Arizona’s network of military facilities includes an integrated array of bases, testing and training facilities, ranges and airspace. According to a report commissioned by the Arizona Commerce Authority in 2017, military operations in Arizona provide 46,038 direct jobs and $6.2 billion in economic output. Accounting for the businesses they support, military operations create 76,714 jobs and generate $11.5 billion in economic output.¹

BRAC evaluations were conducted in 1991, 1993, 1995 and 2005. Arizona was directly impacted by the 1991 BRAC evaluations that lead to the closure of Williams Air Force Base in 1993. Recognizing that incompatible land use and encroachment near the vicinity of Arizona’s military facilities constrains their ability to perform current and future missions, the state has been working to address these compatibility issues to ensure a sustainable future for its military installations.

TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY

Arizona’s military installations include: 1) the Army Intelligence Center and Fort Huachuca in Cochise county; 2) Davis-Monthan Air Force Base in Pima county; 3) Luke Air Force Base in Maricopa County.

¹Economic Impact of Arizona’s Principal Military Operations (2017)
Arizona’s Military Base Preservation

county; 4) the U.S. Army Yuma Proving Ground; 5) the Marine Corp Air Station in Yuma county; and 6) the U.S. Navy naval Observatory in Flagstaff. Statute defines an area around each of these facilities, designated as “territory in the vicinity of a military airport or ancillary military facility,” and requires affected political subdivisions to plan development that assures compatibility with the high noise and accident potential generated by military airport operations.\(^2\) Homebuyers must also be notified that the lot or parcel is located within territory in the vicinity of a military airport or ancillary military facility prior to purchase.

**HIGH NOISE OR ACCIDENT POTENTIAL ZONE**

Statute also defines the “high noise or accident potential zone” for each military airport and ancillary military facility and restricts zoning and development in these areas to nonresidential zoning based on the day-night sound level. The Attorney General (AG) is required to determine compliance with the zoning and development in these areas. If the AG determines that a political subdivision has not complied with the zoning and development requirements within the high noise or accident potential zone, the AG may institute a civil action in superior court against the political subdivision. The political subdivision may be liable for a civil penalty of up to a maximum of $50,000 for noncompliance.\(^3\)

**MILITARY ELECTRONICS RANGE**

In response to concerns regarding the state’s sole Military Electronics Range (MER), which is located near Fort Huachuca, legislation was enacted in 2008 that defines a MER and requires local governments to notify the office of a base commander when an application to alter property contained in a MER is deemed complete.\(^4\) A base commander may then submit comments regarding a proposed land use change within a defined period of time; however, the presence of a MER does not require a public hearing nor does it require the denial of building, occupancy or other land use permits.

The State Land Department must create and maintain a map of a MER and provide the map to the Commissioner of the Arizona Department of Real Estate (Commissioner) and make the map available to the public.

The Commissioner must post a map of the MER on the State Real Estate Department’s website and to record a document in each county that contains a portion of a MER. Effective December 31, 2008, public reports authorizing the sale of property must also disclose the presence of a MER.

**MILITARY INSTALLATION FUND**

In 2004, legislation created the Military Installation Fund (Fund) for military installation preservation projects, including property in high noise or accident potential zones and acquiring real estate, property rights and related infrastructure that are vital to the preservation and enhancement of military installations. The 19-member Military Affairs Commission, which includes four nonvoting advisory members, develops criteria for awarding money, reviewing applications and recommending to the Department of Emergency and Military Affairs how the monies in the Fund should be awarded.

Eighty percent of the monies in the Fund, with the exception of up to twenty percent of that amount which can be awarded to political subdivisions for the acquisition of private land in high noise or accident potential zones, are awarded for the acquisition and management of property for preserving and enhancing military

\(^2\) A.R.S. § 28-8481
\(^3\) A.R.S. § 28-8481 (L)
\(^4\) Laws 2008, Chapter 196
installations and for structural renovations or building modifications that mitigate or attenuate impacts in high noise or accident potential zones. The remaining twenty percent of the monies in the Fund are awarded to cities, towns or counties to use for military installation and enhancement projects. The Fund is nonappropriated and receives funds annually from the state General Fund.\(^5\)

**ADDITIONAL RESOURCES**

Economic Impact of Arizona’s Principal Military Operations prepared by the Maguire Company (2017)

Airport Zoning and Regulation Statutes: A.R.S. Title 28, Chapter 25, Article 7

A.R.S. §§ 9-500.28, 11-818, 32-2114.01-2115, 32-2183.05

\(^5\)Laws 2004, Chapter 235