



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE NUMBERS: GPA26-01

To: Honorable Mayor and Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Division Manager
Meeting Date: June 2, 2026

REQUEST SUMMARY

PUBLIC HEARING: RES26-10: Major General Plan Amendment, Advancing Maricopa General Plan Update: A request by the City of Maricopa, to conduct a public hearing on the state mandated, Advancing Maricopa, 2026 General Plan Update. **DISCUSSION and ACTION.**

APPLICANT/PROPERTY OWNER

City of Maricopa
Rick Williams
39700 W. Civic Center Plaza
Maricopa, Arizona 85138
520.316.6921
Richard.williams@maricopa-az.gov

City of Maricopa
39700 W. Civic Center Plaza
Maricopa, Arizona 85138

COUNCIL PRIORITIES CONSIDERED

- Community Pride, Spirit, and Relationships
- Community Resources and Quality of Life Amenities
- Economic Development
- Fiscal Policies and Management
- Safe and Livable Community

DETAILS OF THE REQUEST

Arizona law requires each municipality in the State to adopt a comprehensive, long-range General Plan for the development of the municipality (ARS §9-461.05). Pursuant to State law, the General Plan shall include the municipality’s goals and development policies. It shall also include maps, any diagrams and text setting forth objectives, policies, and standards, and a set of required elements dependent on population.

A General Plan is effective for up to ten years. The City’s current General Plan was ratified by voters on November 8, 2016. Therefore, a new General Plan must be adopted/updated by the City and ratified by voters in the upcoming General Election. As such, the City began the update process in August 2024 and has been working diligently towards the November 2026 General Election.

As a General Plan represents the comprehensive and long-range statement of a community’s value and priorities for the development of the community, effective public participation is critical to the process of creating or updating a General Plan. Furthering this objective, the City Council on December 3, 2024, adopted a Public Participation Plan (PPP), which represented the City’s commitment to public participation and included such outreach efforts as the creation of a dedicated website, multiple

rounds of community workshops, media releases and other digital forms of engagement, and established the creation of the General Plan Advisory Committee. The general plan committee is a group of volunteer citizens and stakeholders helping to facilitate the creation of the General Plan update.

ANALYSIS

As previously noted, staff began the process of updating the General Plan in December 2024, with the Council adoption of the City’s Public Participation Plan (PPP). To date, extensive public outreach has occurred, including the completion of the formal 60-day review of the draft general plan 2026 update on February 6, 2026. Comments from City Staff, residents, outside agencies and stakeholders were received in response to the 60-day review and will be addressed, as applicable, with the final draft of the Advancing Maricopa General Plan. All comments received during the 60-day review period are currently posted on the [Advancing Maricopa General Plan](#) website in the Public Participation Report.

Advancing Maricopa General Plan Website

At the very beginning of the update process, the Advancing Maricopa General Plan website was established as a dedicated project website (www.maricopagp.com). A project website is important to a City’s General Plan update because it provides a central, accessible place for residents, stakeholders, and decision-makers to find accurate and up-to-date information. The website shares project timelines, draft documents, meeting materials, and opportunities for public input, helping ensure transparency throughout the planning process. It also expands community engagement by allowing people who cannot attend meetings in person to stay informed and participate.

General Plan Advisory Committee (GPAC)

With the adoption of the PPP, the General Plan Advisory Committee was formed in March of 2025. The committee was composed of twenty-one members of the public who represent the Maricopa community, businesses owners, landowners, developers, utility companies, local government, school districts, and the youth council. The goal of the GPAC was to advise and inform during each step of the update effort and ensure that the Maricopa General Plan represents the desires of our citizens, businesses and visitors. The committee met a total of six times with the first meeting being on January 28, 2025.

Maricopa Community Outreach

Community workshops are essential to a City’s General Plan update because it ensures the plan reflects the needs, priorities, and vision of the people who live and work in the community. Additionally, through public meetings, surveys, workshops, and other engagement efforts, residents and stakeholders were given the opportunity to share input and help shape future policies and development decisions. As such, the City conducted three Community Workshops at the Maricopa Public Library and Cultural Center on March 6, 2025, June 16, 2025, and December 9, 2025. Notification for each of the meetings included posting meeting information on the City’s website, the project website, email blasts from the City, and additional email blasts from community managers that represent each homeowner’s association within the City. Each of the meetings was well attended with approximately 25-60 attendees present at each of the meetings.

Additional Outreach (Stagecoach Days)

The Advancing Maricopa General Plan Update used City events as an additional public outreach strategy by bringing planning activities directly to places where residents were already gathering. Instead of relying only on formal meetings or workshops, the committee set up outreach booths at popular community events to reach a broader audience. At these events, staff displayed project information and visual boards explaining the General Plan Update. Residents were asked to participate in interactive activities in an effort to gather additional information. As a result, Maricopa residents were able to learn about the General Plan update and provide feedback in a casual setting, increasing participation beyond traditional public meetings.

PUBLIC MEETINGS

Planning Commission #1 March 23, 2026

The Planning and Zoning Division Manager provided background on the general plan update process, noting that state statute requires cities to update their general plans every 10 years.

Matthew Klyszeiko, a consultant with Michael Baker International, provided a comprehensive presentation on the general plan update process that covered the following:

- The three phases of the update process.
- The extensive public outreach process.
- The organizational aspects of the plan.
- Highlighted key components of the plan
- Next steps in the update process.

Commissioner Yocum, who served on the advisory committee, commented on the thoroughness of the update process. No other public comment was offered at the meeting. A full accounting of the discussions are contained in the draft Planning Commission Minutes, dated March 23, 2026, and as attached to this report as Exhibit-E.

Planning Commission #2 April 27, 2026

The Planning and Zoning Division Manager provided background on the general plan update process, noting that state statute requires cities to update their general plans every 10 years. Additionally, he noted that this was the second of the two state-required planning commission meetings.

Matthew Klyszeiko, a consultant with Michael Baker International, provided a comprehensive presentation on the general plan update process that covered the following:

- The three phases of the update process.
- The extensive public outreach process.
- The organizational aspects of the plan.
- Highlighted key components of the plan
- Next steps in the update process.

Planning Commissioners had questions and comments regarding a wide range of topics concerning the plan update. Staff addressed questions and concerns at the meeting. Additionally, there were multiple members of the community who spoke at the meeting. A full accounting of the discussions are contained in the draft Planning Commission Minutes, dated April 27, 2026, and as attached to this report as Exhibit-F.

City Council (Discussion Item) May 19, 2026

Planning staff, along with the consulting team, presented the revised Advancing Maricopa, 2026 General Plan to City Council. Staff outlined the revisions in the plan based on public comment from the recent planning commission meeting. Although there were no members of the public who spoke regarding the revised plan, multiple council members had questions and comments regarding the plan. A full accounting of the discussions are contained in the draft City Council minutes, dated May 19, 2026, and attached to this report as Exhibit G.

Summary

As stated above, Arizona law requires each municipality in the State to adopt a comprehensive, long-range General Plan for the development of the municipality (ARS §9-461.05) and update the plan every ten years. Staff officially began the process of updating the General Plan in December 2024 with the City Council’s adoption of the project’s Public Participation Plan (PPP). Since that time, the City has undertaken extensive public outreach efforts to encourage community involvement and feedback throughout the update process. Critical components of the plan included the launch of the Advancing Maricopa website, the formation of the General Plan Advisory Committee, three designated community workshops, online surveys, and participation in community events such as Stagecoach Days. In addition, the City completed the formal 60-day public review period for the Draft General Plan Update on February 6, 2026, marking another significant step in the development of the updated plan.

Pursuant to ARS §9-461.06, the City of Maricopa held two public hearings before the Planning & Zoning Commission, at two different locations. The first public hearing was held on March 23, 2026, at the Maricopa Public Library and Cultural Center. This meeting provided an opportunity for the public to comment on the current draft plan. No action was considered at this public hearing (Exhibit E, Draft Planning Commission Meeting Minutes). The second of the two required Planning Commission hearings was held in the Council Chambers at City Hall on April 27, 2026, at 6:00 P.M. Planning and Zoning Commission ultimately voted (6-1) in favor of sending the propose General Plan update to City Council with a favorable recommendation, pending revisions to the plan based on the public feedback expressed during the April 27th meeting. On May 19, 2027, at their regularly scheduled meeting, staff presented an updated draft of the 2026 General Plan as a “discussion item” to City Council. Staff will present the final draft of the General Plan to City Council on June 2, 2026, for public hearing, review and adoption. Then, upon conclusion of the State-mandated 180-day waiting period, the Advancing Maricopa General Plan will be presented to the citizens of Maricopa for voter ratification on November 3, 2026.

PUBLIC NOTIFICATION

City Website Posting – Meeting Notice

March 2, 2026	April 2, 2026	April 30, 2026	May 14, 2026
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Advancing Maricopa Project Site – Meeting Notice and draft General Plan

March 5, 2026	March 24, 2026	April 8, 2026	May 19, 2026
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News Paper Advertisement – Maricopa Monitor

March 19, 2026	April 16, 2026	May 21, 2026
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News Paper Advertisement – Casa Grande Dispatch

March 5, 2026	April 9, 2026	May 14, 2026
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RECOMMENDATION

Staff recommends Mayor and Council approve Resolution 26-10, adopting the Advancing Maricopa 2026 General Plan, as attached as Exhibit C, of the staff report dated June 2, 2026 , and submitting to the voters for ratification at an election to be held on November 3, 2026. Discussion and Action

ATTACHMENTS

Exhibit A: Draft Advancing Maricopa General Plan – Planning Commission (March 5, 2026)

Exhibit B: Draft Advancing Maricopa General Plan – Post Planning Commission (Redlines)

Exhibit C: Advancing Maricopa, 2026 General Plan (Final)

Exhibit D: Advancing Maricopa Public Participation Plan

Exhibit E: March 23, 2026, Planning and Zoning Commission Meeting Minutes

Exhibit F: Draft April 27, 2026, Planning and Zoning Commission Meeting Minutes

Exhibit G: Draft May 19, 2026, City Council Meeting Minutes

-- End of staff report --