other decisions must be consistent with the General Plan.



## Fountain Hills Historical Context

### Location and Regional Context

The Town of Fountain Hills (Town) is located east of the Phoenix Valley and is bordered by the McDowell Mountains Regional Park within Maricopa County. The Town is east of the City of Scottsdale border, north of the Salt River Pima-Maricopa Indian Community and west of the Fort McDowell Yavapai Nation. Location and regional context is shown in [Exhibit 1](#).

### Historical Context

The landforms that comprise the Town are characterized by low ridgelines and wash corridors that were originally home to Native Americans. Archaeological studies have identified the area around the Fort McDowell Yavapai Indian Nation as a major center of Hohokam-Salado occupation from approximately 100 to 1450 A.D. Petroglyphs and lithic remains have been found in both McDowell Mountain Regional Park and in surveyed portions of the State Trust land on the northeast area of the the Town.

The proximity of the Verde River and Fort McDowell, both to the east, served to bring attention to the region and created opportunities for the ranchers who subsequently settled the area. Fort McDowell was established in 1865 and was located on the west side of the Verde River, approximately seven miles above its junction with the Salt River. The Fort was linked to Camp Verde and Prescott to the northwest by the Stoneman Military Trail. It was linked to Payson and Winslow to the north by the Mormon Honeymoon (Wagon) Trail, named for the many Mormon couples who made the long trek to St. George (the nearest Temple) to be married. The Fort was closed in 1890. In 1903, President Theodore Roosevelt signed an executive order granting the land to the Yavapai Tribal Nation as a reservation.

The initial property that became the Town of Fountain Hills resulted from a partial sale of the P-Bar Ranch, a working cattle ranch, under the ownership of the Page Land & Cattle Company. Approximately 4,500 acres was split off in 1968 in a sale to McCulloch Properties, a subsidiary of McCulloch Oil Corporation. In 1970 McCulloch Properties Inc. (MCO), after a combination of other land purchases, directed the creation of an approximate 12,000-acre model city. As a result, the company prepared documentation known as the initial "Development Plan for the Community of Fountain Hills".

The plan included a variety of residential housing types, commercial and industrial land uses, provisions for schools, churches, a community park, and a variety of open space corridors. Singularly, the founders included, as an attraction to and for the new community, the "World's Tallest Fountain", christening its namesake on December 15, 1970. Interest in the new community was generated throughout the Midwest and eastern regions of the country through an innovative "fly to see" program. Prospective buyers were flown to the fledgling community by private aircraft and toured their potential homesites by a Jeep-driving sales force. Initial residential construction began within months, and by February 1972 residents began living in Fountain Hills. The Fountain Hills Sanitary District completed the initial phase of its wastewater treatment plant in 1974.

In December 1989, the Maricopa County Board of Supervisors voted to allow the incorporation of the Town of Fountain Hills after a vote of the citizens determined incorporation was desired. A seven-member Town Council was organized to establish a form of governance for the community. The Town retained the established land uses approved through Maricopa County as well as the continued use of County zoning ordinances for the first six months of the Town's existence.

The Town adopted its first zoning and subdivision ordinances in May 1990 and began administering these ordinances on July 1, 1990. A Community Development Department was established the next month and the Planning and Zoning Commission was organized in November 1990. The Planning and Zoning Commission continues as the recommending body to the Town Council on land use plans and the implementation of ordinances. In February 1991, the Town Council chose not to continue as its own Board of Adjustment and formed an independent Board of Adjustment to consider variance requests from the land use ordinances and to consider appeals of the zoning administrator's decisions.

Development continued steadily throughout the 1990s. The land underlying Eagle Mountain, southwest of the Shea Boulevard/Palisades Boulevard intersection, was annexed in 1991. Communities Southwest developed a mixture of approximately 500 residential units and commercial facilities and an 18-hole golf course adjacent to Eagle Mountain. In 2006 the Town Council approved the annexation of an approximate 1,276-acre area of State Trust land on the northeastern area of Fountain Hills, increasing the incorporated area of the Town to 13,006 acres as shown on [Exhibit 2, Study Area](#). This annexation is the last significant amount of contiguous property to increase the size of the Town. Consequently, the Town is landlocked.

## General Plan Organization

This Background and Current Conditions is one of several documents comprising the General Plan. The following documents are prepared as part of the General Plan Update in the order they are presented. In compliance with the State of Arizona Revised Statutes and adopted by Fountain Hills Mayor and Council, the Public Participation Plan outlines the community engagement and outreach program guiding the planning process.

### **The Background and Current Conditions**

This Background and Current Conditions technical report contains all pertinent analyses supporting the General Plan. In compliance with all applicable Revised Arizona Statutes, this document assesses background and conditions and identifies the physical, regulatory, demographic, socioeconomic and fiscal realities impacting development within the Town of Fountain Hills. This technical report and the public input gathered during the community engagement process serve as the foundation to the goals and policy framework in the General Plan.

### **The Community Vision Report**

This report summarizes the input received at the various community meetings, workshops and visioning efforts and is prepared once the community engagement process is completed.

### **The Policy Plan**

The Policy Plan is the regulatory document guiding development, redevelopment, infrastructure, economic development, and resource conservation efforts within the Town of Fountain Hills. This plan includes the community vision and plan elements in compliance with all applicable Revised Arizona Statutes. Each element includes goals, objective and policies. This volume also includes the administrative tools to manage, monitor, amend and implement the General Plan.

### **The Plan Overview**

The last document prepared is the Plan Overview. This document summarizes the General Plan planning process and serves as a marketing tool for the Town of Fountain Hills.



**Figure 1: General Plan Organization**

## Document Review

The preparation of this technical report also included a review of existing documents including, but not limited to:

- The Fountain Hills General Plan 2010
- Economic Development Plan 2013
- Town of Fountain Hills Land Use Analysis & Statistical Report 2017 and 2018
- Fountain Hills 2017 Strategic Plan
- Fountain Hills Economic Development: Your Summit for Business
- Fountain Hills Downtown Area Specific Plan 2009
- Chamber of Commerce Downtown Fountain Hills Visioning Exercise 2009
- Fiscal Year 2017-2018 Adopted Budget
- Fountain Hills Wayfinding Program 2018

## Physical & Physiographic Characteristics

### Geographical Setting

The resulting major general plan amendment and rezoning in 2008 allows for a mixture of open space, single family residential (medium and low density), a community park, lodging and an area for general commercial/retail. The new entitlements provide the potential for up to 1,350 new homes, a community park, and over 400 acres of open space.



### Physical & Physiographic Opportunities and Constraints

Fountain Hills is famous for the spectacular projection of its signature fountain, which can be viewed from many vantage points within and outside the Town. The fountain is one of the tallest continuously operating fountains in the world. The Town is also renowned for its preservation of the natural desert, desert washes and riparian habitat and abundant wildlife within and through its developed areas.

#### Topography, Hydrology and Environmental Resources

##### Topography

The Town lies on the lower portion of the eastern slopes of the McDowell Mountains and is characterized by alternating low ridgelines punctuated with dense rock outcroppings and washes generally draining in a southeasterly direction as shown on [Exhibit 3, Opportunities and Constraints](#). Elevations in the Town range between 1,510 feet above sea level on the east/southeast to a peak of 3,170 in the northwestern hills. The Town ranges from 400 to 500 feet higher in elevation than other metropolitan Phoenix communities, which translates to a slightly lower range of temperatures (40°f to 105°f) and an above average annual precipitation total (11.97 inches). [Exhibit 4](#) shows opportunities and constraints and vacant land.

## Drainage

As a result of the mountainous terrain, the Town has many existing washes both natural and manmade that drain to the Verde River during large storm events. Ashbrook Wash qualifies as a Water of the US as it drains directly into the Verde River. Remaining washes, such as Escalante and Colony washes, discharge onto the adjacent Fort McDowell Indian Reservation where the runoff dissipates before reaching the Verde River. According to FEMA, the washes are regulatory floodways and are controlled using dams and culverts. In regard to the Town's urban area, stormwater is collected onto the roadways and put into storm drain or stormwater storage infrastructure. When designing new developments, each lot is reviewed for drainage patterns to avoid excessive outflow onto adjoining properties. The Town uses a 1995 Major Drainage Study for delineated flood hazard areas. [Exhibit 5](#) shows hydrology. [Exhibit 6](#) shows environmentally sensitive lands.

## Major Watersheds

The U.S. Geological Survey (USGS) divides and subdivides the United States into successively smaller hydrologic units based on hydrologic features. The state of Arizona is primarily within the Lower Basin of the Colorado River, except for a small portion on the northeast corner of the state which is inside the Upper Basin of the Colorado River. In 1980, the Groundwater Management Act created the Active Management Areas (AMA) for better water planning. According to the Arizona Department of Water Resources (ADWR) Water Atlas, the Town of Fountain Hills is within the Active Management Area (AMA) Planning Area. The Active Management Area Planning Area is composed of five groundwater basins located in the central and south-central parts of the State. Fountain Hills is located within the Phoenix AMA. The Phoenix AMA is the largest AMA basin at approximately 5,646 square miles and is characterized by Sonoran Desert valleys that are generally from 1,000 to 2,500 feet above mean sea level, surrounded by mid-elevation mountain ranges.

The State's most important water producing watersheds, the Salt River and the Verde River, converge in the Phoenix AMA, representing an important water supply for the area. The Verde River is impounded by Horseshoe Dam and Bartlett Dam outside the Phoenix AMA, both of which are part of the Salt River Project (SRP). Before entering the Phoenix AMA in the Fountain Hills Sub-basin, surface water from the Salt River Watershed passes through a series of four reservoirs: Roosevelt Lake, Apache Lake, Canyon Lake and Saguaro Lake. These reservoirs and associated dams are operated by SRP and used to supply water to the agricultural, municipal and industrial sectors in the Phoenix AMA.

Annual precipitation in the AMA Planning Area ranges from 8.3 inches at Phoenix Sky Harbor Airport to 18.7 inches at Nogales and Prescott. The AMA Planning Area exhibits a bi-modal precipitation seasonally that is characteristic of Arizona. During the winter and spring, frontal storm systems move west-to-east, guided by the jet stream. Summer monsoon thunderstorms also deliver significant amounts of precipitation.

## Water Basins and Groundwater Resources

The resources of the AMA Planning Area include Central Arizona Project (CAP) water, surface water, groundwater and effluent. There are seven groundwater sub-basins in the Phoenix AMA, the Town of Fountain Hills is in the Fountain Hills Sub-Basin. The Fountain Hills Sub-Basin is a dissected alluvial plain bounded by mountains. It is drained by the lower Verde River, which is perennial along the axis of the sub-basin and by the Salt River in the southern part of the sub-basin. The two rivers converge in the southern portion of the sub-basin.

The regional aquifer consists of older basin-fill sediments and more recent unconsolidated alluvium deposited by and hydraulically connected to the Verde River. The regional aquifer in the Fountain Hills Sub-basin may not be connected to adjacent sub-basins. The depth to bedrock may exceed 4,800 feet. A geologic cross-section through the Town of Fountain Hills indicates a lower confined aquifer system and more shallow alluvial aquifers along streams and washes around the Town and along the Verde River.

The general direction of groundwater flow is from north to south, parallel to the sub-basin axis. A clay sequence forms a barrier to groundwater flow between the shallow alluvial aquifer along the Verde River and decomposed and fractured granites that exist north and east of the McDowell Mountains. Groundwater recharge occurs through streambed (Verde and Salt Rivers) infiltration and from mountain front recharge. Groundwater storage data are not available for the sub-basin.

Reported well yield are greatest in the southern part of the sub-basin where they may exceed 2,000 gpm. Groundwater levels rose in several wells in the sub-basin between 1991 and 2003 with depths to groundwater ranging from about 50 feet bls to over 500 feet bls.

**Environmental Fee:** In late 2014, the Fountain Hills Town Council approved a \$3 per month (\$36 per year) environmental fee for each parcel of land in Fountain Hills. The environmental fee revenue will support a number of important environmental programs, many of which are mandated by the Environmental Protection Agency, the US Clean Water Act and the Arizona Department of Environmental Quality. Government mandated requirements the Town must undertake are street sweeping, dust control, dam inspection and maintenance and securing EPA/ADEQ permits. The environmental fee also helps to pay for additional safety items such as stormwater management, wash drainage and maintenance, on-call storm damage cleanup and the Town's supporting departments.

## Climate and Runoff

**Climate:** The climatic conditions in Fountain Hills are sub-tropical and semi-arid with cool winters and relatively hot summers. The hot season lasts for 4 months, from May to September with an average daily high temperature above 95 degrees. The cool season lasts for approximately 4 months from November to February with an average daily high temperature below 71 degrees. Average annual precipitation is 11.97 inches.

**Runoff:** When rain falls in the Town of Fountain Hills, runoff water is collected by many different types of inlets. The water is then routed via curb/gutters, pipes, open channels and other conveyances to community retention basins, parks and area floodways. The runoff does not go to a treatment plant. In order to protect the quality of stormwater runoff, the Town of Fountain Hills obtained a permit from the Environmental Protection Agency (EPA) in 2003, which requires Fountain Hills to implement a number of different programs or Best Management Practices (BMP). In addition to these BMPs, the Town of Fountain Hills has adopted Town Code Section 14-7, which prohibits the discharge of pollutants into the storm drain system.

## **Soils**

The Town of Fountain Hills contains four soil associations: Ebon-Pinamt-Tremant, Sun City-Cavelt, Cherioni-Gachado-Rock Outcrop, and Gran-Usery-Rock Outcrop. These soil association types were developed by the Soil Conservation Service (SCS) according to their locations and properties.

**Ebon-Pinamt-Treatment:** The majority of the Town of Fountain Hills is made up of the Ebon-Pinamt-Tremant association. This association consists of deep, well drained, slowly to moderately permeable fine-loamy, loamy skeletal, and clayey skeletal soils formed in old mixed alluvium on old fans. This association presents very moderate limitations for human use for development and construction of housing, roads, and commercial and industrial uses.

**Sun-City Cavelt:** The Sun City-Cavelt association makes up a small portion of land south of Shea. This association consists of very shallow to shallow, well drained, slowly to moderately permeable loamy to fine-loamy soils (with lime cemented hardpan within 20' in the Cavelt soils) formed in mixed alluvium on old fans and terraces. A cemented hard pan occurs at 10"-46" in the Cavelt soils, and at 8"-20" in the Suncity soils.

**Cherioni-Gachado-Rock:** The Cherioni-Gachado-Rock Outcrop and Gran-Usery-Rock Outcrop associations make up the remainder of the soils. The Cherioni-Gachado-Rock Outcrop association consists of shallow, well drained, slowly permeable loamy skeletal soils formed in residuum from volcanic rocks on low hills

and the toe slopes of hills and mountains. At about 9" there is a duripan resting on andesite, basalt or conglomerate bedrock. The Gran-Usery-Rock Outcrop association consists of shallow to moderately deep, well drained, slowly permeable gravelly clay and gravelly loam soils on nearly level to very steep mountain slopes over highly weathered granite bed rock.

## **Environmental Conditions and Natural Resources**

Environmental conditions reflect the impact of geography, climate and cultural activities and may be a critical consideration in water resource management and supply development within the AMA Planning Area. The occurrence and composition of riparian vegetation has changed along many of the watercourses in the AMA Planning Area, including the Gila and Salt Rivers.

**Vegetation:** Fountain Hills retains a significant amount of luxuriant undisturbed Upper Sonoran Desert vegetation that is characterized as the Saguaro-Palo Verde vegetation community according to the United States Geological Survey (USGS). Saguaro and Cholla Cacti cascade down the Town's ridges interweaving with Ocotillo, Creosote, Bursage, Jojoba and Brittlebush on the slopes which in turn give way to mesquite, palo verde, ironwood and finally cottonwood trees in the washes. Distributed throughout the region are many varieties of cacti and flowering seasonal plants that carpet the land.

**Wildlife:** The washes and abundant vegetation serve to protect and maintain viable homes and wildlife corridors for the native desert fauna. The most common native wildlife species are coyote, desert cottontail, javelina, deer, bobcat, various species of quail, dove, owl and hawk, lizards, banded geckos, gopher snakes, bull snakes and rattlesnakes. Specialized habitats in stands of cacti, wash corridors and rock outcroppings allow native species to thrive in close proximity to developed areas of the Town. The Town is vigilant in its conservation and protection of these important areas.

**Air and Water Resources:** The Federal Environmental Protection Agency (EPA) oversees efforts to regulate air quality. In Arizona, the Arizona Department of Environmental Quality (ADEQ) is tasked with regulating air quality. However, in many cases the task is delegated to the county level. Under the Environmental Quality Act of 1986, the Arizona State Legislature created the Arizona Department of Environmental Quality (ADEQ) in 1987 as the state's cabinet-level environmental agency. ADEQ is composed of three environmental programs: Air Quality, Water Quality and Waste, with functional units responsible for technical, operational and policy support.

### **Air Quality**

The U.S. Environmental Protection Agency (EPA) established the National Air Toxics Assessment (NATA) in 2011 and completed five assessments that characterize the nationwide chronic cancer risk estimates and noncancer hazards from inhaling air toxics. The latest, the 2011 NATA, was made available to the public in late 2015. Based on its measures of hazardous air pollutants, Fountain Hills, Arizona, is 82 on a scale to 100 (higher is better). This analysis models respiratory illness and cancer risk down to the zip code level, providing better detail and insight than the previous analysis based solely on results from air monitoring stations.

### **Water Quality**

Water is treated and distributed by EPCOR. EPCOR ensures that the drinking water is safe by conducting continuous water quality assessments to verify that standards set by the Environmental Protection Agency (EPA) for drinking water are met. EPCOR serves the Town with a combination of surface water from the Central Arizona Project (CAP) and groundwater from two of its wells.

**Safe Drinking Water Act:** Under the Safe Drinking Water Act, protection of drinking water quality starts with an assessment of the quality of all public water sources and continues through regulations that govern water system design and construction. Drinking water quality is further assured through scheduled tests for a wide variety of potential contaminants. The results of these tests are reported to the Arizona

Department of Environmental Quality (ADEQ) Water Quality Division (WQD) and a summary is delivered to customers once a year. Because of these regulations and continued testing, drinking water supplies in the United States are among the cleanest and safest in the world. Arizona is no exception. EPCOR is required to provide a water quality summary support to customers on an annual basis. The 2017 water quality report published that compliance was achieved in all aspects of regulated substances.

***Groundwater:*** A portion of the Town's water source is from groundwater that is pumped, via two wells, from the aquifer below the Town. Groundwater quality for the Fountain Hills sub-basin has been deemed usable for potable water uses. To ensure the safety of groundwater, EPCOR tests the quality of the groundwater per the ADEQ requirements as outlined under the Safe Drinking Water Act. As a result, EPCOR is responsible for the monitoring and maintenance of its two groundwater pumping facilities.

***Surface Water:*** The major source of water for the Town is surface water from the CAP. The CAP water used in the Town is mostly from the Colorado River delivered from Lake Havasu. Some of the CAP water is also derived from Lake Pleasant, which receives water from the both the Colorado River and the Agua Fria River. CAP water is treated and monitored at EPCOR's Surface Water Treatment Plant to ensure there are no harmful pollutants or contaminants that would harm the public and environment per the ADEQ requirements as outlined under the Safe Drinking Water Act.

## Parks, Recreation, Trails and Open Space

The Town's location within the foothills of the McDowell Mountain Regional Park and Scottsdale McDowell Sonoran Preserve provides a network of trails, natural drainage channels and washes that extend through the community. These washes, primarily owned by the Town, are typically undeveloped, although most also contain utilities and utility easements, as well as serving as surface drainage corridors. This network of undeveloped washes contributes to the quality of life for the residents of the community by providing significant natural open space between neighborhoods and valuable habitat for wildlife. They also provide potential opportunities for trails and recreational connections throughout the Town's open spaces.

The Town currently operates and maintains four developed park sites as identified below:

- **Fountain Park** is a 64-acre passive recreation area and anchor to the Town Center. Built in 1970, the park includes a 29-acre 100-million-gallon effluent lake, 35 acres of turf, a dam, an 18-hole championship disc golf course, children's playground, chilled drinking fountain, parking lots, a pump station, restrooms, the world-famous fountain, sculpture garden with over 150 art pieces, various picnic tables and benches. Subfacilities of Fountain Park include an amphitheater, Rotary Centennial Splash Park and Veterans Memorial.



- Desert Vista Park** is a 12-acre neighborhood park that includes amenities such as a skate park and a dog park. In November 2009, the Town dedicated nearly \$3.2 million in improvements to the Desert Vista Park, including lighted athletic fields, a restroom and concessions building, picnic and shade ramadas, age-appropriate children's playgrounds, walking paths, landscaping improvements, area lighting and new parking areas. The lighted athletic fields are primarily used by the Fountain Hills Soccer Club, who have consolidated the majority of games and practices to the improved facilities at this park.



- Four Peaks Park** is a 15-acre active recreation area adjacent to the East Valley Institute of Technology (EVIT - formerly Four Peaks elementary) school. The park includes a 100-foot pedestrian footbridge, 18 foot by 24 foot ramada with a barbeque, 2 lighted basketball courts, 2 lighted tennis courts, 2 multipurpose ball fields with lights and spectator seating, 50 parking spaces, 5 chilled drinking fountains, 750 square foot restroom/control building, children's playground and lighted 150 foot by 300 foot soccer field with spectator seating. The children's' playground is primarily used by the adjacent Boys and Girls Club facility.



- Golden Eagle Park** is a 25-acre active recreation area adjacent to the Fountain Hills High School. The park hosts numerous activities and leagues throughout the year, including Little League, adult softball, senior softball, high school athletics and drop-in sports such as basketball, volleyball and tennis. The park includes 3 ramadas with barbeques, 2 age appropriate children's playgrounds, 2 lighted basketball courts, 2 lighted sand volleyball courts, 4 lighted multipurpose ball fields, 4 lighted tennis courts, a horseshoe pit, restroom and concessions building and shaded picnic area adjacent to the sand volleyball courts. Golden Eagle Park was developed in 5 phases utilizing the Town funding and grants and was completed in December 1998. The 25-acre parcel was donated to the Town by MCO Properties shortly after incorporation and became the Town's first municipal park. The Town received nearly \$1.4 million in grants from Arizona State Parks Heritage Fund to develop the park. Golden Eagle Park was recognized by the Arizona Parks and Recreation Association with the Outstanding Facility Award for a community under 60,000 in 1999.



Other park facilities that serve the residents of the Town include:

- Four school sites - facilities are used for park and recreational activities
- Fountain Hills Community Garden
- Fountain Hills Desert Botanical Garden
- McDowell Mountain Regional Park - 21,099 acres (owned and operated by Maricopa County) with hiking, mountain biking and equestrian trails, competitive mountain bike tracks, camping sites, hunting, picnic ramadas and barbeques, playground and restroom facilities and a visitors center.
- Four golf courses in Town: 1 public (Desert Canyon), 2 semi-public (Sunridge Canyon and Eagle Mountain) and 1 private (Fire Rock).

Dedicated Open Space within the Town includes:

- A portion of McDowell Mountain Preserve - 822 acres
- Natural washes - 58 acres

Existing trails have also been developed in the Town:

- Dedicated public trails - 1.7 miles
  - Sonoran Trail
  - Promenade Trail
  - Andrews Trail
  - Old Jeep Trail
  - Sunrise Trail
  - Lake Overlook Trail
- Preserve trails - 3.9 miles
  - Long Loop Trail
  - Dixie Mine Trail
  - Ringtail Trail

The location of existing public parks is shown on [Exhibit 7](#), *Parks, Recreation, Trails and Open Space*.

**Adero Canyon Trailhead** was completed in 2018 and provides access to about 10 miles of trails within Fountain Hills with additional access to hundreds of miles in McDowell Mountain Park and the Scottsdale Sonoran Preserve. There is parking for more than 30 cars with a control building that includes restrooms and an adjacent ramada for resting or picnicking. Water and sewer lines have yet to reach the trailhead site but will be connected after road improvements in 2019.



Source: Adero Canyon Trailhead- David Reynolds

## Circulation, Access and Mobility

Major vehicular access to the community (from the west) is provided by Shea Boulevard. Shea Boulevard serves as the Town's primary connection to the greater Phoenix Metropolitan Area through Scottsdale and Phoenix. Shea Boulevard terminates at State Highway 87 (Beeline Hwy/SH 87), which connects the Town to the communities of the East Valley and Northern Arizona, including the City of Mesa, City of Chandler, Town of Gilbert, Town of Payson and unincorporated community of Pine.

To the east, Beeline SR 87 crosses the Verde River, Goldfield Ranch and the entrance to the Saguaro Lake/Salt River recreation areas. Extending further north, it is a major gateway to Roosevelt Lake and other Mogollon Rim recreation areas.

There are approximately 165 miles of paved roadways in the Town of Fountain Hills. [Exhibit 8](#) shows the Town's existing multimodal transportation and circulation system at the time of preparation of this technical report. Arterial roadways form the foundation of the roadway system, providing regional access and major transportation links. State Route 87 is a State Highway and Shea Boulevard is classified as a principal arterial. Palisades Boulevard, Fountain Hills Boulevard, McDowell Mountain Road, Saguaro Boulevard and portions of Golden Eagle Boulevard are classified as minor arterials. Roadways classified as collector streets provide the linkages between arterial roadways and the local streets. They effectively balance the need for vehicular mobility and parcel access.

### Major Roads

Although not within Town limits, Beeline Highway SR 87 connects Fountain Hills to major highways throughout the State and connects to Shea Boulevard, a major arterial that runs through Fountain Hills and connects to surrounding adjacent communities to the west. Fountain Hills Boulevard is a north-south arterial that runs through Fountain Hills and turns into McDowell Mountain Road. Palisades Boulevard and Saguaro Boulevard are also north-south arterials that connect to Shea Boulevard and run through the heart of Fountain Park and the Town Center providing connectivity throughout the Town.

### Public Transit

The Phoenix Transit System, under contract with the Regional Public Transportation Authority (RPTA), provides limited bus service to Fountain Hills. Daily bus service consists of two morning inbound express and two afternoon outbound express routes between downtown Phoenix and the local transit stop (northeast corner of El Lago Boulevard and La Montana Drive, via Saguaro Boulevard and Shea Boulevard adjacent to the Town Hall Complex). Local transit service does not currently exist within the community.

## Bicycle and Pedestrian Connectivity



There are a multitude of existing bike and pedestrian trails throughout Fountain Hills. The Town has developed a bicycle plan based, in part, on the design features and recommendations of the Maricopa Association of Governments (MAG) Bicycle Plan. The Town has both existing and proposed roadway bike lanes, which are delineated and painted adjacent lanes where parking is not permitted. Existing Bike Lanes are shown on **Exhibit 11**.



The major existing bike lanes include:

- Saguaro Boulevard: In its entirety
- Palisades Boulevard: In its entirety
- Fountain Hills Boulevard/McDowell Mountain Road: From Arroyo Vista Drive to McDowell Mountain Regional Park
- Golden Eagle Boulevard: From Palisades Boulevard to Edgewater Drive
- Sunridge Drive: From Palisades Boulevard to Golden Eagle Boulevard
- Desert Canyon Drive: From Sunridge Drive to Golden Eagle Boulevard
- Palomino Boulevard: From Palisades Boulevard to Fountain Hills Boulevard
- Kingstree Boulevard: From Fountain Hills Boulevard to Saguaro Boulevard All

Fountain Hills has developed a sidewalk circulation network that serves most of the community. In 2007, the Town adopted a Sidewalk Plan that identifies all existing and proposed sidewalks throughout the Town. The Preserve trail system consists of five trails, including the Promenade, North, Western Loop, Town Overlook, Adero Trail and Interpretive trails. This system stretches 3.88 miles. The second system of trails lies within the Bella Lago and Diamante del Lago subdivisions uphill from Fountain Park. These trails are not officially named and are 1.7 miles in length.



There is a trail access off the upper end of Golden Eagle Boulevard that utilizes an existing easement in the Eagles Nest MCO development that allows access to the McDowell Mountain Regional Park trail system. In addition to the trails mentioned, the Fountain Hills Interconnected Trail (FIT) system consists of multiple existing and future urban trails throughout the Town. The three existing urban trails include:

- Sunridge Trail: A 3.8-mile loop that begins at Golden Eagle Park along Desert Canyon Drive and Palisades Boulevard.
- Falcon Trail: A 1.7-mile loop that begins at Golden Eagle Park around Fountain Hills High School around to Bainbridge Avenue.
- Civic Center Trail: A 3.2-mile trail that begins at Fountain Park, along Avenue of the Fountains to Mountainside Drive and back along El Lago Boulevard.



Future FIT systems are listed below:

- Fountain Park Trail: 1.9 miles
- Lake Overlook Trail: 1.9 miles
- Four Peaks Trail: 4.3 miles
- Desert Vista Trail: 2 miles
- McDowell Mountain Trail: 2.5 miles
- North Heights Trail: 4 miles
- Sundown Trail: 3.5 miles

Existing and planned trails are displayed on [Exhibit 7, Parks, Recreation, Trails and Open Space](#).



### **Road Maintenance and Road Improvement**

The Town of Fountain Hills Streets division is responsible for the maintenance of traffic signals, regulatory signs, median landscape maintenance, storm debris clean up, street sweeping, street related emergency responses, vehicle maintenance, contract administration as well as minor asphalt, curb and sidewalk repairs. Arizona Department of Transportation (ADOT) manages and maintains SR 87.

## Public Facilities & Infrastructure

### Water

Water is supplied to the Town through the independent services of EPCOR. EPCOR was transferred ownership of the previous provider, Chaparral City Water Company (CCWC), for the Town of Fountain Hills water in 2011. This acquisition was announced in 2010 and was approved by the Arizona Corporation Commission (ACC) in decision #72259, dated April 7, 2011. EPCOR, operating as the Chaparral District (Chaparral) has a Certificate of Convenience and Necessity (CC&N) issued by the ACC to serve the 12,060 acres of land originally acquired by McCullough Properties to develop Fountain Hills. The 2010 corporate boundary of the Town of Fountain Hills is completely within the Chaparral certificated area, including the 1,276 acres of State Trust land annexed by the Town of Fountain Hills.

In 2004, Chaparral received a designation of an assured water supply from the Arizona Department of Water Resources (ADWR). EPCOR is a member of the Central Arizona Groundwater Replenishment District (CAGR). Chaparral obtains groundwater from two groundwater wells and surface water from the CAP. The Chaparral water system includes a surface water treatment facility, 8 reservoir sites (7 with booster pump stations, 1 inline booster pump station and 2 wells). The infrastructure provides water service to approximately 12,964 residential connections and 444 commercial connections in 19 pressure zones through approximately 220 miles of pipe ranging in diameter from 4 inches to 24 inches.

#### **Central Arizona Project (CAP) System**

The CAP is operated and maintained by the Central Arizona Water Conservation District (CAWCD) in accordance with the Contract between the United States and the District (No. 14-06-W-245) for Delivery of Water and Repayment of Costs for the CAP. The CAP water supply system was declared substantially complete on October 1, 1993 with the initial repayment by the District to the U.S. Government for construction costs of the CAP system beginning in January 1994 under the same Contract.

Upon completion of the construction of the portion of the CAP system to serve the Town of Fountain Hills on October 20, 1986, the U.S. Government transferred the full control, care, operation, maintenance and management of the Fountain Hills Water Delivery System (FHWDS) to the CCWC on October 24, 1986. The facilities constructed as part of the FHWDS include a pump station with 450HP vertical turbine pumps capable of pumping a total of 10,000 gallons per minute (GPM), 23,000 lineal-feet (4.4 miles) of 24-inch transmission main, a 3.5 million-gallon raw water reservoir and a water treatment plant. The pump station turnout is located at the Hayden-Rhodes Aqueduct Reach 12 just upstream of the Shea Boulevard Bridge in Scottsdale, Arizona. EPCOR's surface water allocation is 8,909-acre feet per year (AFA), or 7.95 million gallons per day (MGD).

## Water Treatment Plant

Water from the CAP is treated, monitored, and distributed throughout the Chaparral service area from the Shea Water Treatment Plant (SWTP) located near Palatial Drive and Shea Boulevard in Fountain Hills.

The SWTP was originally constructed in the late 1980's to provide potable water to the residents of Fountain Hills. The original plant used in-line filtration to treat Colorado River water delivered by the CAP. The treated surface water was supplemented by water provided by local wells. The treated water production capacity of the original plant was approximately 7 million gallons per day (MGD).

In the late 1990's, the SWTP underwent expansion to provide additional treated water production capacity. The plant expansion consisted of the construction of a second water treatment plant at the site, which is referred to as Water Treatment Plant No. 2 (WTP 2). The original plant was thereafter referred to as Water Treatment Plant No. 1 (WTP 1) and has since been decommissioned.

WTP 2 uses a version of the contact clarification-filtration process for treating the CAP water. The specific process implemented is the Tricon™ Adsorption Clarification and Filtration System (Tricon System) developed by the US Filter Company. This modular-type system consists of one adsorption clarifier and two granular media filters. The first module was completed and began operating in 1999, with a treated water capacity of 5-MGD.

The layout for WTP 2 provided space for the future construction of two more identical modules that would increase the capacity of WTP 2 to 15-MGD. The second expansion was completed in 2005. The current treated water production capacity of the SWTP is 15 MGD.

After achieving primary disinfection, the treated water flows into the Finished Water Pump Station ("FWPS") wetwell. Two sets of high service pumps boost the water from the FWPS wetwell into Pressure Zones 1 and 2 of the Water Distribution System. The FWPS consists of four pumps (HSP-01 through HSP-04). HSP-01 and HSP-02 are connected to a 24-inch main that serves Zone 1. HSP-03 and HSP-04 are connected to a 16-inch main that serves Zone 2. Water for Zone 1 is stored in Reservoir No. 1 and 2, and water for Zone 2 is stored in Reservoir No. 3, 5 and 7.

## Groundwater Wells

The Chaparral service area has two active groundwater wells, Well 10 and 11. Well 10 is located at 16402 E. Palisades Boulevard. The well was drilled to a depth of 735 feet and has a pumping capacity of 1,300 GPM, or 1.87 MGD. An arsenic treatment Plant, installed at the well site in 2013, has a treatment capacity of 650 GPM. Fifty percent of the well water is treated and blended with the remaining fifty percent of the pumped water. Well 10 provides water to Pressure Zone 1 directly and feeds Reservoir 1 through main line transmission.

Well 11 is located east of the Saguaro Boulevard/Kingtree Boulevard intersection. The well was originally drilled in 1972 at a depth of 750 feet. Upgrades to the well, new pump and motor, were completed in 2016. The well currently has a pumping capacity of 2,400 GPM and pumps directly to Reservoir 2 where it blends with treated surface water from the SWTP.

### **Storage Reservoirs**

The Chaparral service area includes a total of 8 reservoir sites, 7 of which have booster pump stations, and 1 inline booster pump station. Chaparral has a total storage capacity of 8 million gallons (“MG”) of treated water.

Reservoir No. 1, located on 15409 N. Blackbird Drive, has a storage capacity of 0.50 MG and receives treated water from the SWTP Zone 1 High Service Pumps and from Well 10. The reservoir can also feed treated water back to Zone 1 via gravity. The reservoir booster pump station has 3 booster pumps that pump to Zone 2.

Reservoir No. 2, located at 11210 N. Fountain Hills Boulevard, has a storage capacity of 1.50 MG and receives treated water from the SWTP Zone 1 High Service Pumps and from Well No. 11. The reservoir can also feed treated water back to Zone 1 via gravity. The reservoir booster pump station has 3 booster pumps that pump to Zone 2.

Reservoir No. 3, 5 and 7 has storage capacities of 1.30 MG, 1.25 MG and 1.20 MG, respectively. The reservoirs receive treated water from the SWTP Zone 2 High Service Pumps and Reservoir No. 1 and 2 booster pumps. All three reservoirs are able to feed treated water back to Zone 2 via gravity. The reservoir booster pump stations pump water to Zone 3 and Reservoir No. 4 and 6. Reservoir No. 5 and 7 have jockey booster pumps that pump to Zone 4. Reservoir No. 3 is located at 15291 E. Lotus Lane, Reservoir No. 5 is located at 14830 E. Mayan Drive, and Reservoir No.7 is located at 1128 N. Palisades Boulevard.

Reservoir No. 4, located at 14420 E. Morning Dove Drive, has a storage capacity of 0.50 MG and receives treated water from Zone 3 via Reservoir No. 3, 5 and 7 booster pumps. The reservoir also has the ability to feed treated water back to Zone 3 via gravity. The reservoir booster pump station has 2 booster pumps that pump to Zone 5 and a portion of Zone 4 located in Eagles Nest.

Reservoir No. 6, located on Eagle Ridge Drive, has a storage capacity of 1.25 MG and receives treated water from Zone 3 via Reservoir No. 3, 5 and 7 booster pumps. The reservoir also has the ability to feed treated water back to Zone 3 via gravity. The reservoir has 2 booster pump stations, one pumps treated water to Zone 4, and the other to Zone 5, 6 and 7 located in Adero Canyon.

Reservoir No. 8, located at 13610 E. Coyote Way, has a storage capacity of 0.50 MG and receives treated water from Reservoir No. 4. It delivers treated water via gravity to Zone 5 and a portion of Zone 4 in Eagles Nest.

Copperwynd Booster Pump Station, located at 12701 N. Eagle Ridge Drive, pumps treated water from Zone 3 to a portion of Zone 4. The booster station was meant to be temporary; the original intent was to decommission the site with the development of Adero Canyon. A final decision regarding the booster pump stations fate will be made once the Adero Canyon development has been completed.

### **Pressure Zones**

The Chaparral service area contains 19 pressure zones ranging in hydraulic grade lines (“HGLs”) from 1,811’ to 2,780’. The pressure zone boundaries are based on elevations within the service area that maintain adequate pressure ranges throughout each zonal service area.

### **Water Demand**

EPCOR serves treated water to approximately 13,408 customers in the Town of Fountain Hills and a small portion of the City of Scottsdale, including 12,964 residential customers and 444 commercial customers. Customer water usage is projected using historical data and incorporating any known changes, such as reduced use through conservation or changes in customer types such as multi-family versus single-family residential, or new open spaces or golf courses.

From March 2017 through February 2018, daily water demand for the Chaparral service area ranged from 3.1 million gallons per day (“MGPD”) to 6.2 MGD. The average daily water demand for the same period was 4.73 MGD, which equates to an average daily demand for each residential and commercial customer of approximately 294 gpd and 2,085 gpd, respectively.

In 2019, EPCOR began a significant infrastructure construction project replacing nearly 6,000 feet of 12-inch water main that runs below Sunridge Drive between Palisades Boulevard and Desert Canyon Drive within the Sunridge Canyon development. The water line along Sunridge Drive has been a problem with several ruptures over the past few years. EPCOR will use a 12-inch iron pipe for the replacement. The iron will be more durable in the rocky ground than the existing plastic pipe. The project will be done in four phases beginning with 1,500 feet south from Desert Canyon Drive to Sunset Drive. Phase II will be a section from the Palisades intersection 400 feet. Phase III will cover 700 feet from Clubhouse Drive to Manzanita Lane. Phase IV will be the remaining 1,700 feet between Sunset Drive and Manzanita Lane.

## Sanitary Sewer

The Fountain Hills Sanitary District (the District) is a governmental entity (special district) that is not affiliated with the Town of Fountain Hills municipal government. The District's sole purpose is to collect, treat and dispose of wastewater and its byproducts produced within the Town of Fountain Hills and a very small portion of the City of Scottsdale. The District provides sewer service to over 13,000 residential connections and 300 commercial connections. The District operates a 2.9 million gallon per day (MGD) wastewater treatment facility, 18 raw wastewater pump stations, and over 200 miles of sewer lines. In addition, the District owns and operates a sophisticated membrane filtration system at its advanced water treatment facility, which exceeds the State's minimum requirements for treatment standards, to improve the quality of recycled water product and to protect the groundwater aquifer.

The District provides Class A+ recycled water to three golf courses (SunRidge Canyon, Eagle Mountain and FireRock Country Club) and three Town parks (Fountain Park, including Fountain Lake, Desert Vista Park, and Golden Eagle Park) for turf irrigation purposes. The District continues to provide recycled water to fill the Town's signature feature, Fountain Lake. This beneficial secondary use of recycled wastewater removes large irrigation demands from drinking water sources and helps to protect the limited water resources of the desert. Using recycled water for irrigation needs is consistent with both the Town and District's commitment to environmental stewardship.

### Capital Improvements (CIP)

A goal of the Town's 2017 Strategic Plan is to invest in and maintain the community's infrastructure. The task for this goal is to implement an investment plan to bring streets, buildings infrastructure and parks up to established standards.

### Summary of Future Wastewater Collection System Needs

The 1,276-acre State Land property annexed by the Town in 2006 is not developed, however it is anticipated the property will include both residential and commercial uses in the future. The Fountain Hills Sanitary District wastewater treatment plant is currently at capacity and will be required to expand or construct a new plant to accommodate the expected increase in demand as a result of new development.

### Aging Infrastructure

Much of the Town's infrastructure was built in 1970 therefore, the Town prioritizes regular maintenance of the aging infrastructure to ensure it is of adequate quality.

### Wastewater Treatment Plant

The area served is approximately 12,000 acres. The District was formed on July 21, 1969 in accordance with Arizona Revised Statutes Title 36. The Town's WWTP is located entirely within the Town's corporate limits in one location. The Wastewater Treatment Plant (WWTP) is east of Saguaro Boulevard; positioned

between the Ashbrook and Balboa Washes.



Fountain Hills Sanitary District

### History of the Wastewater Treatment Plant

The day to day operation of the District is conducted by the District Manager. In 1987, the operation was divided into three sections: Plant Operations, Collection System Operations and Administration. Each section is managed by a Section Manager under the general direction of the District Manager.

The first phase of the WWTP was completed in 1974 with an initial capacity of 0.3 million gallons per day (MGD).

The effluent or recycled water produced by the District's WWTP was and continues to be used to fill Fountain Lake. However, by the early 1980's, recycled water production exceeded its use in the lake. Consequently, from fall through spring, vacant land on the south and west sides of the community were over-seeded with desert grasses and the areas were irrigated with the excess recycled water. As the population increased, additional recycled water was produced, and additional acreage had to be over-seeded and irrigated with the excess effluent.

By the mid-1990's, land used for temporary turf irrigation was being removed from service and developed as housing subdivisions. After examining the options, it was decided to construct multiple aquifer storage and recovery (ASR) wells, which allowed the District to seasonally store water in the ground during the winter for use by the golf courses and parks in the summer when the recycled water demand exceeded

the supply from the WWTP. In order to safely store water below ground and not impact the local groundwater aquifer, the District first constructed the Advanced Water Treatment Facility (AWTF) to provide further treatment of the water before recharge and storage. These facilities began operation in February of 2001. The AWTF was improved or expanded in 2005, 2009, 2012 and 2014.

## Utilities

### Electricity

Electricity is provided by Salt River Project (SRP) with primarily underground local service distribution. A 69 kV above ground power line is located along a portion of the southern boundary of the Town and northward along the eastern Town boundary to the Glenbrook substation at the intersection of Glenbrook Boulevard and Ivory Drive. Other 69 kV service is provided to the Wheeler substation, located west of Palisades Boulevard and the Fountain substation located east of Saguaro Boulevard. SRP also has a maintenance facility south of Shea Boulevard within FireRock Centre. A fourth substation, McMullin, is located at the southern boundary of town and connects with the Fountain substation. Fountain Hills Number 5 is a potential future site owned by SRP but does not have any current plans for a substation.

### Natural Gas

Southwest Gas provides natural gas service to Bella Lago, Diamonte Del Lago, Copperwynd, Eagle Mountain, FireRock Country Club, SunRidge Canyon developments, and to limited portions of the central, west and downtown areas of Fountain Hills. Liquid propane is available from local suppliers to serve individual property owners.

### Telephone, Cable and Internet Providers

All lines by all providers are underground. Century Link provides telephone line installation and service, limited in-state long distance service, cable TV service and Internet access to the Town. In 2001 Century Link expanded capacity at their switching facilities at the substation site located on the northeast corner of Palisades and Fountain Hills Boulevard. Cox Communications also offers digital telephone, digital cable, and high-speed internet. Several carriers provide cellular service with existing wireless communication facilities within the community. The Town continues to review proposals for service area expansion by cellular providers. Currently, Verizon, AT&T, T-Mobile and Sprint have tower locations within the Town.

## Other Public Facilities and Services

Community facilities and services include the full complement of public, quasi-public and private services that support a vibrant community. These areas include municipal, community and civic center, public safety, health care, educational, and utility services.



### **Fountain Hills Town Hall:**

The current Town Hall was built and occupied in 2005. Town Hall includes the Town Government as well as the Sheriff's Office and Town Court. Town Hall is located in the Fountain Hills Municipal Complex, which consists of the Town Hall, Library and Community Center. The Community Center provides space for valley-wide corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as providing many additional meeting rooms and facilities available to the community.

## **Fountain Hills Law Enforcement**

Presently the Town of Fountain Hills contracts with the Maricopa County Sheriffs' Office (MCSO) to provide 24-hour law enforcement protection, seven days per week. The MCSO has established Fountain Hills as a separate administrative district that includes patrol squads, school resource officer, community services, a detective squad and a commanding officer. The Sheriff's Department is located on the first floor of Town Hall.

## **Municipal Court**

The Fountain Hills Municipal Court is the judicial branch of the Fountain Hills government. The Court has jurisdiction over civil traffic, criminal traffic, criminal misdemeanor offenses and violations of the Town Code and ordinances. The Court has juvenile authority over specified juvenile offenses. In addition, the Municipal Court Judge has the authority to issue arrest/search warrants, orders of protection and injunctions against harassment. A "Teen Court" diversion program also convenes each month throughout the school year. As part of the Arizona State Court System, the Fountain Hills Municipal Court is subject to the authority and administrative supervision of the Arizona Supreme Court. The Fountain Hills Municipal Court has legal obligations and reporting responsibilities to the State, as well as to the Town of Fountain Hills.

## **Fire Protection**

The Town of Fountain Hills contracts with Rural/Metro Corporation to provide fire and emergency medical services (EMS) to the community, including public education, public information and code development and enforcement. Fountain Hills Station No.1 is located on Palisades Boulevard across from the intersection of Avenue of the Fountains. A new fire station completed in early 2019 is located on Fountain Hills Boulevard just north of Shea Boulevard, across from Muskrat Lane has replaced Fire Station No. 2 on Shea Boulevard and Saguaro. This new station allows for better balance of call load for Fire Station No. 1 and will accommodate space the ambulance crew.

Fountain Hills also has multiple mutual aid agreements with surrounding jurisdictions: The City of Scottsdale, Salt River Pima-Maricopa Indian Community, Fort McDowell Yavapai Nation and the Rio Verde Fire District. The City of Scottsdale operates a fire station at 132<sup>nd</sup> Street north of Shea, which houses an engine company. The Salt River Pima-Maricopa Indian Community Fire Department operates four fire stations in the Salt River Pima-Maricopa Indian Community. The department is a full-service public safety organization providing fire prevention, emergency medical response, fire suppression, rescue, code enforcement, public education, and community partnerships. The Fort McDowell Fire Department operates one fire station located on Fort McDowell Road, north of the Beeline Highway, adjacent to the Fort McDowell Casino. The department has an engine company and an ambulance. The Rio Verde Fire District provides emergency medical service and fire response for the unincorporated communities of Rio Verde and Tonto Verde located approximately six miles north of the Town and has plans for a second station. The District's equipment includes an engine company and a brush truck.

**Fountain Hills Public Library:**

The Fountain Hills Public Library opened in 2001 and is maintained and operated by Maricopa County. The library building is located in the Fountain Hills Community Center complex, and includes the library, a large activity/meeting room, a library book store and the River of Time Museum. The Library is state-of-the-art with over 40 public computers with flat screens, smart cards for printing and scheduling computer time and the latest in display shelving and marketing tools.

**Community and Civic Center:**

The Fountain Hills Community and Civic Center, located on La Montana Drive between Avenue of the Fountains and El Lago Boulevard, opened on September 29, 2001. The Community Center facility includes 31,000 square feet of ballroom and meeting room space for local and valley-wide corporate meetings, local civic programming, art and educational classes as well as black tie events and wedding receptions. Adjacent to and south of the Community Center is a branch of the Maricopa County Library which boasts 500-600 visitors daily and the River of Time Museum, dedicated to local and Native American history. The Museum leads visitors through creative, informative exhibits that recount the captivating past of the Lower Verde River Valley and depict the importance of water in the Sonoran Desert. Adjacent to and north of the Community Center is the Town Hall building.

## Solid Waste Collection

Solid waste collection in Fountain Hills is currently provided by Republic Services through a contract with the Town. Solid waste collection occurs twice a week: once for garbage and once for recycling. However, residents can choose to have their garbage picked up both days instead. “Green Waste” is also part of some collection services with items such as leaves, tree branches, grass and plant clippings. These materials are collected and made into compost. Hazardous waste and electronic collection events have been contracted with Republic Services for collection within the Town.

## Health Care

A walk-in emergency clinic is located in the Basha's Shopping Center on the southwest corner of Palisades Boulevard and La Montana Drive. Additionally, a medical complex that includes a variety of health care services is located on Palisades Boulevard at Verde River Drive. Physicians, dentists, orthodontists, chiropractors, optometrists and other specialists maintain private practices in a variety of locations in Fountain Hills.

The Mayo Clinic is located one mile west of Fountain Hills, north of Shea Boulevard. The medical campus includes a five-story Mayo Clinic, the Samuel C. Johnson Medical Research Building, Mayo Clinic Hospital, and the new Collaborative Research Building. HonorHealth Scottsdale Shea Medical Center is located at Shea Boulevard and 92<sup>nd</sup> Street, approximately 10 miles west of Fountain Hills. Scottsdale HonorHealth Shea is consistently ranked among the top hospitals in the nation for patient satisfaction. The Fort McDowell Medical Clinic is a small outpatient facility located in the Fort McDowell Community east of Fountain Hills and the Clinic is open three days per week.



## Educational Facilities

Fountain Hills Unified School District #98 is comprised of four schools: EVIT Fountain Hills, McDowell Mountain Elementary School, Fountain Hills Middle School and Fountain Hills High School. The total enrollment for students in preschool to 8<sup>th</sup> grade in 2018 was 864 students. Fountain Hills High School, grades nine through twelve, had an enrollment of 516 students for the 2018 school year. The district boundary encompasses all lands within the Town limits and also accepts students from the adjacent Fort McDowell Yavapai Nation and a portion of Goldfield Ranch. A total of 238 students from the Fort McDowell Yavapai Nation are enrolled in Fountain Hills Unified School District: 187 elementary students and middle school students and 51 high school students from the Nation are included in the student totals. Additionally, the Fountain Hills Unified School District leases to EVIT, which is a public education system of career training options for high school students. Currently in its second year, the Fountain Hills EVIT campus provides classes in IT, cyber security and health care, with hopes of offering classes such as cosmetology, fashion design, welding, aviation, automotive, culinary arts in the future.

Fountain Hills Charter School is a kindergarten through 8<sup>th</sup> grade Montessori school that provides a broad range of curriculum including art and music and has been a part of the Fountain Hills community for over 22 years. The total enrollment for students in kindergarten to 8<sup>th</sup> grade in 2018 was 60 students. A majority of the students are residents of Fountain Hills. There are no other charter or private schools within the Town limits. However, Basis Scottsdale is located within 2 miles of the incorporated Town limits. Basis Scottsdale was ranked number 1 best public high school in the nation by US News in 2018. A total of 1,110 students from 4<sup>th</sup> grade to 12<sup>th</sup> grade attend Basis Scottsdale.

Home and online schooling is an option for parents and students in the Town as well.



Fountain Hills High School



## Socioeconomic Background

The Town of Fountain Hills has grown at a steady rate since 1972 when the first residents began moving in. The Town's popularity is reflected by its outstanding growth rate, which has historically outpaced that of the rest of Maricopa County as well as neighboring communities.

### Economic Development

#### Economic Indicators and Economic Activity

As outlined in Table 1, the civilian labor force showed a steady increase from 2000 through 2017. However, during the Great Recession, the number of unemployed persons and the unemployment rate increased by 400%. The number of unemployed people has now decreased by 44% and the unemployment rate of 3.8% means the City is essentially at full employment.

TABLE 1: LABOR FORCE			
	2000	2010	2017
Civilian Labor Force	10,936	11,364	12,597
Unemployed	172	866	483
Unemployment Rate	1.6	7.6	3.8

Source: Arizona Employment Statistics, Arizona Office of Economic Opportunity, 2017

Table 2 shows the educational attainment of the Fountain Hills population over the age of 25 years. Almost half the population has a bachelor's degree or higher compared to 31.8% for Maricopa County. This high level of educational attainment is indicative of a highly skilled labor force.

TABLE 2: EDUCATIONAL ATTAINMENT				
	Fountain Hills		Maricopa County	
	Count	Share	Count	Share
Less Than High School	348	2.9%	283,328	13.2%
High School or Equivalent, No College	1,801	15.2%	466,396	21.8%
Some College or Associate Degree	3,817	32.2%	712,425	33.2%
Bachelor's Degree or Advance Degree	5,900	49.7%	681,820	31.8%

Source: US Census Bureau, American Community Survey, 2016

Table 3 shows the historic property tax rates for Fountain Hills expressed in dollars per \$100 of assessed value. Property tax rates declined dramatically between 2000 and 2010 because of the rise in real estate values between 2004 through 2008. Since the end of the Great Recession, property tax rates have risen by approximately 24%.

<b>TABLE 3: PROPERTY TAX</b>			
	<b>2000</b>	<b>2010</b>	<b>2018</b>
School District	\$6.2903	\$3.0223	\$2.8492
City & Fire District	\$1.3570	\$0.1705	\$0.4364
Sanitary District	\$2.8027	\$0.6104	\$0.9815
State & County-Wide Districts	\$3.4581	\$2.8323	\$3.9693
Totals for Fountain Hills	\$13.9081	\$6.6355	\$8.2364

*Source: Maricopa County Treasurer*

The Town's sales tax rate more than doubled between 2000 and 2010 and currently remains at 2.6%. Sales tax revenue funds over 50% of General Fund revenues for the Town.

<b>TABLE 4: SALES TAX</b>			
	<b>2000</b>	<b>2010</b>	<b>2018</b>
Fountain Hills	1.2%	2.6%	2.6%
Maricopa County	0.7%	0.7%	0.7%
State of Arizona	5.0%	6.6%	5.6%
Total	6.9%	9.9%	8.9%

*Source: Arizona Department of Revenue and Arizona Tax Research Foundation, 2018*



Table 5 shows Fountain Hill’s employed population over 16 years of age by industry. Almost 66% of these residents commute out of Fountain Hills for employment. The industry sector ranked as the top employer is education, health care and social assistance, followed by professional, scientific and administrative services, finance, insurance and real estate and retail trade with the highest employer in Fountain Hills being the Fountain Hills Unified School District. The data reflects Fountain Hills’ residents’ high level of education in a variety of professional enterprises.

<b>TABLE 5: INDUSTRY (RANKED BY EMPLOYMENT)</b>		
<b>Industry</b>	<b>Count</b>	<b>Share</b>
Education, Health Care & Social Assistance	2,305	21.5%
Professional, Scientific, & Administrative Services	1,584	14.8%
Finance, Insurance, & Real Estate	1,353	12.6%
Arts, Entertainment, Food & Recreation Services	1,184	11.1%
Retail Trade	999	9.3%
Manufacturing	640	6.0%
Transportation, Warehousing, & Utilities	601	5.6%
Other Services, Except Public Administration	575	5.4%
Construction	562	5.3%
Wholesale Trade	390	3.6%
Public Administration	348	3.3%
Information	157	1.5%
Agriculture, Forestry, Fishing, Hunting, Mining	0	0%

*Source: US Census Bureau, American Community Survey, 2017*

Currently the EVIT Fountain Hills campus is using 10,000 of the 68,000 square feet of their current facility leased from the Fountain Hills School District. Instead of letting the space go to waste, EVIT rents it out to businesses and organizations that are looking for minimal overhead. There are a handful of businesses occupying spaces on the campus currently, such as a watchmaking business and a medical machines inventor. This accelerated business model allows economic development in Fountain Hills and allows developing companies and the EVIT students to have mutually beneficial relationships with one another.

Table 6 outlines the types of businesses operating within Fountain Hills. As a primarily residential community, the majority of the Town's businesses involve serving its residents. Approximately 46% of the businesses are concentrated in consumer services, retail, and health care and 47% of the employees are employed in those three sectors.

<b>TABLE 6: EMPLOYMENT CLUSTER</b>		
<b>Clusters</b>	<b># of Businesses</b>	<b># of Employees</b>
Consumer Services	72	880
Retail	35	770
Health Care	32	510
Hospitality, Tourism & Recreation	15	390
Government, Social & Advocacy Services	22	340
Finance, Insurance & Real Estate	23	320
Business Services	27	310
Construction	28	310
Transportation & Distribution	17	310
Education	10	270
Media, Publishing & Entertainment	6	70
Resource Dependent Activities	3	40
Telecommunications	3	30
High Tech Manufacturing & Development	3	20
Consumer Goods Manufacturing	2	10
Non-Metallic Manufacturing	1	10
Metal Inputs & Transportation-Related Manufacturing	0	0

*Source: Maricopa Association of Governments, 2018*

### **Fountain Hills Chamber of Commerce**

The Fountain Hills Chamber of Commerce was organized as a non-profit corporation in 1974 with approximately 15 members. Today, the Chamber exceeds 300 members. Since their beginning, the Chamber has served the community as the collective voice of commerce as it maintains and improves the economic environment while providing leadership for improving the quality of life in Fountain Hills.

# Demographics & Household Characteristics

## Demographics

This section addresses population growth and trends for Fountain Hills from 2000 to 2017 based on available data. Population projections from 2020 to 2050 are also presented along with data on household characteristics from the US Census Bureau and other sources.

### Population Trends

According to the US Census, Fountain Hills reached a population of just over 24,000 persons in 2017. Since 2000, the Town has grown by 19%, about half of the growth rate of Maricopa County and the State of Arizona. Meanwhile, Arizona just passed the seven-million-person mark in population making it the 14<sup>th</sup> largest state in the country recently surpassing Massachusetts in size.

<b>TABLE 7: POPULATION</b>			
<b>Jurisdiction</b>	<b>2000</b>	<b>2010</b>	<b>2017</b>
Fountain Hills	20,235	22,506	24,047
Maricopa County	3,072,149	3,751,410	4,155,501
State of Arizona	5,130,632	6,246,816	6,809,946

*Source: US Census Bureau, 2000 and 2010 Census, 2010 and 2017 ACS.*

### Population Projections

Fountain Hills is forecasted to grow slowly from its current population of 24,000 persons to 32,600 persons by 2050. By comparison, Maricopa County's population is expected to increase to nearly 6.7 million persons by 2050, an increase of 2.4 million persons from 2017.

<b>TABLE 8: POPULATION PROJECTIONS</b>		
<b>Year</b>	<b>Maricopa County</b>	<b>Fountain Hills</b>
<b>2020</b>	4,480,899	26,000
<b>2025</b>	4,885,981	27,700
<b>2030</b>	5,280,059	28,300
<b>2035</b>	5,665,917	29,000
<b>2040</b>	6,030,950	30,400
<b>2045</b>	6,371,650	31,600
<b>2050</b>	6,698,376	32,600

Sources: Maricopa Association of Governments State and County and sub-county projections Medium Series Projections

## Population Distribution

Table 9 shows Fountain Hills population counts and percentages by race and ethnicity for the 2000 and 2010 Census and 2017 Census estimate. In 2000, of the total 20,235 people living in Fountain Hills, 19,478, or 96.2% reported being White alone and a total of 757 persons were distributed among other race categories, or 3.8%. The numbers from the 2010 Census were similar with 96.7% of the population reported as White alone and 3.3% distributed among other race categories. All of the increase in population in Fountain Hills between 2000 and 2010 were in the White alone category. This trend continued for the 2017 population estimates.

<b>TABLE 9: POPULATION BY RACE AND ETHNICITY</b>						
<b>Race</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
American Indian and Alaska native alone	99	0.49%	186	0.82%	67	0.28%
Asian alone	180	0.89%	301	1.33%	573	2.38%
Black or African American alone	119	0.59%	41	0.18%	116	0.48%
Native Hawaiian and Other Pacific native alone	12	0.06%	0	0.00%	11	0.05%
Some other race alone	133	0.66%	101	0.44%	56	0.23%
Two or more races	214	1.06%	111	0.49%	224	0.93%
White alone	19,478	96.26%	21,766	96.7%	23,000	95.65%
<b>Total Population</b>	<b>20,235</b>	<b>100%</b>	<b>22,506</b>	<b>100%</b>	<b>24,047</b>	<b>100%</b>
<b>Population by Hispanic or Latino Origin</b>						
Persons not of Hispanic or Latino Origin	19,617	96.9%	21,583	95.8%	22,947	95.4%
Persons of Hispanic or Latino Origin	618	3.05%	923	4.10%	1,100	4.57%

Source: US Census Bureau, 2000 Census, 2010 and 2017 ACS.

Table 10 shows Fountain Hills population by gender based on historical Census counts. Males outnumber females in the 2017 estimates.

<b>TABLE 10: POPULATION BY GENDER</b>						
<b>Gender</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
Female	10,464	51.7%	11,704	52.0%	11,095	46.1%
Male	9,771	48.3%	10,802	48.0%	12,952	53.9%
<b>Total Population</b>	<b>20,235</b>	<b>100%</b>	<b>22,506</b>	<b>100%</b>	<b>24,047</b>	<b>100%</b>

Source: US Census Bureau, 2000 Census; American Community Survey Fountain Hills, Arizona, Population by Gender.

Table 11 shows the 2017 American Community Survey 5-Year Estimates for the Fountain Hills population by age. The median age in 2017 was 57.5 years, much older than the Maricopa County median age of 36.6 years. The total population 65 years and older represents 34.7% of the Town's population.

<b>TABLE 11: POPULATION BY AGE</b>		
<b>Age Category</b>	<b>2017</b>	<b>%</b>
Under 5 years	539	2.2%
5 to 9 years	786	3.3%
10 to 14 years	1,004	4.2%
15 to 19 years	1,155	4.8%
20 to 24 years	361	1.5%
25 to 29 years	567	2.4%
30 to 34 years	458	1.9%
35 to 39 years	1,007	4.2%
40 to 44 years	1,563	6.5%
45 to 49 years	1,418	5.9%
50 to 54 years	2,085	8.7%
55 to 59 years	2,267	9.4%
60 to 64 years	2,501	10.4%
65 to 69 years	2,986	12.4%
70 to 74 years	2,259	9.4%
75 to 79 years	1,403	5.8%
80 to 84 years	1,004	4.2%
85 years and over	684	2.8%
<b>Total Population</b>	<b>24,047</b>	<b>100</b>

Source: US Census Bureau, American Community Survey 2017 Estimates



## Household Characteristics

### Households by Type

As shown on Table 12, of the total 11,677 households counted in the 2017 ACS estimate, 6,555 households, or 56.1%, were married-couple family households and 2,939, or 29 percent were nonfamily households. Compared to the 2010 Census, this represents a decline of 7.8% in married-couples. As a result, nonfamily households now account for 36.6% of all households versus 29.0% in 2010. The ACS estimates that 600 of family households are headed by a female without a husband present.

In 2017, 44.3% of family households in Fountain Hills have a head-of-household who is 65 years or older. For nonfamily households, 48% are headed by a person over the age of 65.

<b>TABLE 12: HOUSEHOLDS BY TYPE</b>				
<b>Type</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
Married-Couple Family Households [1]	6,472	63.9%	6,555	56.1%
Male Householder, No Wife Present	188	1.85%	247	2.1%
Female Householder, No Husband Present	521	5.14%	600	5.1%
Nonfamily Households [2]	2,939	29.0%	4,275	36.6%
<b>Total Households</b>	<b>10,120</b>	<b>100%</b>	<b>11,677</b>	<b>100%</b>

Source: US Census Bureau, American Community Survey, 2010 Counts and 2017 Estimates.

**Notes:**

[1] A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the Family Household's category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[2] "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

As shown on Table 13, in 2010 a total of 9,053 households, or 87.5%, are 1- to 3-person households. Respectively, the average household size in Fountain Hills for that year was 2.22 persons and the average family size was 2.56. Average household size is important since it is used to determine housing needs. The 2017 American Community Survey shows an increase in 1-to 3-person households to a 91.6% share.

<b>TABLE 13: HOUSEHOLD SIZE</b>				
<b>Persons Per Household</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
1-person household	2,380	23.5%	3,814	32.7%
2-person household	5,407	53.4%	5,572	47.7%
3-person household	1,021	10.1%	1,310	11.2%
4-person household	927	9.2%	636	5.4%
5-person household	248	2.5%	285	2.4%
6-person household	80	0.8%	47	0.4%
7-person household	57	0.6%	13	0.1%
<b>Total Households</b>	<b>10,120</b>	<b>100%</b>	<b>11,677</b>	<b>100%</b>

Source: US Census Bureau, American Community Survey, 2010 Counts and 2017 Estimates..

Table 14 outlines the number of family households with children in Fountain Hills. Out of the total of 11,677 households in 2017, 7,402 are considered families. Of that total, 88.6% are considered married-couple families or 6,555. The remaining 847 families are headed by either a male or female head-of-household without a spouse present. The number of family households in Fountain Hills has increased slightly since 2010 although there are fewer younger children in the families.

<b>TABLE 14: FAMILY HOUSEHOLDS WITH CHILDREN</b>				
<b>Family Type</b>	<b>2010</b>	<b>Percent</b>	<b>2017</b>	<b>Percent</b>
Total Family Households [3]	7,121		7,402	
Married-Couple Families	6,137	86.2%	6,555	88.6%
Family Households with Children	1,768	24.8%	1,779	24.0%
Under 6 years only	304	4.3%	265	3.6%
Under 6 and 6 to 17 years	250	3.5%	181	2.4%
6 to 17 years only	1,214	17.0%	1,333	18.0%

Source: US Census Bureau, 2010 Census, Summary File 1; American Community Survey

**Notes:**

[3] "Family Households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the Family Household's category if there is at least one additional person related to the householder by birth or adoption. Responses of "same-sex spouse" were edited during processing to "unmarried partner." Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.

Household and family incomes in Fountain Hills are substantially higher than across Maricopa County (Table 15). Median household and family incomes are at least 30% higher in the Town; the differential between average incomes is even higher at 40%. Typically, the median income is more reflective of incomes in a geographic area. Average incomes can be skewed by very high-income households.

<b>TABLE 15: HOUSEHOLD AND FAMILY INCOMES</b>				
	<b>Maricopa County</b>		<b>Fountain Hills</b>	
	Household	Family	Household	Family
Income				
Median Income	\$58,580	\$69,647	\$76,729	\$94,123
Average Income	\$80,793	\$92,705	\$111,710	\$132,070

Source: American Community Survey 5-Year Estimates 2013-2017

# Housing Characteristics

## Housing by Type and Tenure

### Housing Occupancy

The total number of units increased from 13,167 in 2010 to the 2017 estimate of 14,715. In 2010, 10,339 or 78.5% were occupied and 2,828 (21.5%) were vacant. The number of occupied units increased to 11,677 (79.4% of total) in 2017 and vacant units increased to 3,038. The seasonal housing stock represents 15.9% of total housing units, reflecting the older population of the Town. A housing study to determine the quality of housing stock has not been conducted by the Town.

<b>TABLE 16: OCCUPANCY AND VACANCY STATUS</b>				
<b>Status</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
Occupied housing units	10,339	78.5%	11,677	79.4%
Vacant housing units	2,828	21.5%	3,038	20.6%
For rent	405	3.1%	228	1.5%
Rented, not occupied	31	0.2%	93	0.6%
For sale only	426	3.2%	14	0.1%
Sold, not occupied	69	0.5%	180	1.2%
For seasonal, recreational, or occasional use	1,740	13.2%	2,343	15.9%
All other vacant	157	1.2%	180	1.2%
<b>Total Housing Units</b>	<b>13,167</b>	<b>100%</b>	<b>14,715</b>	<b>100%</b>

Source: US Census Bureau, 2010 Census. American Community Survey

### Housing Tenure

As outlined in Table 16, of the total 11,677 housing units in 2017, 9,220 units or 79.0% are owner-occupied. This represents a decrease from 83.6% of occupied units in 2010. Since 2010, renter-occupied units have increased by nearly 800 units.

<b>TABLE 17: HOUSING TENURE</b>				
<b>Housing Tenure</b>	<b>2010</b>	<b>%</b>	<b>2017</b>	<b>%</b>
Owner-occupied housing units	8,459	83.6%	9,220	79.0%
Renter-occupied housing units	1,661	16.4%	2,457	21.0%
<b>Total Occupied Housing Units</b>	<b>10,120</b>	<b>100.0%</b>	<b>11,677</b>	<b>100.0%</b>

Source: US Census Bureau, 2010 Census. American Community Survey

## Housing Units in Structure

The mix of housing types in Fountain Hills differs to some extent to that found across Maricopa County. The major differences are: (1) a higher percentage of single family attached units or townhomes and (2) fewer traditional apartment units. Fountain Hills also has a much lower percentage of single-family homes that are rented. The effects of the Great Recession resulted in a large number of foreclosures of single-family homes that ultimately were purchased by large and small investment groups. These homes were then converted to rental units, many of which were occupied by persons and families who were displaced due to foreclosures. Today in Maricopa County, 22% of all single-family homes are rented, a level that is two times higher than found before the recession. In Fountain Hills, only 9% of all single-family homes are rented, likely due to the price of housing in the Town which is not conducive to renting. According to the ACS, the median value of owner-occupied housing in Fountain Hills (single-family, townhome and condo units) is \$387,800 compared to the County median of \$225,000.

**TABLE 18: OCCUPIED UNITS IN STRUCTURE**

Unit Type	Maricopa County		Fountain Hills	
	Units	Percent	Units	Percent
Single Family Detached	997,480	67.0%	8,056	69.0%
Single Family Attached	74,449	5.0%	1,249	10.7%
2 – 4 Units	70,146	4.7%	1,079	9.3%
5 – 9 Units	74,259	5.0%	464	4.0%
10 -19 Units	88,286	5.9%	356	3.0%
20 – 49 Units	42,463	2.9%	152	1.3%
50+ Units	76,618	5.1%	271	2.3%
Mobile Home	63,229	4.2%	34	0.3%
Boat, RV, Van, etc.	2,603	0.2%	16	0.1%
<b>Total</b>	<b>1,489,533</b>	<b>100.0%</b>	<b>11,677</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2013-1017

## Current Zoning

### Fountain Hills Zoning Districts and Study Area Zoning Districts

Fountain Hills is predominantly zoned residential. The residential zoning districts provide a wide variety of residential developments that encompass the many lifestyles within the Town, from large lot to cluster development. The residential districts accommodate the needs of residents by providing associated limited non-residential uses, including religious, educational and recreational facilities.



The large amount of acreage zoned as open space aids Fountain Hills in retaining its scenic desert character. The two open space districts provide natural and manmade recreation spaces for Town residents. The open space conservation and preservation districts are in place to conserve and protect open space, natural desert lands, wildlife habitat and lands set aside as undeveloped parcels or tracts in master planned communities. These were predominately executed through hillside disturbance transfers. The primary purpose of designating these areas is to raise the degree of assurance that designated open space and recreation areas will remain undeveloped, except for very limited public infrastructure.

Employment zoning in Fountain Hills includes commercial/retail, office, mixed-use, industrial and lodging districts. These districts provide well designed shops, business/professional offices, hotels and other employment opportunities. The major concentration of these districts is generally located between Fountain Hills and Saguaro Boulevards, south of Palisades Boulevard and includes uses such as commercial/retail, government, multi-use and lodging. A second cluster of commercial/retail and industrial uses is located at the intersection of Shea Boulevard and Saguaro Boulevard. This employment cluster contains the only portion of the Town with industrial zoning. Existing industrial uses generally include distribution centers and storage facilities.

Table 19 shows zoning districts within the Town of Fountain Hills. [Exhibit 9](#) shows current zoning within the Town's corporate boundary.

<b>TABLE 19: CURRENT ZONING</b>		
<b>Zoning District Town of Fountain Hills</b>	<b>Acres</b>	<b>Percent</b>
R1-190	1	.007
R1-43	1,199	9.2
R1-35	2,083	16.0
R1-18	590	4.5
R1-10	1,700	15.3
R1-8	1,692	13.0
R1-6	641	0.4
M-1	57	0.4
R-2	257	1.9
R-3	392	3.0
R-4	193	1.4
R-5	119	1.1
PAD	691	0.9
PUD	26	0.1
C-O	5	.03
C-1	99	0.7
C-2	300	2.3
C-3	49	0.3
C-C	17	0.1
IND-1	51	0.3
IND-2	25	0.1
TCCD	43	0.3
L-2	30	0.2
OSR	1,761	13.5
OSP	904	6.9
ROW	81	0.6
<b>Total Town of Fountain Hills</b>	<b>~13,006</b>	<b>100</b>

*Sources: Town of Fountain Hills 2018.*

# Existing Land Use and Major Land Owners

## Existing Land Use and Undeveloped Land

### Existing Land Use

The existing land use pattern of Fountain Hills was largely influenced by the implementation of the original master plan prepared under the supervision of McCulloch Properties Inc. in the early 1970's. This plan envisioned a complete, self- supporting "New Town" of approximately 70,000 people. In 1980, MCO Properties revised the original Master Plan to lower the proposed density and land use intensity in consideration of environmental constraints. The revised Master Plan, approved by Maricopa County, projected a build-out population of approximately 45,000.

In 1986, the revised Master Plan was amended by Maricopa County to include the subdivisions of Crestview, Westridge, Summit East and Los Altos Hills (previously named Summit West). In 1989, an amendment was administratively approved by Maricopa County for the Lakeside Village, Bainbridge, and Golden Eagle areas.

In 1991, MCO Properties revised the Master Plan Map to include all the prior County amendments. This revised map was presented to the Town which incorporated on December 5, 1989. The Town took no action on this document. Instead, the original Town of Fountain Hills General Plan was approved on May 6, 1993. The first amendment to the original General Plan, to re-designate land uses for the SunRidge Canyon, northwest of Palisades Boulevard and west of Golden Eagle Boulevard, was approved as a Specific Planning Area. SunCor and MCO Properties developed SunRidge Canyon with an 18-hole golf course, as a community amenity for the 830 single-family dwelling units within the development.



Utilizing GIS mapping and analysis tools, generalized existing land uses were identified within the Fountain Hills General Plan Study Area with approximate acreages (Table 20). The General Plan Study Area encompasses a total of 35,773 acres. Of this total, 13,006 acres are within the Town’s corporate boundary. [Exhibit 10](#) depicts existing land uses.

<b>TABLE 20: GENERALIZED EXISTING LAND USE</b>	
	<b>Acres</b>
Residential	5,300
Commercial	230
Office	35
Churches	45
Lodging	20
Industrial	50
Institutional Public Use	98
Parks and Golf Courses	740
Open Space	4,200
Undeveloped	2,288
<b>Town Limits</b>	<b>~13,006</b>

*Sources: Arizona State Land Department, 2017; Arizona Department of Transportation, 2018; and Arizona Land Resources Information Services, 2013; Town of Fountain Hills 2018.*

## Undeveloped Land

With the exception of the State Trust land and three large potential school sites, most of the land is platted and either developed or under construction. Large portions of the Town are regulated by Specific Area Plans or Development Agreements, which can be reviewed at the Town’s Development Services Department.

## Developed Land

The following existing land uses were identified within Fountain Hills:

### Single-Family Residential

Existing single-family residential land use areas are distributed throughout the Town. Larger lot/low density neighborhoods are located in three areas:

- Following the ridgelines in the northwest and north central portions of the community;
- In a wide, roughly northwest to southeast band, in the central portion of Town on the north side of Shea Boulevard; and
- South of Shea Boulevard between Palisades and the industrial and commercial node at Saguaro Boulevard.

## Multi-Family Residential

Existing multi-family dwelling units, identified as multi-family structures having at least one common wall, are concentrated in three areas:

- In an irregular band surrounding the Town center and the Fountain Park;
- In a wide band on the east side of Fountain Hills Boulevard, extending from the north of the downtown commercial center to the middle school; and
- In isolated parcels on both the north and south sides of Shea Boulevard including a northward extension from the commercial node at Shea and Saguaro Boulevards along the Town's eastern boundary line.

Additional multi-family developments have been built on commercially zoned property within the Town Center area through the Special Use permit process.



### Commercial (Office and Retail)

Existing commercial land uses are concentrated in three areas:

- The Town Center area, located primarily south of Palisades Boulevard, between Fountain Hills Boulevard and Saguaro Boulevard;
- Continuing south on the east side of Saguaro Boulevard from the south edge of the commercial core at El Lago Boulevard to Malta Drive; and
- The commercial node at Shea and Saguaro Boulevards that extends primarily westward on the south side of Shea, and primarily eastward on both sides of Shea.

Two other isolated existing commercial sites are:

- A supermarket/strip center located at the southeast corner of Shea/Eagle Mountain Parkway; and
- An area on the east side of Fountain Hills Boulevard one mile south of the Town's northern boundary.

In addition, there are numerous home-based businesses located throughout the community.



### Industrial

One area serves the entire Town and is located south and west of the retail commercial node. It is currently zoned and used for industrial uses within the Town. This nearly built-out industrial area includes storage facilities and light manufacturing/distribution operations.



### **Institutional/Public Use**

Publicly owned and/or controlled open space areas that prohibit development, provide recreational areas and protect view corridors are found within the Town.

Parks and open space areas owned by the Town include:

- Fountain Park
- Golden Eagle Park
- Four Peaks Park
- Desert Vista Park
- The 740-acre Fountain Hills McDowell Mountain Preserve located in the northwest portion of the Town, which provides hiking and passive recreational opportunities;
- 200 acres of dedicated open space within the Town owned by the City of Scottsdale. Located immediately adjacent to and south of the 740-acre Fountain Hills McDowell Mountain Preserve; and
- Open Space – zoned areas within platted subdivisions.

Privately owned lands currently designated for open space land uses include:

- Privately owned and controlled parks/open space areas in developed subdivisions;
- Existing open space areas located in State Trust land, which require Recreation User Permit from ASLD for temporary passive recreation use;
- Existing undeveloped wash areas within existing platted areas;
- Hillside Protection Easement areas within platted subdivisions; and
- Three privately owned/publicly accessible golf courses that are zoned “OSR” or Residential Unit Planned Development “RUPD”.

At least 12 places of worship are located within Town boundaries. Many of these congregations also provide meeting facilities, public services and other amenities. These facilities represent the full variety of faith-based institutions for the citizens of the Town. The majority of these institutions are located in the eastern half of the community, and predominately along Fountain Hills and Saguaro Boulevards.

### **Vacant/Other**

Only small areas of vacant developable land remain in the community. These parcels occur as:

- Zoned and platted vacant lots;
- Zoned, unplatted parcels;
- Undeveloped school sites; and
- Undeveloped commercial sites.

### **Planned and Proposed Development**

At the time of preparation of this report, there were some planned and proposed developments in development and/or design stages.

### **Downtown Area Specific Plan**

The Downtown Area Specific Plan adopted in 2009, takes a comprehensive look at the entire downtown area and outlines a number of possible scenarios for both its current and long-range development, vitality and sustainability. Fountain Hills Downtown district has thrived over the last ten years with an increase in retail, restaurants and entertainment through the guidance of the Downtown Area Specific Plan.

## Major Land Owners

Table 18 shows major land owners within the Fountain Hills General Plan Study Area. [Exhibit 11](#) shows major land owners.

<b>TABLE 18: MAJOR LAND OWNERS</b>		
<b>Owner</b>	<b>Acres</b>	<b>Percent</b>
Private	13,357	20.1
Salt River-Pima Maricopa Indian Community	3,694	9.8
Fort McDowell Yavapai Nation	7,669	21.4
City of Scottsdale	7,997	22.4
Town of Fountain Hills	1,259	3.5
McDowell Mountain Regional Park	1,719	4.8
Maricopa County	5	1.4
<b>Total Study Area</b>	<b>~35,773</b>	<b>100</b>

Sources: Arizona State Land Department, 2017; Arizona Department of Transportation, 2018; and Arizona Land Resources Information Services, 2013.



## Summary

Settled behind the McDowell Mountain Preserve within Maricopa County, Fountain Hills is approximately 30 miles east of the Sky Harbor Airport and Downtown Phoenix. In terms of demographic characteristics, approximately 63 percent of the population consists of residents 50 years and older well-educated individuals. The 2020 General Plan will include tools to continue to support the existing community while allowing opportunities for a broader demographic range.

Given past population trends, it is anticipated that water supply will be sufficient to support the needs of the current and forecasted population throughout the planning horizon. Water is supplied by EPCOR Utilities. Large irrigation demands, such as those from parks and golf courses, will continue to be met by the beneficial recycling of wastewater by the Fountain Hills Sanitary District, thus extending the drinking water resources. The existing constraints in Fountain Hills relate to hillside slope, topography and surrounding jurisdictions. The Town is landlocked. This provides an opportunity to focus on redevelopment and infill that supports the existing assets such as the Town Center and public facilities.

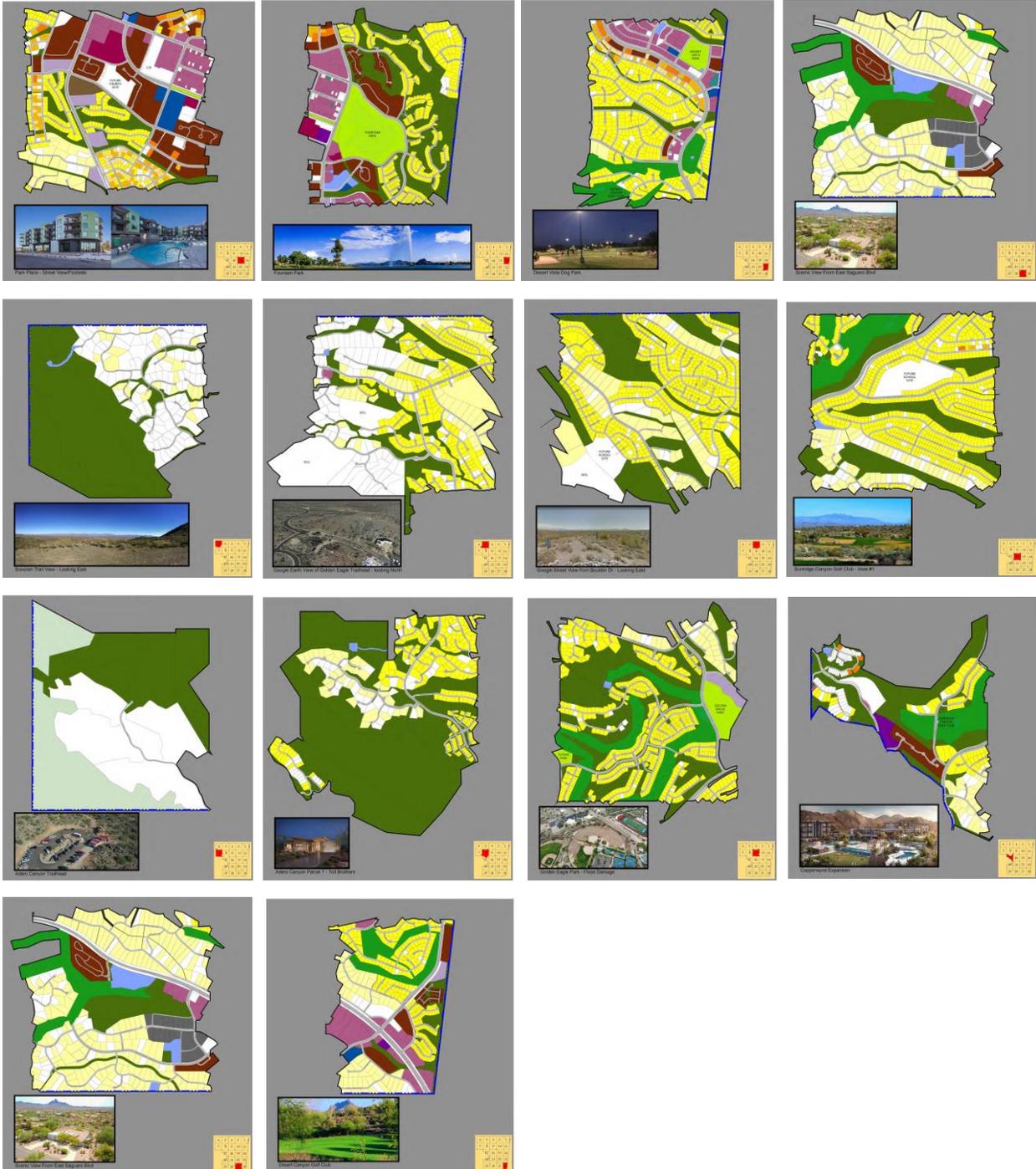
Existing land use types include primarily single-family residential development. Most multi-family residential, commercial and industrial areas are located near the Town Center and along Shea Boulevard. Arizona State Trust lands located in the northern area of Fountain Hills must be studied and will require investments in infrastructure by the Town, future developers or both to accommodate potential future growth. Prior of development, State Trust lands require the preparation of conceptual land use and circulation plans and feasibility plans prepared in coordination with the Arizona State Land Department.

The McDowell Mountains provide an asset for the Town of Fountain Hills with a multitude of trails, parks and open space. With four major parks and existing trail, sidewalk and bicycle networks, the Fountain Hills multimodal transportation system allows residents and visitors to connect with one another.

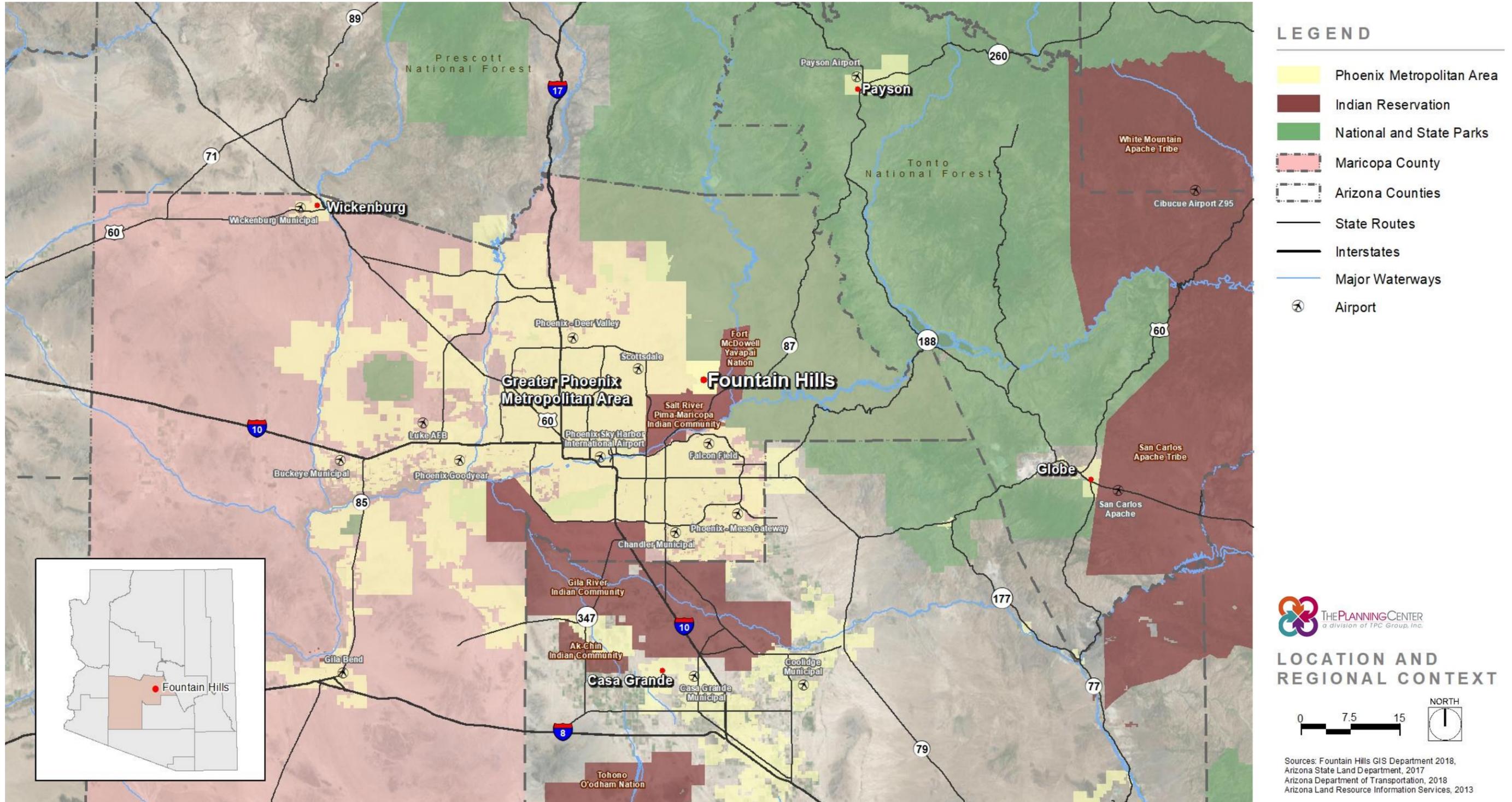
There are multiple entities involved in the success of Fountain Hills. The Fountain Hills Chamber of Commerce plays an active role in promoting businesses in Fountain Hills. The Maricopa Association of Governments (MAG) is the regional agency overseeing regional transportation and economic development. It provides transportation planning, grants, and other services for communities within Maricopa County. It also outlines the economic development strategy for the region. MAG is a vital partner in the economic development of the region.

# Existing Conditions Map Series

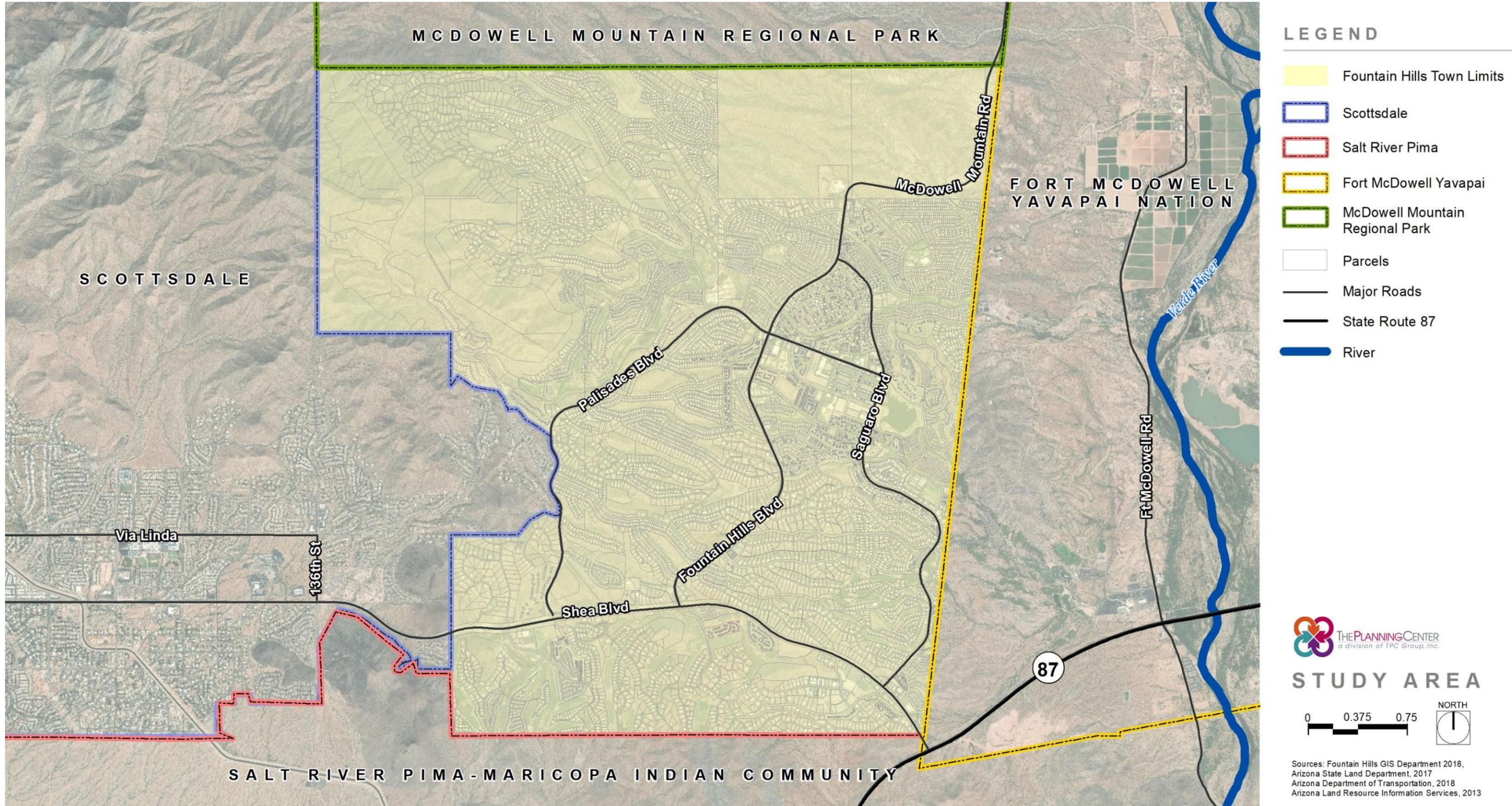
This section includes all the exhibits enumerated in this technical report summarizing the background and current conditions. This technical report and the community input summarized in the Visioning Report guided the formulation of the vision, overarching guiding principle, goals, policies and implementation strategies included in the Policy Plan. The *Town of Fountain Hills Land Use Analysis & Statistical Reports 2017 and 2018* were use as the based for determining existing land use.



### Exhibit 1: Location and Regional Context



### Exhibit 2: Study Area



### Exhibit 3: Opportunities and Constraints

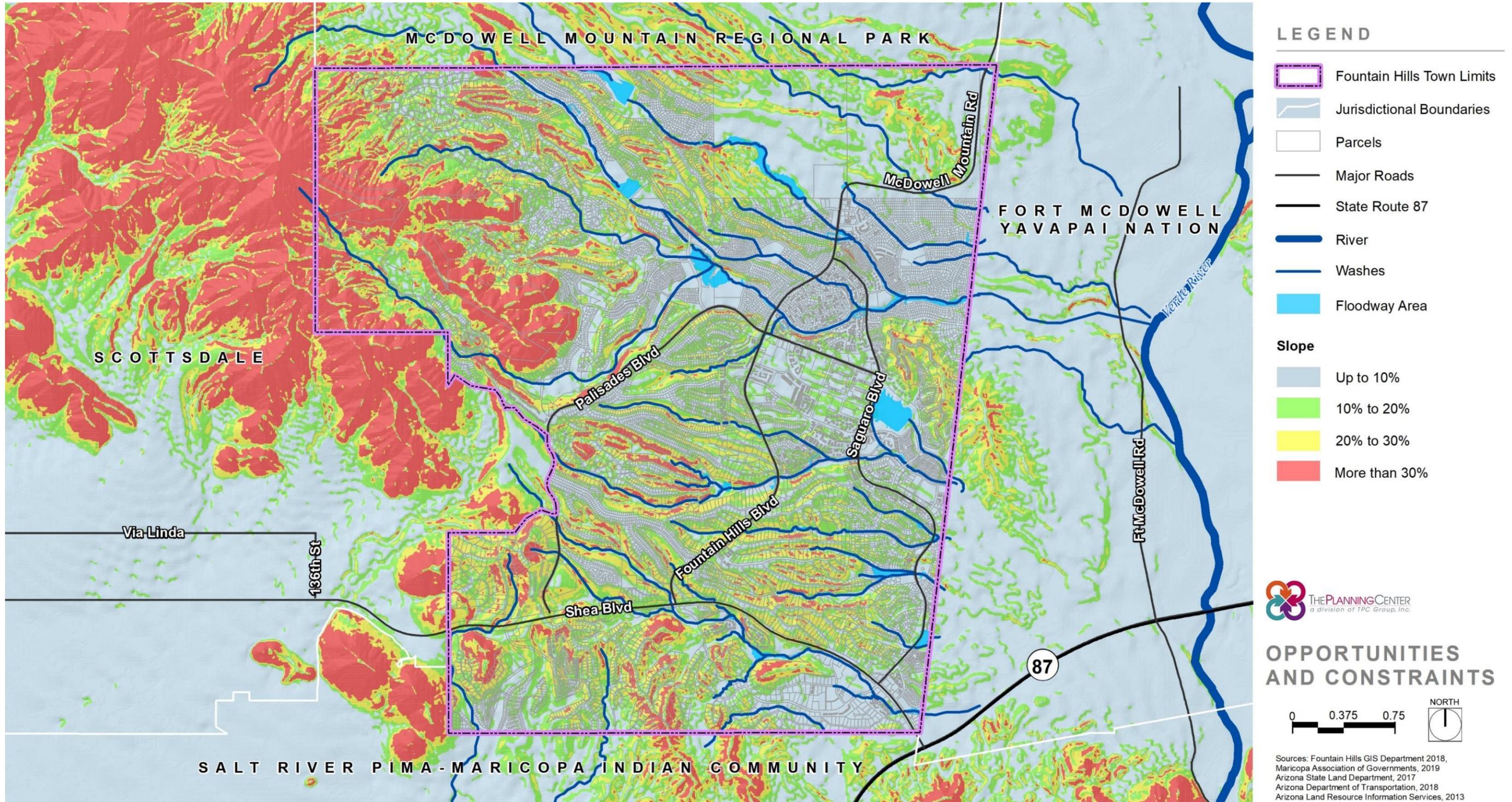
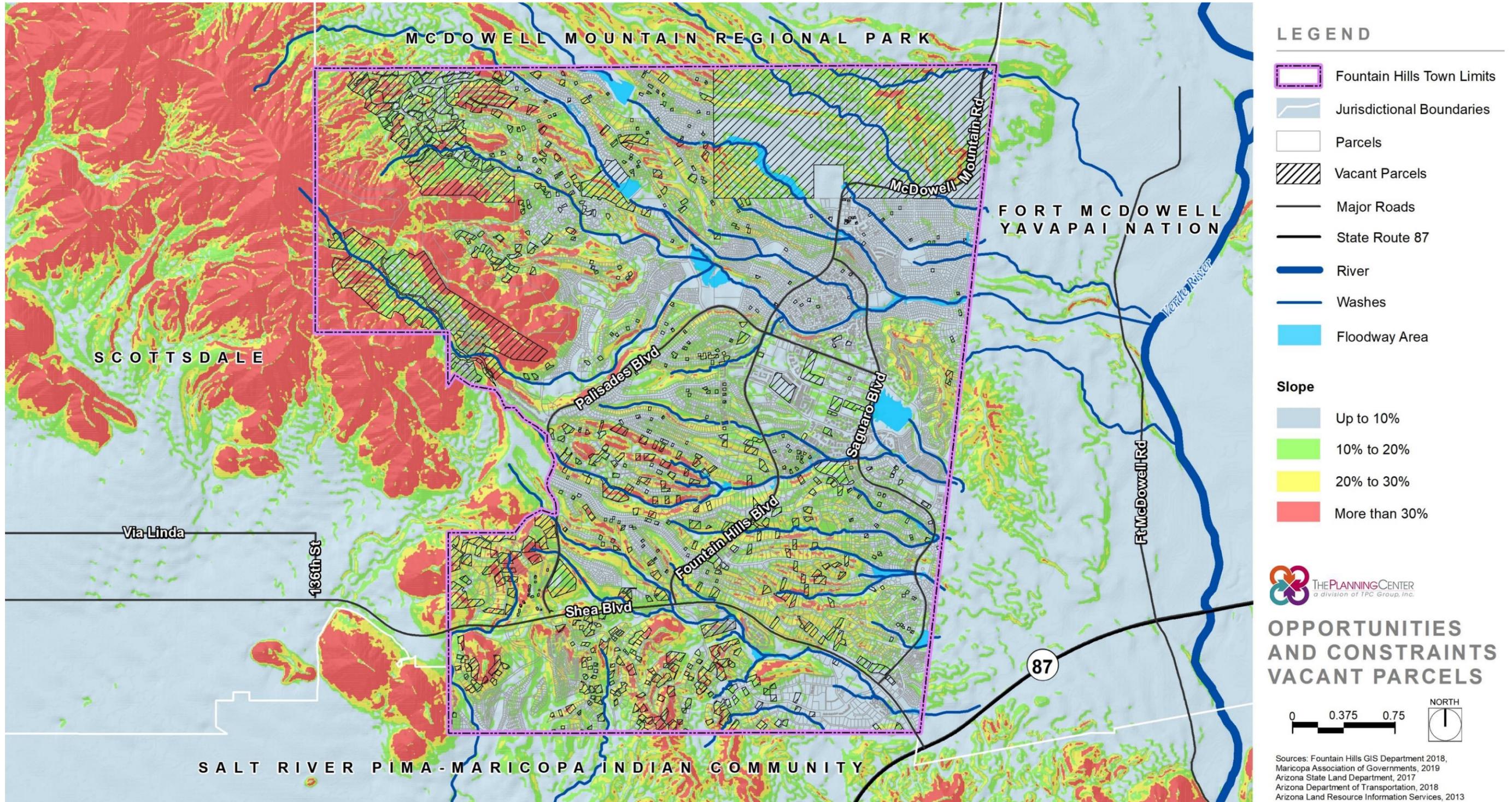
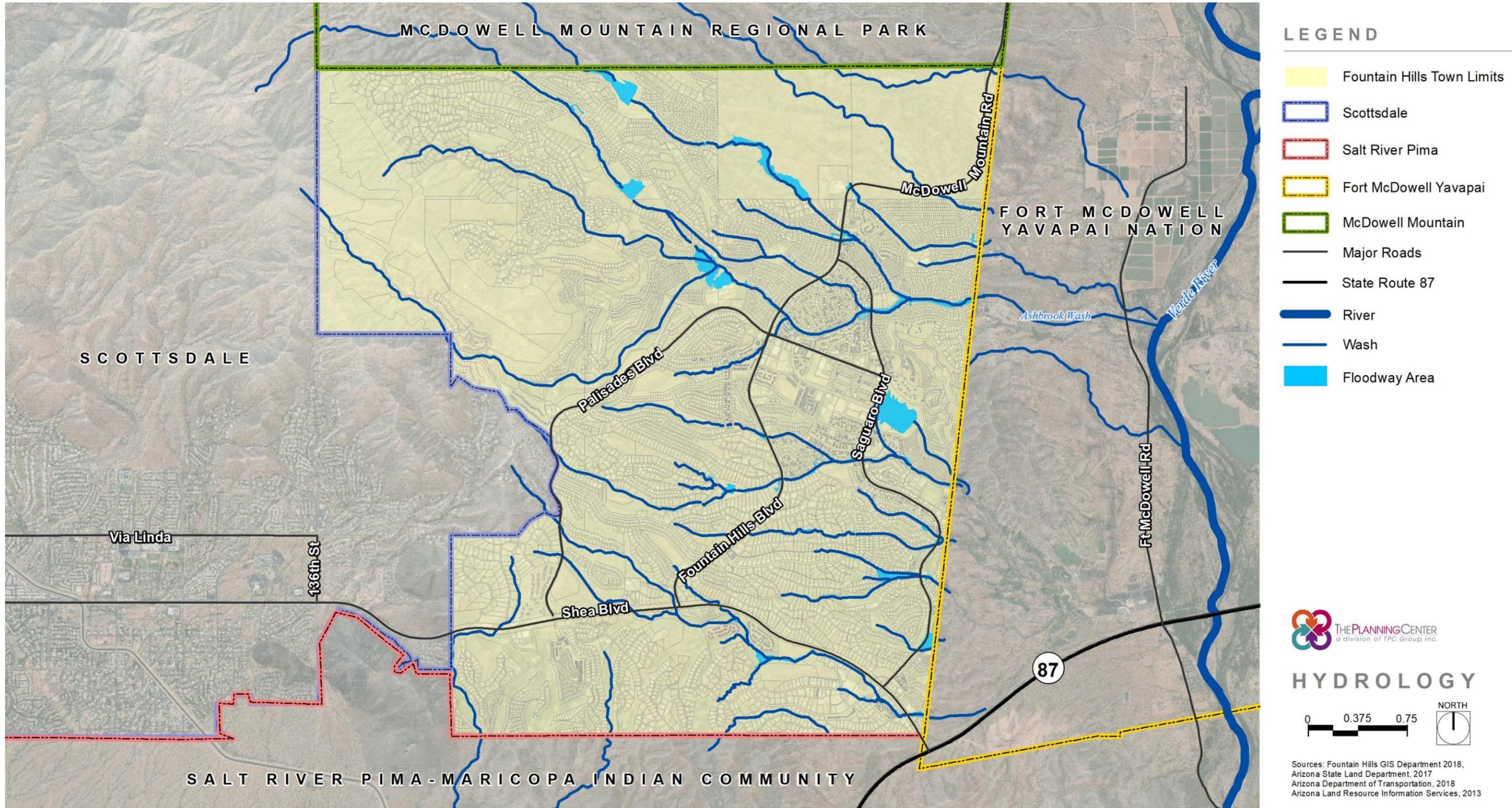


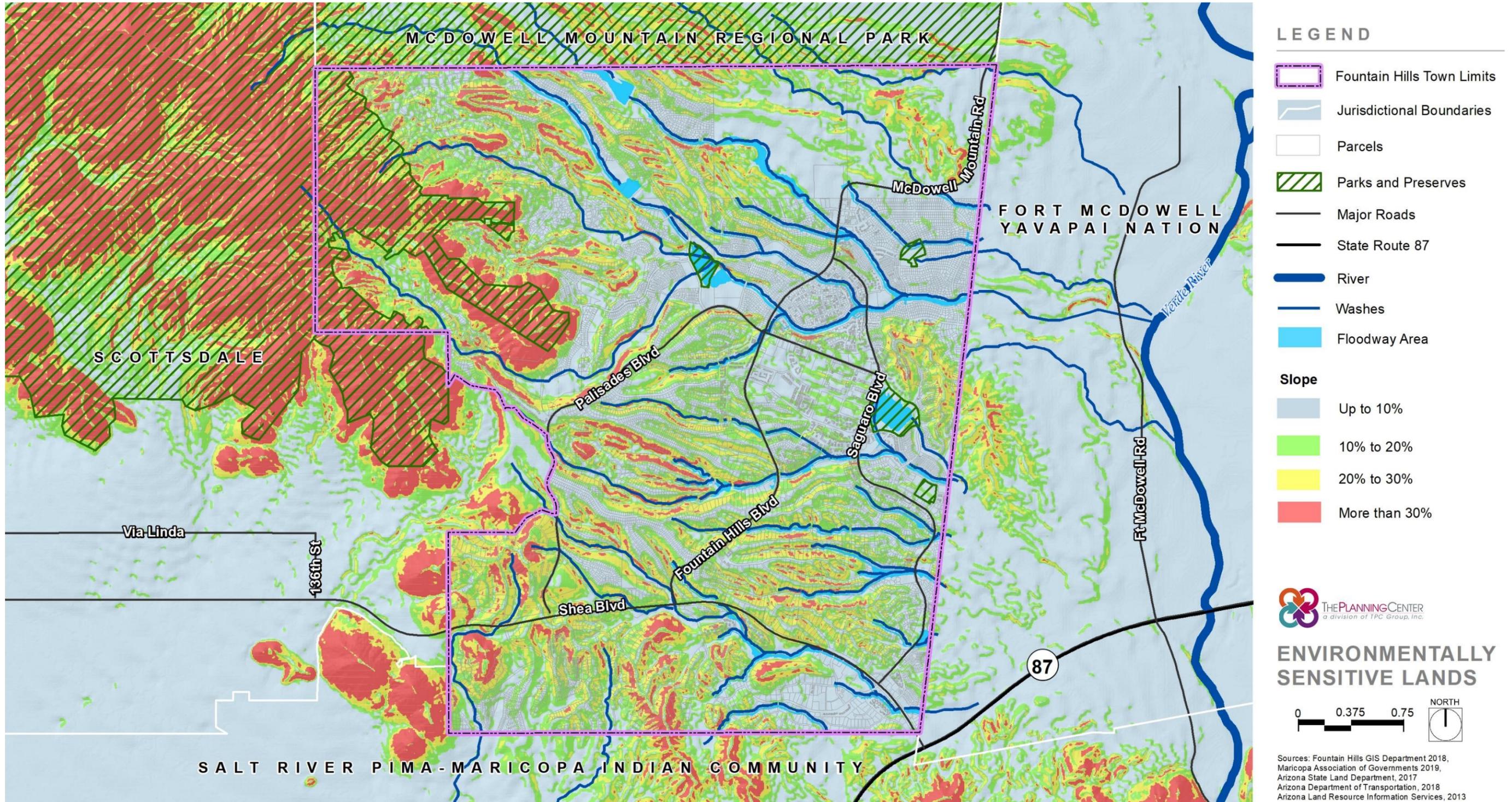
Exhibit 4: Opportunities and Constraints Showing Vacant Parcels



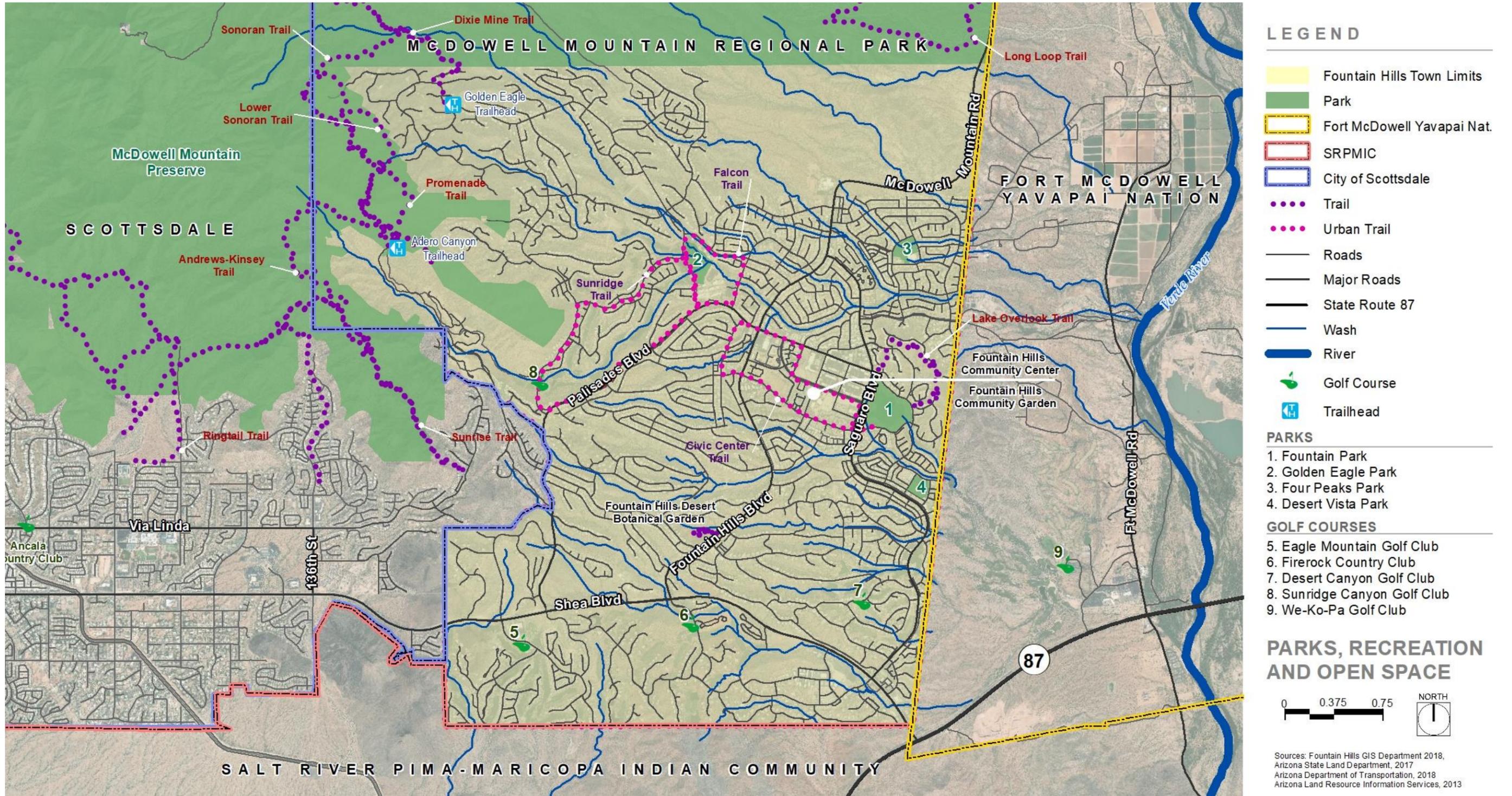
### Exhibit 5: Hydrology



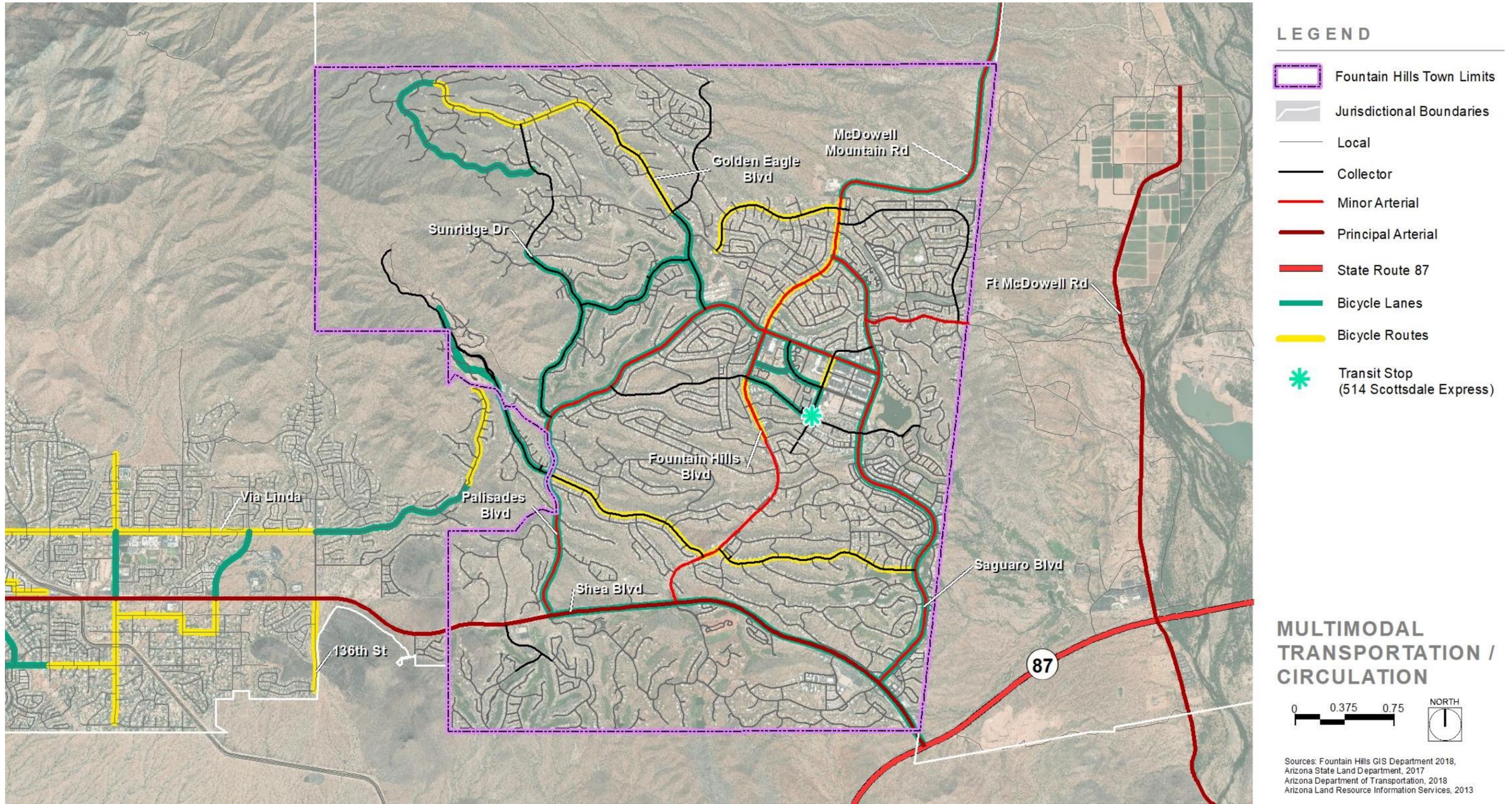
### Exhibit 6: Environmentally Sensitive Lands



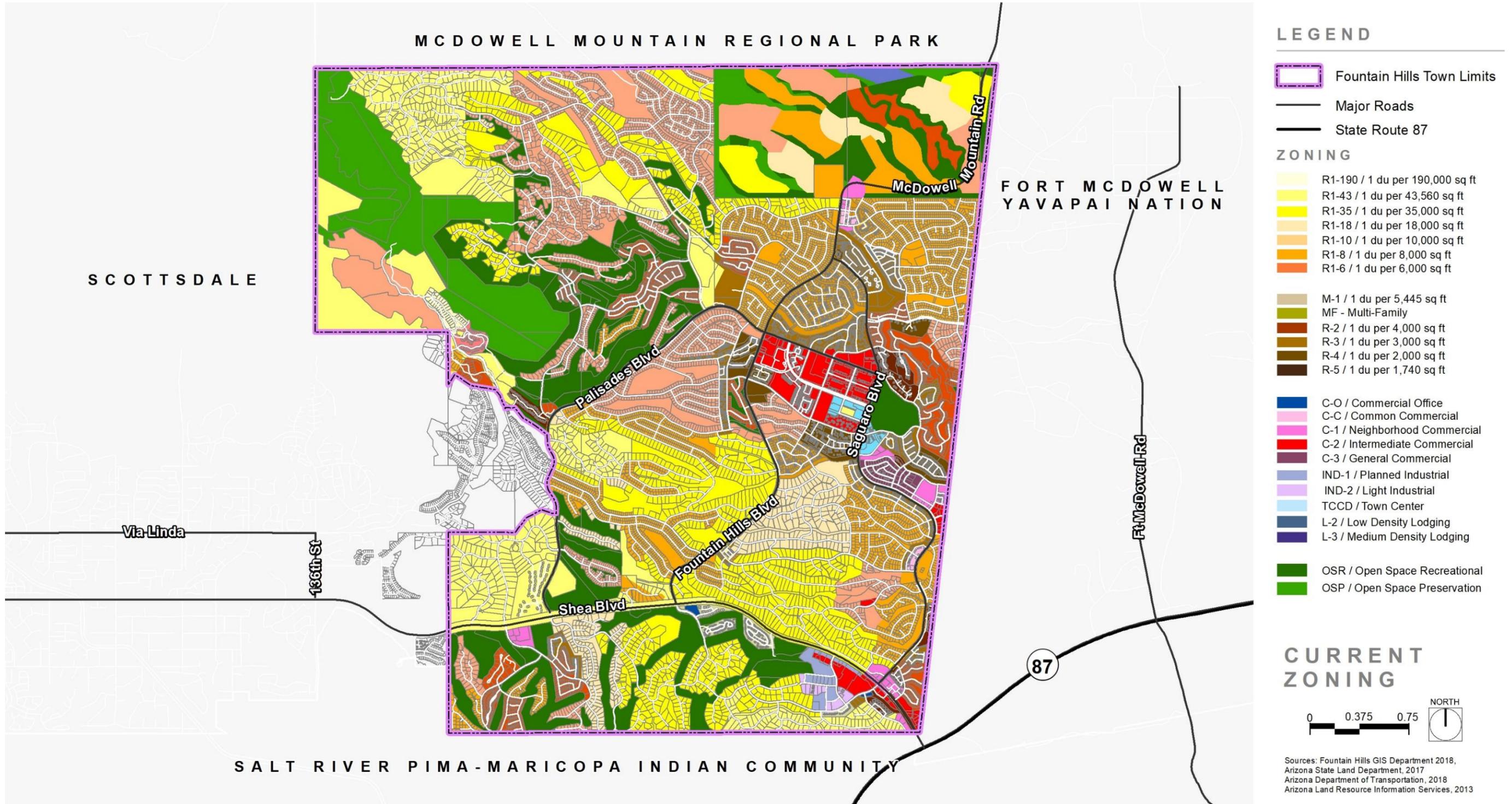
### Exhibit 7: Parks, Recreation, Trails and Open Space



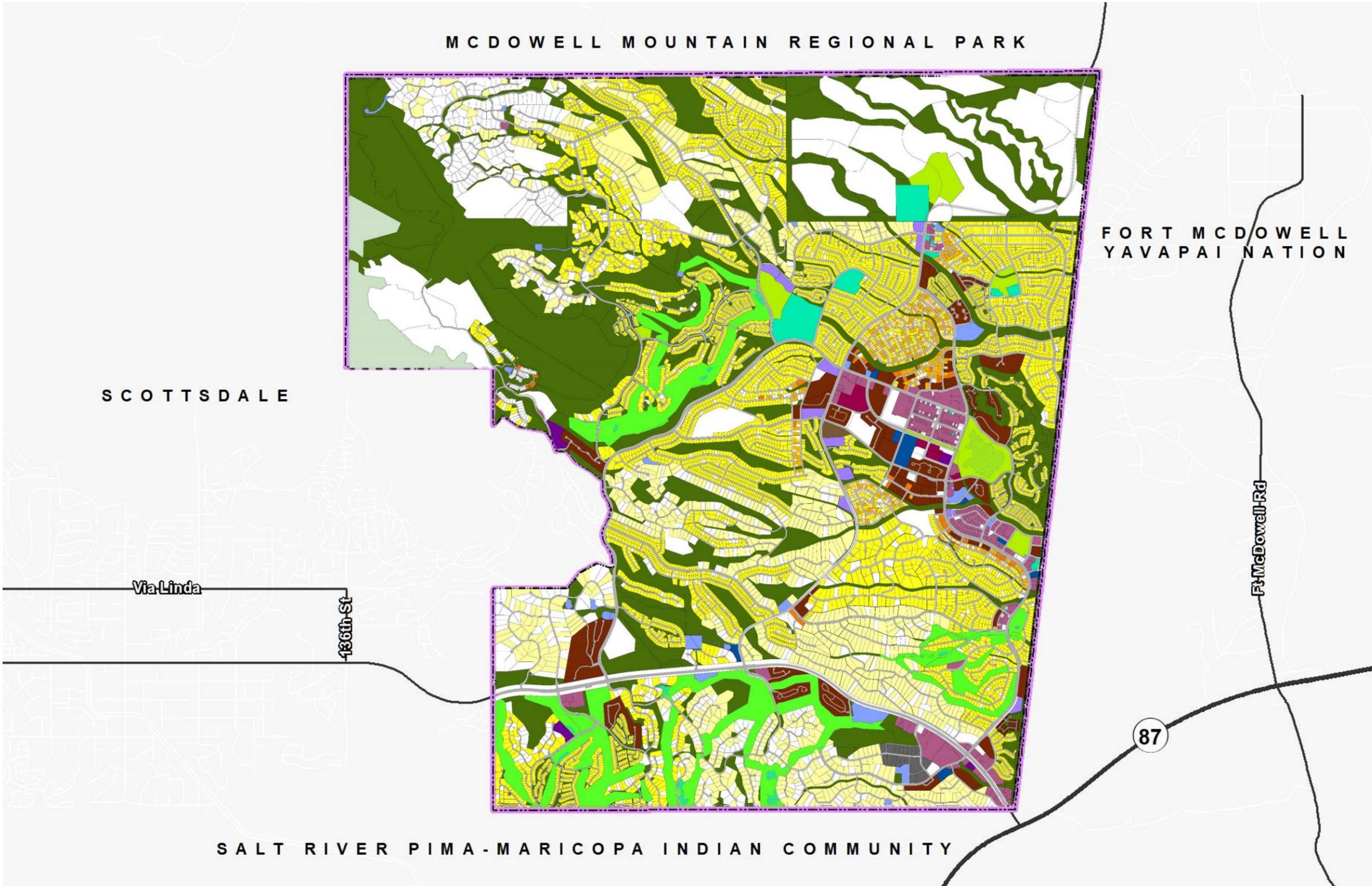
### Exhibit 8: Existing Multimodal Transportation/Circulation



### Exhibit 9: Current Zoning



### Exhibit 10: Existing Land Uses



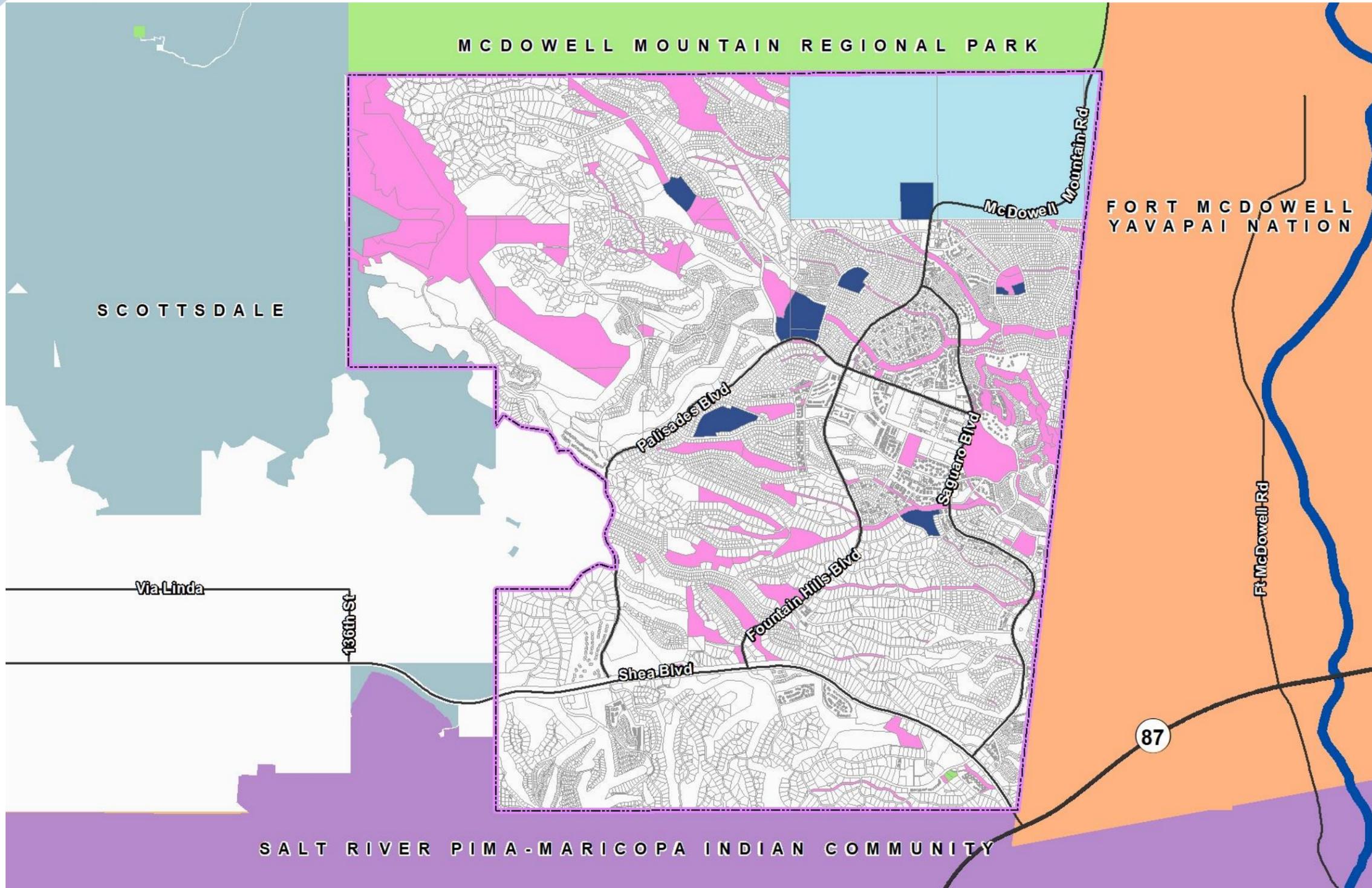
#### LEGEND

- Fountain Hills Town Limits
  - Major Roads
  - State Route 87
- LAND USES**
- Single Family Low Density
  - SF Medium Density
  - MF Low Density
  - MF Medium Density
  - MF High Density
  - MF/Condo High Density
  - Mixed-Use
  - Commercial
  - Churches
  - Lodging
  - Industrial
  - Government
  - Schools
  - Park
  - Golf Course
  - Open Space
  - Vacant

#### EXISTING LAND USE



Sources: Fountain Hills GIS Department 2018, Arizona State Land Department, 2017, Arizona Department of Transportation, 2018, Arizona Land Resource Information Services, 2013



LEGEND

- Fountain Hills Town Limits
- Major Roads
- State Route 87
- River

MAJOR LAND OWNERS

- Town of Fountain Hills
- Fountain Hills Unified School District
- Ft McDowell Yavapai
- SRPMIC
- City of Scottsdale
- ASLD
- Maricopa County
- Private



MAJOR LAND OWNERS



Sources: Fountain Hills GIS Department 2018,  
 Arizona State Land Department, 2017  
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