

GENERAL PLAN

TOWN OF SAHUARITA

Approved by Town Council on December 9, 2002
and
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TOWN OF SAHUARITA
RESOLUTION OF ADOPTION

INTRODUCTION

Plan Purpose

This General Plan is a comprehensive effort designed to guide town policy and decision-makers and staff, in planning for the future of the Town. It gives us a vision to achieve and provides the Town with guiding policy to help us shape the form and the internal design and layout of our community over the next 20 years. It also provides direction for people who wish to open or expand new businesses in our community as well as those interested in developing here.

The Plan integrates many aspects of Town life setting policy that not only addresses land use and circulation around our Town, but also identifies our open space and recreational needs, needs for expanded and new public facilities and services, principles of growth management planning and financing new growth in the community. It addresses water issues respective to land use and seeks to ensure that our environmental climate remains healthy even as we grow.

The Plan is not a law; it is a guide. There are other documents that help Town decision-makers such as the Capital Improvement Program. Zoning and subdivision codes, along with the capital improvement program and other tools exist to help implement this Plan.

Administration

Plan Amendment Process And Zoning Consistency

While the Plan may need to be revised to respond to conditions and the Plan can be amended within the next ten years, state law reflects that all rezonings must be in compliance with the Plan. The law also sets forth a rigorous major plan amendment process.

Arizona Revised Statutes 9-461.06-G defines a major plan amendment as follows: "A substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element." The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan affects such a substantial alteration.

The Town of Sahuarita defines the criteria for a major plan amendment to be as any one of the following conditions:

- ◆ A change to any land use from land designated on the General Plan Land Use map as Future Development Area.
- ◆ Any proposed change in General Plan land use designation(s) related to a new Pre-Annexation Agreement.
- ◆ A change to any land use from land depicted on the General Plan Land Use map as 100-year Floodplain as determined by FEMA, unless as otherwise specifically identified in plan policy. (See also related floodplain policies LU-3.2.1 through LU-3.2.3)
- ◆ Any change from a residential designation to a non-residential designation and vice-versa.
- ◆ Any change involving land over 40 acres in size.
- ◆ If changing from one residential designation to another, an increase or decrease in density more than 30% from the target density of the existing residential designation.

State law also requires that the Town's adopted Public Participation Plan be followed for all major amendments to the general plan, and that such amendments may be heard once a year. Major amendments must be approved by an affirmative vote of at least two-thirds of the Town Council.

All rezoning requests should implement the Plan, and must be in conformance with it. Requests not in conformance with the Plan should be discouraged but if pursued, must come through the plan amendment process, prior to consideration by Town decision-makers.

Minor amendments to the Plan are considered to be technical or non-substantive and after application and recommendation from the Planning and Zoning Commission, require a simple majority of the Town Council for approval. Minor amendments would include:

- 1) potential amendments within areas of the Town delineated within the Pre-Annexation and Development Agreement as enacted between the Town and Farmers Investment Company on October 26, 2000 (Town of Sahuarita Resolution No. 2000-48); and
- 2) expansions of existing or new specific plan areas.

Amendments to adopted specific plans shall follow the amendment process outlined in the specific plan. Modification to adopted specific plans that do not increase overall intensity or density within the specific plan boundaries are not subject to the general plan amendment process.

Any land use change involving one acre or less of land does not require any plan amendment.

Public Participation

This General Plan was the result of an extensive public participation process, involving Sahuarita residents and other interested parties. A Public Information and Participation Program (PIPP) was adopted by the Town Council early in the Plan's process. The PIPP (see Appendix A) describes the advisory committee, public workshops, town newsletters, and other public participation procedures to be used in the update of the Plan and any subsequent major amendments to the Plan.

The General Plan Advisory Committee, a 17-member ad hoc group of interested citizens, business owners and municipal staff from the Town of Sahuarita, were active participants throughout the General Plan process. The GPAC met monthly to provide vital input into the writing of the General Plan and its supporting maps. This Committee assisted the consulting team in verifying information, suggesting policies, and acting as a "sounding board" for the various drafts of the General Plan.

Four public workshops were held during the General Plan project. The first two workshops were held on Wednesday, June 6, 2001 from 6:30 PM to 8:30 PM in the American Legion Post #66 Meeting Hall at 1560 West Duval Mine Road; and on Saturday, June 9, 2001 from 10:00 AM to 12:00 Noon in the Rancho Resort Ballroom at 1300 West Sahuarita Road. These first two Workshops, in identical open forum, allowed project team members and the public to talk about community issues and concerns and begin to develop ideas about the future of the community. The team discussed the project purpose and timeline, and participants explored key issues and offered comments on the General Plan Update. Each Workshop addressed several issues, including land use, transportation, future development patterns, open space/recreation and water resources.

The third Public Workshop was held on Thursday, November 8, 2001 from 6:30 PM to 8:30 PM in the Rancho Resort Ballroom. This Workshop, in open forum, allowed project team members to present goals and objectives for the General Plan's elements. The main focus of this Workshop was three future development alternative scenarios to consider for the future of the community.

Three scenarios were presented to residents, effectively reflecting a lower, moderate or higher growth rate and corresponding commercial and employment goals that ramped the Town up from bedroom community status toward greater independence as a community.

Workshop participants favored planning for a low to moderate growth rate for the Town. They wanted to see low density development between nodes of more significantly intense development. The favored neighborhood commercial centers serving a radius of residential development as opposed to a single Town center. They desired a moderate to low concentration of non-residential uses, recognizing that these provide needed services, jobs and a good tax base.

Workshop participants stated that they viewed Sahuarita as a somewhere in the middle between strictly a bedroom community to Tucson and an independent satellite: neither

land use scenario was acceptable. Finally, there was no desire for a phased urban service style boundary.

The fourth Public Workshop was held on Thursday, January 31, 2002 from 6:30 PM to 8:30 PM in the Rancho Resort Ballroom. This Workshop was conducted in an open house format. The consultant team gave a PowerPoint presentation of major highlights of the General Plan. Attendees were given the opportunity to ask questions after the presentation, and then break out into smaller groups and ask more specific questions about the Plan and the four maps on display.

Three newsletters were written and distributed to the public throughout the General Plan process. These newsletters were used to invite the public to the four Public Workshops, and to explain the General Plan process, the Plan's components, and the timeline for completing the Plan. Results from the Workshops were also summarized in these newsletters.

VISION STATEMENT

The General Plan is the primary tool for guiding the future development of the Town of Sahuarita. On a daily basis, the Town is faced with tough choices about growth, housing, transportation, neighborhood improvement, the environment, and public facility and service delivery. A General Plan provides a guide for making these choices by describing long-term goals for the Town's future, as well as policies to guide day-to-day decisions.

We envision that in the year 2020, the Town of Sahuarita will:

- ◆ Demonstrate our commitment to social and environmental sustainability through the measurement of both short and long-term impacts of our decisions.
- ◆ Provide economic vitality through employment opportunities of all types.
- ◆ Coordinate transportation enhancements with appropriate land uses to enable more mobility choices and greater accessibility.
- ◆ Maintain or improve our high standards of appearance, aesthetics, public amenities, and levels of service.
- ◆ Continue to value, conserve, and protect the Santa Cruz River and its washes and tributaries.
- ◆ Protect our natural resources, clean air, water resources, natural habitat and wildlife routes, vistas, and scenic corridors.
- ◆ Encourage neighborhood and housing diversity to enhance our community.
- ◆ Recognize our cultural heritage, along with historical and archaeological preservation areas, and promote the arts and tourism to increase awareness of the Sonoran desert environment in which we live.

LAND USE ELEMENT

Introduction

The Town of Sahuarita's Land Use Element, consisting of both the General Plan Land Use map and policies, designates the distribution, location, and extent of a variety of land uses necessary for the Town to create a balanced approach to growth and development, while maintaining the core values of residents and businesses who are here now.

The Land Use Element is considered to be the core of any general plan. Any proposed change in land use should be evaluated in consideration and context of all the other Plan elements.

Existing Conditions

The Town of Sahuarita, incorporated in 1994, now encompasses a little over 29 square miles. The 2000 census found 1,247 dwelling units and 1,155 occupied households with a population of 3,242. The Town has seen significant growth, effectively doubling from 1990 (prior to incorporation) to 2000. The current year 2001 population is estimated at 4,600.

The percentages of land devoted to various land use categories based on Pima County Assessors Office data breaks down approximately as follows:

◆ Residential	6.5%
◆ Commercial	0.3%
◆ Industrial	1.4%
◆ Parks and Open Space	0.3%
◆ Golf Course	1.8%
◆ Public, State Trust and Institutional	11.6%
◆ Rights of Way	1.7%
◆ Utilities and Mines	3.8%
◆ Vacant	20.5%
◆ Farm and Ranch	52.3%

The Town has chosen to look beyond its current boundaries to a larger planning area, a sphere of influence. That sphere of influence, depicted on the General Plan Land Use map, incorporates approximately 38.5 square miles. The planning area, according to the 2000 census, includes 4,362 people and 1,950 units. There is approximately a 70-30 split between owner occupied and rental housing within the larger planning area. Table 1 below summarizes these data.

Table 1 Population and Housing								
	2000 Total Census Population	Total Units	Total Occupied	Total Vacant	Group Quarters	Owner Occupied	Rental Occupied	Square Miles
Sahuarita	3,242	1247	1,155	92	35	929	226	29
Sphere	1,120	703	660	43	0	318	342	10
Total	4,362	1,950	1,815	135	35	1,247	568	39
Source: United States Census Data								

Table 1A notes the persons per unit ratio and vacancy rate from the 2000 Census. Based on this information, future population projections were based on 2.2 persons per unit, except for one age-restricted master-planned community.

Table 1A Population and Housing Ratios			
	Vacancy Rate	People per Dwelling unit	People per Occupied Unit
Sahuarita	7.4%	2.57	2.78
Sphere	6.2%	1.59	1.70
Total	6.9%	2.22	2.38
Source: United States Census Data			

The 2000 Census found an almost equal male/female ratio within the study area: 2,159 males and 2,203 females (see Table 2). Of the 4,362 people residing in the study area, 35 live in six structures classified as group quarters. There are no such large facilities within the Study Area.

Table 2 Age by Gender			
Age	Male	Female	Total
Under 5	155	164	319
5-9	153	166	319
10-14	163	178	341
15-19	169	141	310
20-24	126	104	230
25-29	136	148	284
30-34	127	130	257
35-39	162	176	338
40-44	140	166	306
45-49	129	144	273
50-54	153	119	272
55-59	126	151	277
60-64	124	101	225
65-69	109	101	210
70-74	79	92	171
75-79	57	55	112
80-84	30	33	63
Over 85	21	34	55
Total	2,159	2,203	4,362
Source: United States Census Data			

Unlike Green Valley to the south, there is only one age-restricted master-planned community that is fully age-restricted within the Town of Sahuarita: Quail Creek. Three other communities are age-restricted: Rancho Resort within Rancho Sahuarita, La Jolla Verde which lies southeast of I-19 and Duval Mine Road, and the Green Valley RV Resort which lies west of I-19 and north of Duval Mine Road. Both the Town and the Study Area show a more traditional bell curve of mixed population by age category not indicative of being skewed to the senior age groups. The only significant variation in the bell curve is in the 20-24 age category in which there are fewer males and females living in the Study Area. One explanation is that this category includes college-aged students who have likely gone away as there is no college within the Town Study Area.

There were 1,155 occupied housing units within the Town counted in the 2000 Census and 1815 occupied units within the Study Area. While just over 80% of the occupied housing stock within the Town was owner-occupied, combined with the unincorporated areas in the Study Area, the owner-occupied rate dropped to approximately 68%. Based on this demographic, if it were to hold into the future, the Town should plan either on ensuring that there is an adequate supply of multi-family housing or to assume that a fairly

significant part of its housing stock will likely be rental units. Income data were not available from the Census at this writing, however it is safe to assume that unless a balance is struck between the type of housing being built in Sahuarita and the ability of its citizens and future citizens to afford it, there may be difficulty down the road.

Within the planning area, 83.2% of the land is privately, institutionally or municipally owned, and 16.8% is state Trust land. There are no Federal holdings within the planning area. State Trust lands are lands given by the Federal government to the State and held by the State in trust for fourteen beneficiaries, the largest of which is the common (public) school system. Each acre is assigned to a specific beneficiary and all proceeds from sale or lease of the land go to the beneficiaries, either in the form of interest on a fund for sales or fund transfer in the case of leases. For purposes of land use planning, private and state Trust lands are treated the same by the Town of Sahuarita.

Sahuarita represents five predominant land use themes today. First are the existing, older residential areas, primarily on larger lots, located in the western portion of the town, and interspersed by undeveloped properties. Within the study area, there are a number of these larger, rural lot properties on land under county jurisdiction east of the Tucson Nogales Highway.

Secondly, there is the rise of the master planned community from Rancho Sahuarita to the northwest and age-restricted Quail Creek to the southeast. Most of the growth anticipated in the Town during the life of this general plan will occur within master planned communities. Each is unique and caters to its individual market, but differs from more rural Sahuarita.

Third are the developing commercial and potentially mixed-use centers in the southern portion of the Town around the intersection of I-19 and Duval Mine Road. These centers serve more than the Town residents, providing regional services to Green Valley and much of the Upper Santa Cruz Valley.

Fourth are the production agriculture orchards and ranches in the eastern portion of the Town. Some of this land lies within the 100-year floodplain, but much of it lies outside and is eminently developable. Agricultural employment, in particular the pecan orchards owned and operated by FICO, provide a source of much of the basic employment jobs in the community which bring in revenues from outside the Town and help support its economy. It is expected that over time, FICO holdings will likely convert to more urban scale development, in whole or in part.

Lastly, the Santa Cruz River and its large floodplain provide both a constraint and an opportunity for the Town bisecting it practically in half. Most of the river's floodplain within the Town is not in a natural condition today; indeed there are a number of structural uses, particularly around the historic Sahuarita townsite as well as irrigated agriculture and institutional uses. At this time there are no flood control measures planned for the Santa Cruz River within the Town of Sahuarita; however, consideration of such measures in the future may occur, pursuant to pre-existing agreements such as the FICO annexation agreement.

Other major employers in the area include the mines; Wal-Mart; Basha's; Desert Diamond Casino, an operation of the Tohono O'odham Nation; the Sahuarita School District; and the Town of Sahuarita itself.

Proposed Land Uses

The land use goals, objectives and policies as well as the map seek to provide both an adequate supply of land for the expected growth that the Town believes will occur as well as a distribution of land uses that make sense during the 20-year planning horizon. The rate of growth accommodated by this plan is more than what is projected by the Pima Association of Governments (PAG) population and employment forecasts, but it is believed that those forecasts do not take into account the existence and growth in approved master planned communities within the Town. Present PAG forecasts would easily be absorbed within Rancho Sahuarita alone, for instance.

The Land Use Element and the General Plan in total reflect an understanding that there is more than an adequate supply of land to accommodate projected growth for the 10-year time horizon, and for the 20-year time horizon. If growth were to outpace the plan's assumptions, the 10-year review will need to focus on the future development area depicted on the map for more specific land use planning in order to bring at least a portion of it on line for imminent development.

As indicated within the Land Use Element and on the General Plan Land Use Map there are 2 designated Special Planning Areas of significant size, one located in the north central portion of the Town and another located in the southern portion of the Town. These Special Planning Areas, presently comprised primarily of pecan groves, were established to ensure that development provided for in Pre-Annexation and Development Agreements for Farmers Investment Company (FICO) properties is implemented in a comprehensively planned manner. Comprehensive planning will be achieved through implementation of one or more Specific Plans and each Specific Plan shall be for areas of at least forty (40) acres in size.

There is a potential for a significant resident population within the Special Planning Areas within the 20-year time horizon. However, due to the location of these areas, there are significant development constraints that are anticipated will reduce the likelihood of these areas developing within 20 years. Such development constraints include a lack of necessary infrastructure and the presence of the Santa Cruz River and associated floodway and floodplain.

Based on a set of assumptions on the build out of authorized specific plans, and infill of other planned land, outside the Special Planning Areas denoted on Figure 1A (see maps/exhibits at end of document), the Land Use Element reflects a 10-year projected population of 23,204 people in 11,643 dwelling units. In the 20-year horizon, the Plan projects a population of 45,597 people in 21,421 dwelling units. This includes all existing housing units within the Special Planning Area noted in the 2000 Census.

The Special Planning Areas have a combined estimated build-out of 22,986 dwelling units and 50,568 people. Population projections for these areas have not been included for the reasons noted above. Although the Plan encourages residential use in two of the three designated growth areas (See Growth Area Element) in a mixed-use classification, no residential uses are projected for mixed-use areas, as speculating on the number of units would be inappropriate at this time.

The proposed land use mix from Figure 1 (see maps/exhibits at end of document) is reflected in Table 3.

**Table 3
Proposed General Plan Land Use Mix**

Land Use	Total Acreage	Percent	Acreage in Town	Percent	Acreage in Study Area	Percent
Very Low Density ¹	0	0%	0	0%	0	0%
Low Density	1742.54	7.01%	1385.73	7.24%	356.81	6.24%
Low-Medium Density	150.34	0.60%	150.34	0.79%	0	
Medium Density	4733.95	19.05%	4230.68	22.11%	503.27	8.81%
High Density	36.68	0.15%	36.68	0.19%	0	
Mixed Use	1,913.45	7.70%	1733.06	9.06%	180.39	3.16%
Commercial	314.26	1.26%	314.26	1.64%	0	
Employment	1,074.61	4.32%	340.92	1.78%	733.69	12.84%
Institutional	368.52	1.48%	368.52	1.93%	0	
Resource Industrial	418.43	1.68%	217.12	1.13%	201.31	3.52%
Resource Conservation / Open Space	1326.01	5.34%	1326.01	6.93%	0	
Park	101.46	0.41%	45.94	0.24%	55.52	0.97%
Golf Course	40.54	0.16%	40.54	0.21%	0	
Special Planning Area (not floodplain)	1639.29	6.60%	1639.29	8.57%	0	
Special Planning Area (floodplain, non-committed)	3568.86	14.36	3568.86	18.65%	0	
Floodplain (outside Special Planning Area)	1591.66	6.40%	1161.53	6.07%	430.13	7.53%
Drainage (other)	101.33	0.41%	99.29	0.52%	2.04	0.04%
Roadway	1344.31	5.41%	1317.73	6.89%	26.58	0.47%
Future Development Area	4,386.54	17.65%	1160.98	6.07%	3225.56	56.44%
Total Acres	24,852.78	100.00%	19137.48	100%	5715.3	100%
Square Miles	38.83		29.9		8.93	

Source: GIS Mapped Data – Entranco

Note: Additional golf course land will be provided in Rancho Sahuarita, which will reduce the residential and open-space acreages accordingly.

1. Specific areas have not been identified for Very Low Density residential land use although areas may be so designated in the future.

If the alternative land uses in the special planning areas shown on Figure 1A (see maps/exhibits at end of document) are factored into the land use mix, it would be as shown below in Table 3A.

Table 3A Proposed Land Use Mix (Special Planning Areas)						
Land Use	Acreage	Percent	Acreage in Town	Percent	Acreage in Study Area	Percent
Very Low Density ¹	0	0%	0	0%	0	0%
Low Density	1745.06	7.02%	1388.25	7.26%	356.81	6.24%
Low-Medium Density	334.6	1.35%	334.6	1.75%	0	
Medium Density	6167.18	24.82%	5663.91	29.60%	503.27	8.81%
High Density	202.28	0.81%	202.28	1.06%	0	
High Density (10 unit/ac limit)	956.64	3.85%	956.64	5.00%	0	
Mixed Use	1,891.01	7.61%	1710.62	8.94%	180.39	3.16%
Commercial	588.13	2.37%	588.13	3.07%	0	
Employment	3260.66	13.12%	2526.97	13.21%	733.69	12.84%
Institutional	368.52	1.48%	368.52	1.93%	0	
Resource Industrial	418.43	1.68%	217.12	1.13%	201.31	3.52%
Resource Conservation/Open Space	1360.91	5.48%	1360.91	7.11%	0	
Park	101.46	0.41%	45.94	0.24%	55.52	0.97%
Golf Course	40.54	0.16%	40.54	0.21%	0	
Floodplain	1591.66	6.41%	1161.53	6.07%	430.13	7.53%
Drainage (other)	101.33	0.41%	99.29	0.52%	2.04	0.04%
Roadway	1327.92	5.34%	1301.34	6.80%	26.58	0.47%
Future Development Area	4,392.63	17.68%	1167.07	6.10%	3225.56	56.44%
Total Acres	24,848.96	100%	19133.66	100%	5715.3	100%
Square Miles	38.83				8.93	

Source: GIS Mapped Data - Entranco

Notes: Table 3A differs slightly from Table 3 due to rounding.

Additional golf course land will be provided in Racho Sahuarita, which will reduce residential and open space acreages accordingly.

1. Specific areas have not been identified for Very Low Density residential land use although areas may be so designated in the future.

Land Use Category Definitions

The Town of Sahuarita establishes the following land use categories for its land use element (see Figure 1 in the maps/exhibits at the end of document). Rather than a long list of very specific categories for residential, commercial and employment uses, these have been simplified for ease of implementation.

Each residential category has an acceptable range of densities. Density ranges are defined in terms of dwelling units per net acre of the building site, excluding existing public rights-of-way. New right-of-way is given density credit, which is transferred to the buildable portion of the site. Existing residential areas have been placed in the appropriate category for context.

This plan establishes a land use hierarchy such that, unless otherwise stated:

- ◆ Higher density residential categories accumulate the residential uses in lower density residential categories
- ◆ Commercial accumulates only high density residential allowed specifically and not accumulated by the TR zone
- ◆ Employment accumulates non-residential uses allowed in the commercial designation
- ◆ Mixed-use allows higher density residential, resort, commercial and industrial uses in the zones as noted below.

The first eight uses are also permitted as part of specific plans, in addition to specific zoning categories mentioned.

Very Low Density Residential

Purpose: To affirm an existing or create a new single-family residential environment that maintains a rural character typified by lots of 4 acres and over and houses of an individual design. Very Low Density lots should be grouped and be of such a number so as to form an identifiable area and image. Permitted zoning category is RH.

Density Range is 0–0.25 residences to the acre.

Low Density Residential

Purpose: To affirm an existing or create a new residential environment that maintains either a rural or larger lot suburban character, maximizing the use of existing vegetation and eliminating the need for mass grading of land. Clustering of uses is permitted to enhance an interconnected open space system or to

maximize preservation of existing vegetation and other natural features of the site. Rural, non-commercial uses allowed in the permitted zoning categories are acceptable. Permitted zoning categories include: RH, GR-1 (residential uses only), SR, SR-2, CR-1, and CR-2.

Density Range is 0.26–2 residences to the acre.

Low-Medium Density Residential

Purpose: To affirm an existing or create a new single-family suburban residential environment with a range of subdivided lot sizes between low and medium overall density. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Permitted zoning categories include: CR-2, CR-3, CR-4, and CMH-1.

Density range is 3–5.1 residences per acre.

Medium Density Residential

Purpose: To affirm an existing or create a new primarily single family detached suburban residential environment that seeks to provide quality housing within the affordability of the median income within the Town. Clustering or use of the small lot subdivision option is permitted if it adds to an interconnected open space system. Permitted zoning categories include: CR-4, CR-5, CMH-1, CMH-2 and TH (the latter only if existing zoning).

Density Range is 5.2–9 residences to the acre.

High Density Residential

Purpose: To affirm or create multi-family areas that will still be of a scale compatible with the landscape, generally two stories and no taller than three and with lush but appropriate desert landscaping to compliment and soften the building heights and create an enjoyable atmosphere for residents. Permitted zoning categories include: TR, CB-1 (if existing and residential only), and TH.

Density Range is 10–22 residences to the acre.

Commercial

Purpose: To allow for high quality, appropriately landscaped, well designed office and retail development that will support the needs of the Town's residents and employment centers and be within reasonable walking or driving distances from

these other uses. Uses in the commercial category include those uses in the CB-1 zone without exception, however uses in the CB-2 zone should be studied prior to granting rezonings to ensure full compatibility with surrounding non-commercial uses. Higher density residential uses are permitted within the commercial category, subject to Town approval. Permitted zoning categories include: TR, RVC, CB-1 and CB-2 (uses in CB-2 only if deemed compatible with surrounding uses).

Commercial uses include all office and retail uses.

Employment

Purpose: To create employment opportunities within the Town that will focus primarily light industrial, research, office and warehousing uses. Commercial uses are permitted if it is a type necessary to support these employment centers. Employment centers should be designed to be inviting places, well landscaped and have a scale and design compatible with adjacent uses. Permitted zoning categories include: CB-1, CB-2, CPI, and CI-1 (and CI-2, CI-3 only if determined to be compatible with adjacent existing uses or proposed uses in this Plan).

Employment opportunity uses include campus style and traditional industrial uses, warehousing, offices, and those commercial uses that support these uses.

Institutional

Purpose: To provide for the basic human services necessary for the Town to function properly and its residents to enjoy a high quality of life. Permitted zoning categories include all zones provided that the use is allowed in that zone and that any conditions of the zoning category are fully met.

Public and quasi-public uses such as government services, schools, religious institutions, and cemeteries.

Mixed Use

Purpose: To create a more concentrated development pattern in select areas of the Town in order to create opportunities for people to live very close to work and shopping, to develop an infrastructure for the use of alternative transportation modes and to create exceptionally well-designed focal points in the community for all residents, business people and tourists to enjoy. Allowable uses include Medium to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses). Individual structures may contain more than one use. It is strongly recommended that specific plans be utilized to implement the mixed-use concept. Otherwise, permitted zoning categories include CR-5, TR, MR, CB-1, and CPI. Zoning districts which may be

allowed if it is determined that the specific uses are compatible include CB-2 and CI-1.

Future Development Area

Purpose: The future development area identifies developable land not projected to be necessary to meet current demand within the first ten year growth cycle covered by the life of this Plan but intended for re-planning and development when demand is approaching. When re-planning is timely, the market demand at that point will help shape the land uses to be proposed, however, it is desired that at least a significant portion of the area be evaluated for an additional mixed-use growth area. Development utilizing existing underlying zoning is not precluded at any time.

100-Year Floodplain

Purpose: Identify and maintain the 100-year floodplain as identified on the Federal Emergency Management Agency maps. Structural flood control management efforts may be allowed to protect structures in the floodplain, but only in accordance with the applicable floodplain ordinances or as depicted in existing specific plans or development agreements. Non-structural flood management efforts are encouraged and preferred wherever reasonably possible. If it is determined by engineering studies acceptable to the Town that land within the designated floodplain is either not within the 100-year floodplain or can be removed from the floodplain without creating any adverse upstream or downstream consequences, the Town may consider additional or alternative land uses. Except for land governed by specific plans or development agreements already in existence, alternative land uses within floodplain areas, until and unless removed, should be limited to the Future Development Area designation.

River Channel

Purpose: To depict in general terms the floodway of the Santa Cruz River and key tributaries. No development uses are allowed.

Golf Course

Purpose: To depict golf courses located within the Quail Creek Specific Plan area. Permitted zoning category is GC, if not included within a specific plan.

Resource Conservation/Open Space

Purpose: To provide for parks and open space to serve the needs of the Town. Existing parks and open space are identified on the General Plan Land Use map. Policies are primarily addressed in the recreation and open space element.

Resource Industrial

Purpose: To identify sites which are or have been industrial in nature including existing mining operations and Brownfields. Sand and gravel extraction is necessary for all construction and reconstruction activities within the Town and must continue to be a valid recognized use. The Town recognizes that it is important to not create land use conflicts adjacent to these uses. These lands may be available for re-planning and development but not likely during the life of this General Plan.

Specific Plan (Adopted)

Purpose: To depict portions of the adopted Specific Plans for Quail Creek, Madera Highlands, and Rancho Sahuarita, not identified by any of the above designations.

Special Planning Areas

Purpose: To ensure that development provided for in Pre-Annexation and Development Agreements for Farmers Investment Company (FICO) properties is completed in a comprehensively planned manner, proposed development in the subject areas must be included within one (1) or more Specific Plans. Related Specific Plan(s) shall be for areas of at least forty (40) acres in size. Review and adoption of Specific Plans will be subject to the Town's normal processing procedures. (Subject Pre-Annexation and Development Agreements are described in Town of Sahuarita Resolutions No. 1999-11 and No. 2000.48.)

Goals, Objectives, and Policies

Goal LU-1: Promote an orderly, directed, and balanced land use pattern that recognizes the rural character of the community, while meeting the housing, services, employment, and recreational needs of the Town of Sahuarita.

Objective:

LU-1.1: Maintain safe, high-quality land uses that integrate efficient transportation networks, recreational linkages, and access to schools, services and other public facilities.

Policies:

- LU-1.1.1: Incorporate in the design of new development safe vehicular, pedestrian, and bicycle between residential and school, commercial, employment and recreational sites.
- LU-1.1.2: Site land uses and ingress/egress points to maximize the use and effectiveness of the existing and planned transportation network.

Objective:

- LU-1.2: Promote land use patterns that conserve natural resources including land, open space, air quality, water quality and quantity and energy. (See also Environmental Planning Element Objectives ENV-1.5 and ENV-1.7 and their respective policies.)

Policies:

- LU-1.2.1: Review development proposals to ensure maximization of the use of land for appropriate development, while contributing to an integrated open space system within the Town as well as regionally.
- LU-1.2.2: Ensure that sensitive land, particularly riparian areas are maintained in their natural state to the maximum extent possible.
- LU-1.2.3: Focus new higher intensity development in key identified growth areas that will encourage mixed-use development and the use of transit within the community.
- LU-1.2.4: Maintain sufficient densities in developing areas in proximity to commercial and employment centers to limit vehicular miles traveled thus reducing the amount of air pollution with the region.
- LU-1.2.5: Avoid low density sprawl by utilizing the designation of a future development area, rather than a low-density placeholder, to identify land that will be needed for future growth.
- LU-1.2.6: Develop standards for turf-based development that require the use of reclaimed or other non-potable water and minimize the runoff of fertilizers into riparian and groundwater recharge areas.
- LU-1.2.7: Promote the orientation of new housing stock to maximize use of solar energy and review building codes to ensure that new structures utilize best available practices for energy conservation.
- LU-1.2.8: Outside of existing rural development areas, allow for density incentives for cluster development that uses land more efficiently than conventional subdivision provided evidence can be shown in the required Town of Sahuarita site analysis requirements that any adverse impacts of increased density on adjacent neighborhoods can be mitigated.

Objective:

LU-1.3: Continue to provide for a diversity of uses existing in the Town of Sahuarita today.

Policy:

LU-1.3.1: Provide in the Town's zoning code for all types of uses existing at the present time within the Town.

LU-1.3.2: Provide for the continued use of a historic airstrip use in the Town but relocated to an area east of the Union Pacific Railroad and north of Sahuarita Road, sited within an area approximately ¼ mile in width east to west, no further south than 3/8 mile from Sahuarita Road, and extending approximately 1 ¼ miles northerly. Airstrip shall be sited to consider all existing and proposed uses in the surrounding area to minimize land use and noise related conflicts.

Goal LU-2: Promote a livable-community character of both the rural and developing parts of the Town.

Objective:

LU-2.1: Promote compatible development adjacent to existing neighborhoods.

Policies:

LU-2.1.1: Develop minimal design standards to ensure that new development in and adjacent to rural areas, other than in nearby master planned communities and growth areas, maintains the rural feel of existing neighborhoods.

LU-2.1.2: Examine required subdivision standards and landscape bufferyards to ensure that they provide compatibility between adjacent uses while maintaining vehicular and pedestrian access between residential neighborhoods as necessary.

LU-2.1.3: Limit the use of walls and other physical barriers between neighborhoods and between residential and supporting non-residential uses so that existing neighborhoods are protected from all negative impacts but that public access is maintained as appropriate.

Objective:

LU-2.2: Promote compatible development with the ranch land, farmland and other sensitive areas, to achieve a balanced approach to environmental issues.

Policies:

LU-2.2.1: Limit or significantly buffer the placement of medium to high intensity residential development adjacent to active farmland to diminish land use conflicts.

LU-2.2.2: Minimize and carefully site any vehicular and non-vehicular access points from any new development on to adjacent viable ranch and farmlands.

LU-2.2.3: Site new development as to take advantage of the open space potential and vistas of environmentally sensitive lands, while minimizing points of physical access in accordance with the provisions of the Open Space Element.

Objective:

LU-2.3: Improve and maintain the visual and aesthetic appearance of the Town.

Policies:

LU-2.3.1: Consider adoption of design standards for new residential development that maintains a high aesthetic quality but that encourages a variety of building elevations, setbacks, and street orientations.

LU-2.3.2: Develop and seek funding for implementation of a series of identifying landscape motifs at key gateways into the town and along major routes leading into the main core areas of town, the latter to include pedestrian corridors and transit pullouts where appropriate.

LU-2.3.3: Design street improvements in rural parts of the Town that are in concert with and not in conflict with the rural character of adjacent neighborhoods.

LU-2.3.4: Review the commercial and employment zones in the Zoning Code, considering the impact of large building “big box” construction, both visually and on adjacent residential land uses.

Goal LU-3: Allow for sufficient land supplies for future growth in an efficient and sustainable manner.

Objective:

LU-3.1: Encourage land development patterns, trends, and site design that support alternate modes of travel, including bicycle, pedestrian, transit, and ride sharing.

Policies:

LU-3.1.1: Encourage increased residential densities closest to major transportation corridors, decreasing them closer to the center of neighborhoods.

LU-3.1.2: Design mixed-use development centers to be easily and safely accessible for all residents, employees and visitors.

LU-3.1.3: Cluster commercial sites to minimize or eliminate strip commercial development.

LU-3.1.4: Coordinate with Sahuarita School District and proposed charter schools to site new schools in safe locations, easily accessible by all modes of travel. Where possible locate public parks adjacent to schools and work with the District or charter school to promote the joint sharing of facilities.

Objective:

LU-3.2: Discourage land use modifications that reduce or impact the existing floodplain and watersheds.

Policies:

LU-3.2.1: Promote uses in the 100-year floodplain that do not require structural floodplain management solutions.

LU-3.2.2: Consider the allowance of new mineral material sites outside the floodway if at least 660 feet (one-eighth of a mile) away from existing residential areas, if studies show they do not result in the need for structural floodplain management.

LU-3.2.3: In cases where the Town has declared an emergency, the Town may implement short- and long-term structural floodplain management solutions as required.

Objective:

LU-3.3: Ensure that sufficient land is available for future growth by the Town beyond a 10-year plan horizon.

Policy:

LU-3.3.1: Establish a future development area, the land in which can be made available as necessary and if planned appropriately to meet future growth needs of the Town. The future development area shall be revisited and potentially modified based on the actual and projected land consumption and rates of growth at the next major update of the Town's General Plan.

Goal LU-4: Ensure a diversity of housing opportunities.

Objective:

LU-4.1: Provide a variety of housing types to meet the needs of residents of all income levels.

Policies:

LU-4.1.1: Strongly encourage a wide range of housing types, prices and ownership forms within new developments.

LU-4.1.2: Ensure that areas of planned moderate and higher densities are not reduced during the master planning, zoning and subdivision processes particularly if such an action will cause a decrease in the available or future stock of affordable housing.

LU-4.1.3: Consider initiating strategies that would encourage affordable housing utilizing creative tools including but not limited to density bonuses, incentives, alternative financing.

LU-4.1.4: Develop design and siting standards for manufactured home subdivisions and parks, being careful not to overly impact the affordability of housing.

Objective:

LU-4.2: Ensure reasonable compatibility between significantly differing densities and residential uses.

Policies:

LU-4.2.1: Enforce the landscape bufferyard setbacks and standards in the existing Zoning Code.

LU-4.2.2: Require buffers to be designed adjacent to existing neighborhoods to mitigate the adverse impacts of sound, views and traffic, and may include landscaping, screening, pathways, drainageways and natural features.

Objective:

LU-4.3: Support neighborhood revitalization, historic preservation and redevelopment efforts to improve and retain the investment of existing Town development.

Policies:

LU-4.3.1: Ensure that any redevelopment efforts undertaken by the Town or private sector remain sensitive to and mitigate any impacts on existing adjacent development.

LU-4.3.2: Promote the identification of any structures that may qualify for historic status. Consider all alternatives to any proposed demolition, should it arise, including adaptive reuse for residential or other uses.

Goal LU-5: Provide for a mixture of residential, commercial, employment and public service uses to meet the next 20 years of projected growth.

Objective:

LU-5.1: Provide opportunities for retail, office, tourism and employment throughout the Town.

Policies:

LU-5.1.1: Periodically review the absorption rate of proposed non-residential uses to ensure an adequate supply of serviceable land always exists.

LU-5.1.2: Give review priority to expansion of existing businesses as well as new projects, provided they conform to the General Plan, that will bring basic employment jobs to the Town of Sahuarita.

Objective:

LU-5.2: Allow a mixed-use concept in conjunction with the Growth Area Element.

Policies:

LU-5.2.1: Review the zoning code, subdivision and development standards, and other town documents to allow for mixed-use

development within growth areas as described within the Growth Area Element.

- LU-5.2.2: Consider revising the codes governing home occupations to allow more opportunities for live/work units within and outside of identified growth areas, provided in the latter that traffic and other impacts, if any, are mitigated.

Objective:

- LU-5.3: Recognize the Town of Sahuarita's role as a tourist destination and cultural center.

Policies:

- LU-5.3.1: Locate tourist facilities primarily in proximity to freeway interchanges, with adjacent services that can also be used by town residents.
- LU-5.3.2: Consider courting, and identifying land appropriate for, a destination resort within the Town.
- LU-5.3.3: Promote the Santa Cruz River and nearby (future) De Anza trail as recreational resources and tourist attractions.

Special Area (and Specific Plan) Policies:

The Town has adopted several specific plans, which are incorporated by reference into this General Plan. These are the Rancho Sahuarita Specific Plan, Quail Creek Specific Plan and the Madera Highlands Specific Plan. The policies of this Plan do not supercede the policies of these specific plans. The designated Special Planning Areas provide for the submittal of specific plan proposals without the need for a general plan amendment.

The Eagle Pitcher Mill Site located south of Sahuarita Road, north of the railroad tracks, west of the Santa Cruz River and east of the Rancho Sahuarita Specific Plan, identified on the General Plan Land Use map for Resource Industrial, if proposed for future development should be considered for mixed-use development. It will require analysis and mitigation of special soil conditions during the rezoning or preferred specific plan process. If completely mitigated, this property could be added to the growth area identified on the General Plan Land Use map, but should be considered for non-residential and non-park uses only.

GROWTH AREAS ELEMENT

Introduction

Arizona Revised Statutes requires the Town of Sahuarita to create a Growth Area Element that would identify areas and set policy for a concentration of mixed-use development that could be particularly suitable for eventual transportation interconnections, including alternatives to the private automobile. The Element seeks to coordinate public and private investment in these areas, and still maintain open space connections between them and the rest of the Town, as appropriate.

Existing Conditions

During the public participation process leading up to preparation of the General Plan, Town residents identified a desire for multi-modal transportation opportunities, a low to moderate growth rate, and a moderate (leaning to low) concentration of tax generating, non-residential uses. Also identified was a desire for neighborhood commercial centers spaced to serve residential areas appropriately. There is something of an incongruity that makes achieving all these goals potentially doable but perhaps on a smaller scale than intended by the state statutes.

Additionally, the physical layout of the existing committed land uses is such that there are limited locations within the developing area of the Town to locate such growth areas and they are relatively compact in nature. In order to create such opportunities, they must incorporate portions of existing developments as well as land as adjacent vacant, un-entitled land. The Town must consider these areas holistically, if it wishes to meet the desires of the residents.

The General Plan identifies three specific areas that are shown on the General Plan Land Use map. One is in a developing commerce area around Duval Mine Road and Interstate 19 extending westward to the Town corporate limits, identified on Figure 1 (see maps/exhibits at end of document) in two polygons. The second is at the intersection of Sahuarita Road and I-19. Not surprisingly, both areas in the vicinity of freeway interchanges and in close proximity to existing or approved development, where much, though by no means all of the Town's growth will occur. One or the other of the locations, if not both, is easily accessible to most Town residents. Also identified as a growth area is the mixed-use area proposed adjacent to Pima Mine Road and I-19 north of Rancho Sahuarita and also adjacent to the casino on the San Xavier Reservation. It provides an opportunity for a connection for alternative transportation, but is likely to include only non-residential uses as compared with the other two locations.

The policy guidance provided in this element encourages a high concentration of uses and a creative mix of those uses to maximize the use of developed infrastructure and make multimodal transportation a possibility.

It is likely that additional growth areas, and mixed use opportunities can be identified east of the Santa Cruz River in the future development area, but siting those locations without the knowledge of their relationship to surrounding land uses is premature at this time.

Goals, Objectives, and Policies

Goal GA-1: Promote balanced, efficient development to areas that are suitable for a variety of land uses, that conserve significant natural resources and open space, encourage multi-modal transportation and logically and economically expand existing infrastructure and improvements.

Objective:

GA-1.1: Promote mixed-use development with a variety of housing types on the southern two designated Growth Areas through Specific Plan and Master Plan development projects.

Policies:

GA-1.1.1: Include a variety of housing as part of mixed-use development, including live/work units within Growth Areas. Encourage its use where appropriate in new master-planned communities.

GA-1.1.2: Within growth areas as specified on the General Plan Land Use map, develop a mixture of residential, commercial, employment, and institutional uses.

GA-1.1.3: Adopt and implement a zoning ordinance and other development standards to remove barriers to mixed-use development within the Town. Develop high quality design standards and a design based review process, with significant public participation for mixed-use development.

GA-1.1.4: Consider sponsoring a design competition for development of identified Growth Areas under parameters laid out by the Town.

GA-1.1.5: Consider Town initiated rezoning of one or both of the southern two Growth Areas to a mixed use category to encourage their development, assuming that design standards and processes under Policy 1.1.3 have been adopted [and in relative accordance with a design adopted by the Town under Policy 1.1.4]. Include a reversion clause if a master developer or developers fail to come forward after a reasonable period of time of marketing the project.

Objective:

- GA-1.2: Reduce total dependence on the automobile through efficient expansion and implementation of alternative transportation routes and pathways.

Policy:

- GA-1.2.1: Within growth areas, plan for a seamless but safe mix of pedestrian, bicycle, auto and transit routes and connections, connecting throughout the Town in accordance with the Circulation Element.

Objective:

- GA-1.3: Coordinate the location of significant natural resources and open space with similar areas outside the growth areas.

Policies:

- GA-1.3.1: Provide developed open space such as useable landscaped, low water use plazas within designated growth areas, particularly where institutional uses, such as governmental offices are located. Consider similar treatment to separate potentially non-compatible uses such as commercial parking lots from higher density housing.
- GA-1.3.2: Provide for natural open space within growth areas, where appropriate, as part of an integrated open space system throughout the Town as defined in the Open Space Element.

Objective:

- GA-1.4: Support development opportunities that will utilize existing public facilities and minimize the need for additional facilities.

Policies:

- GA-1.4.1: Coordinate publicly funded infrastructure funding and financing planning (through the Capital Improvement Program) with privately financed development activity within designated growth areas.
- GA-1.4.2: Within Growth Areas, coordinate any public infrastructure funding and financing with the private sector in a financially equitable manner to implement the designs that are envisioned under Policy 1.1.5 above.

CIRCULATION ELEMENT

Introduction

The primary goals of the Town of Sahuarita's Circulation Element are to improve the mobility of people and goods, provide viable alternatives to the "drive alone" mode, protect the natural environment, support economic development, and sustain public support for the transportation planning and funding efforts. The factors considered in the development of a comprehensive circulation element include supporting the economic viability of the area, increasing the safety of the transportation system, and improving accessibility and mobility options for people and goods.

Existing Conditions

Roads

The current transportation network includes two significant regional transportation corridors—Interstate 19 and Tucson Nogales Highway (SR 19B). These corridors provide connections between Tucson, Sahuarita, Green Valley, and Nogales. Other significant roadways within the Town of include:

- ◆ La Canada Drive
- ◆ Sahuarita/Helmet Peak Road
- ◆ Duval Mine Road
- ◆ El Toro Road
- ◆ La Villita Road
- ◆ Old Tucson Nogales Highway
- ◆ Pima Mine Road
- ◆ Twin Buttes
- ◆ I-19 Frontage Roads
- ◆ Major corridors within the Rancho Sahuarita development

- ◆ Campbell Avenue
- ◆ Santa Rita Road

Alternate Modes

Alternate modes, including pedestrian, bicycle, and transit facilities, are virtually non-existent in the Town. The Tucson Bicycle Map indicates portions of La Canada Drive and Esperanza in Green Valley as having bike lanes. Abrego Drive from Continental Road to Tucson Nogales Highway is shown as a bikeable route for more experienced riders. The Town's roadways lack sidewalks, primarily due to the low development density and general rural/suburban conditions of development. Currently, residents walk along the side of the roadway, along shoulders where they exist, or along parallel paths created by pedestrian use rather than by design. This situation is very typical of smaller and more rural communities where walking is not a convenient mode of travel due to long trip lengths.

De Anza Trail

Portions of the Juan Bautista de Anza National Historic Trail, a route connecting the early Mission sites and Spanish settlements of the 1700s and generally follows the Santa Cruz River, lie within or adjacent to the Town limits. The National Park Service in partnership with other federal, state, and local agencies, non-profit organizations, and private landowners administers this Trail. Non-federally owned trail sites, segments, and interpretive facilities are added to the National Historic Trail through certification agreements between the owner or managers and the National Park Service.

Safety Issues

Railroad Facilities. The Union Pacific rail line crosses the Town limits, running parallel and adjacent to the Tucson Nogales Highway. Several spur lines connecting to the Union Pacific mainline serve the mining operations located west of the Town limits. There are many public and private at-grade rail crossings that are operating adequately. Future roadway improvement projects should consider grade separation as part of the design based on safety experience and traffic volumes.

Drainage and All-Weather Access. The Town does not have an extensive storm drainage system to convey runoff to the Santa Cruz River. Instead, runoff flows across the surface of roadways, which can cause disruptions to traffic flow and potential risk to motorists who try to drive through the flowing water. This problem is most prevalent during the summer "monsoon" season, when high-intensity, short

duration storms cause flooding on small watersheds. Runoff from major summer storms flows across the surface of the roadway at wash crossing and depressions. (Drainage is covered in Chapter 8, Objective POSS.)

Street Name Standardization. Street names are to be consistent along roadways within the Town.

Traffic Safety. The Town of Sahuarita Police Department collected accident data for the period beginning January 1998 and ending in March 1999. The Arizona Department of Transportation (ADOT) has provided accident data for Tucson Nogales Highway (SR 19B). The compiled data do not show any high accident locations during the period surveyed. However, SR 19B should be monitored as a potential problem area. Duval Mine Road traffic interchange and frontage road accidents are not included because this intersection is the subject of another study being performed by ADOT.

Circulation Plan Map

The Circulation Plan map, Figure 2 (see maps/exhibits at end of document), shows the location of existing arterials, collectors, Interstate 19 (I-19), and other significant roadways located within the town of Sahuarita and its Sphere of Influence. The map also shows 2-lane and 4-lane roads, as well as future or reconstructed ramps at I-19 interchanges. The ultimate determination of status of roadways as either arterials or collectors is subject to further detailed study and review based on policies under Objective CIR-1.2.

(Source: Town of Sahuarita, Arizona Small Area Transportation Study, Final Report, 1999.)

Goals, Objectives, and Policies

Goal CIR-1: Improve the mobility of people and goods by providing effective, convenient accessible, and safe transportation options for travel to employment, education, recreation, shopping, medical, and other desired destinations.

Objective:

CIR-1.1: Provide an integrated, multi-modal, sub-regional transportation system that offers attractive choices among modes for the efficient movement of people and goods.

Policies:

CIR-1.1.1: Promote- a sub-regional balance of transportation facilities and services by mode, including automobile, public transit, bicycle, and pedestrian.

CIR-1.1.2: Rail and aviation system needs shall be integrated by providing linkages to services provided within the region.

- CIR-1.1.3: Provide facilities for multiple modes of travel in transportation improvement projects, as applicable.
- CIR-1.1.4: Monitor- the performance of all modal systems to best mitigate traffic congestion and to attain safe operating conditions.
- CIR-1.1.5: Promote travel demand management strategies and incentives to more fully utilize alternate modes of travel. Examples include carpooling and telecommunications substitutes to travel.
- CIR-1.1.6: Transportation investments should improve the mobility of all segments of the community, including the underserved, disabled, and economically disadvantaged.
- CIR-1.1.7: Promote strategies to reduce peak period demand through car-pooling, flexible hours, alternate modes of travel, and other travel reduction tools.
- CIR-1.1.8: The transportation system will be planned and designed to accommodate international trade associated with the Canamex Corridor. Desirable support facilities include commercial vehicle services, warehousing, truck stops, and allied businesses. New transportation facilities within one mile of I-19 or within one mile of B-19 providing support services will be designed to encourage access by international trade related vehicles, typically WB-50 design designation.

Objective:

- CIR-1.2: Promote an effective, well-planned system of roadways that establishes a functional, safe, and aesthetic hierarchy of streets while incorporating the latest advanced technologies.

Policies:

- CIR-1.2.1: Adopt a Major Streets and Scenic Routes plan to define the ultimate right-of-way of major facilities, their locations, and their scenic or historic attributes.
- CIR-1.2.2: Promote convenient multi-modal access to public places having high concentrations of trips, such as commercial core areas and inter-modal transportation (hub) facilities.
- CIR-1.2.3: Provide for a street functional classification system and a Major Streets and Scenic Routes plan that is based on street type, use, and visual quality.
- CIR-1.2.4: Integrate vehicular circulation within neighborhoods and improve bicycle and pedestrian connectivity to key destinations, including recreation areas, such as parks, adjacent services, transit facilities, and schools.
- CIR-1.2.5: Plan continuous pedestrian facilities of recommended width to provide safe accessible use and opportunities for shade and shelter.

- CIR-1.2.6: Plan neighborhood streets using appropriate traffic calming techniques and street widths to sustain the quality of life in the neighborhoods, public safety and environmental sensitivity.
- CIR-1.2.7: Provide for the planning, design, construction, and operation of facilities and services to enhance public safety and minimize losses from accidents, to the greatest possible extent.
- CIR-1.2.8: The Town of Sahuarita has established Level of Service C or better as its transportation system general performance standard. This standard shall be applied to roadway segments and to signalized and unsignalized intersections. Street intersections may operate at LOS D during peak periods around major employment and commercial centers where the short-term attainment of LOS C may be impractical or not attainable without mitigation, which has a far greater negative impact than allowing for a greater level of service. Project LOS E or F operation at any time of day with cumulative traffic volumes and projected ultimate intersection improvements will not be accepted. Final determination of appropriate mitigation measures in achieving desired Levels of Service may be subject to specific direction from the Town Council on a case-by-case basis.

Objective:

- CIR-1.3: Plan for and initiate a safe, efficient, and accessible public transportation system that provides a viable alternate to the private vehicle.

Policies:

- CIR-1.3.1: When feasible, coordinate with Pima County and regional service providers (Sun Tran), to provide public transit services that are readily accessible, convenient, and safe to an increasing proportion of persons in the community.
- CIR-1.3.2: Public transit connections shall be conveniently located at and between urban activity centers.

Objective:

- CIR-1.4: Plan for bicycle facilities throughout the community that provide for the safe and efficient means of transportation and recreation.

Policies:

- CIR-1.4.1: Promote a continuous, safe, and accessible system of bicycle facilities as an alternate mode of transportation.
- CIR-1.4.2: Promote bicycle safety education programs to increase awareness of and adherence to laws and regulations regarding bicycle use.
- CIR-1.4.3: Design bicycle facilities to meet Federal Highway Administration (FHWA) and American Association of State

Highway and Transportation Officials (AASHTO) design guidelines consistently throughout the Town.

Objective:

CIR1.5: Plan and encourage the use of pedestrian facilities as a critical element of a safe and livable community to meet the transportation and recreational needs of the community.

Policies:

- CIR-1.5.1: Meet minimum Americans with Disabilities Act (ADA) standards for the construction of pedestrian facilities.
- CIR-1.5.2: Provide for the construction of accessible pedestrian facilities with all street construction and major reconstruction projects; all appropriate private residential, commercial, and industrial development; and all public development in the urban area.
- CIR-1.5.3: Develop a program for the installation of pedestrian facilities in appropriate areas where they do not currently exist.
- CIR-1.5.4: Plan pedestrian facilities that are direct, safe, comfortable, attractive, and continuous.
- CIR-1.5.5: Improve pedestrian visibility and safety and raise awareness of the health benefits of walking.
- CIR-1.5.6: Identify specific pedestrian mobility and accessibility challenges and develop measures for implementation of necessary improvements.

Objective:

CIR-1.6: Protect the natural and built environments from adverse impacts resulting from the provision of transportation facilities and services. Promote transportation facilities and services that enhance the quality of life of the communities within the region.

Policies:

- CIR-1.6.1: Design transportation improvements to comply with air quality standards and avoid the creation of air quality hot spots (badly congested intersections).
- CIR-1.6.2: Consider the economic, energy, and environmental effects of major transportation investments.
- CIR-1.6.3: Promote the implementation of the goals and objectives of adopted land use plans and development policies with investments in transportation facilities and services.
- CIR-1.6.4: Strive for fairness and equity in who pays for transportation improvements and who benefits from them.
- CIR-1.6.5: Provide for transportation enhancements, including bicycle lanes, sidewalks, and nontraditional transportation projects.
- CIR-1.6.6: Provide parking standards that encourage their use as flexible tools to achieve other overall transportation policies.

Objective:

CIR-1.7: Build and sustain public support for the implementation of transportation planning goals and objectives, including the financial basis of the plan, through community involvement.

Policies:

CIR-1.7.1: Approach public involvement proactively throughout regional transportation planning and programming processes, including open access to communications, meetings, and documents related to the Plan.

CIR-1.7.2: Promote effective intergovernmental relations through agreed upon procedures to consult, cooperate, and coordinate transportation related activities and decisions.

Objective:

CIR-1.8: Work cooperatively with the Arizona Department of Transportation (ADOT) to locate, fund and implement the Sahuarita Corridor, subject to community and regional support.

Policies:

CIR-1.8.1: Identify an acceptable location for the Sahuarita Corridor.

CIR-1.8.2: Solicit funding for the assessment, alignment, design and construction of the Sahuarita Corridor.

CIR-1.8.3: Assist in the implementation of the Sahuarita Corridor for the benefit and use of bypass trucks, traffic and the citizens of Sahuarita as well as regional, state, and national transportation needs. Alignment of the corridor within the Town shall be approximately ½ mile south of Pima Mine Road as illustrated as the preferred alignment on the Circulation Plan; shall provide for local direct access to I-19 and B-19 (Nogales Highway); and construction shall utilize State and Federal funding sources.

PUBLIC FACILITIES AND SERVICES ELEMENT

Introduction

The Public Facilities and Services Element contains goals, objectives and policies to assure adequate fire and police protection and services, public administration, schools, water and sewer service, and locations for future public facilities within our community. The existence of public facilities and services not only allows urban development to take place, but also directs the locations of that development. Access to existing facilities and services often determine which lands are developed. It is, therefore, important in planning to consider both the adequacy of the supply and the location of these services.

Existing Conditions

Schools. Sahuarita Unified School District #30 administers the Town's five public schools. Sopari Elementary School (K-5), Sahuarita Primary School (K-5), Sahuarita Intermediate School (6-8), Sahuarita Middle School (6-8), and Sahuarita High School (9-12) have a combined enrollment of 2,100 students. There are 249 teachers and staff employed by the District. In addition, Great Expectations Charter School (K-6), a privately owned public school, has a current enrollment of 145. Nine teachers are on staff.

Police. The Town of Sahuarita Police Department is currently comprised of 10 commissioned officers, 2 commissioned reserve officers, 2 civilian employees, and five citizen volunteers. The Department is co-located with the Town Court facility at 1691 W. Duval Commerce Court. There is also a satellite office at the Sandstone Ridge Apartments, located at 19190 South Alpha in Sahuarita. The Department has police dispatch services through an intergovernmental agreement with the South Tucson Police Department. A future facility is proposed at a new nine-acre Town Center site, located across from the existing Town Hall on Sahuarita Road.

Fire. Rural Metro Corporation provides subscription service for fire protection and emergency services to the Town of Sahuarita. There are 12 total firefighters at three stations, which service most of the Town's area. Rural Metro rents a firehouse located at 1691 West Duval Commerce Court. A temporary station currently exists in the La Posada development, east of the Santa Cruz River and south of the Town limits in Green Valley. A new location at Whitehouse Canyon and Continental Roads is currently under construction by Rural Metro. The Green Valley Fire District also services a small portion of southern Sahuarita. Future projections for additional personnel, call volumes and response time information are unavailable.

Electricity. TRICO ELECTRIC COOPERATIVE, INC. and Tucson Electric Power (TEP), depending upon location, provide electric service. There are two sub-stations, the South Loop Sub at 500 E. Pima Mine Road, and the Hartt Sub at 18690 S. Old Nogales Highway. Most of the load located in the southern part of Sahuarita is and will be served from the Green Valley Sub-station.

Natural Gas. Natural gas for the Town is provided by Southwest Gas.

Water. Several water providers service the Town of Sahuarita for potable water, depending upon location. They are: Las Quintas Serenas Water Company, Quail Creek (private), Rancho Sahuarita Water Company (private), the Community Water Company of Green Valley, and Farmers Water Company, a division of Farmers Investment Company (FICO) (private). There are also numerous water cooperatives serving the Town. Central Arizona Project (CAP) water is currently not utilized within the Town's boundaries or its sphere of influence.

Sewer. The Town and Pima County Wastewater Management provide sewer service for certain areas of town, while some areas utilize private septic systems.

Solid Waste. Garbage collection is provided by several private companies, including Waste Management of Southern Arizona, USA Waste (formerly BFI), Desert Pathways, JD Services, and Sahuaro Waste Management. Solid waste disposal is provided at the facility owned and operated by Pima County Solid Waste. At this facility, the currently used cell (#1) has approximately a two-year life remaining. The County anticipates closing this cell in one year at maximum to begin utilizing cell #2, located adjacent to cell #1. Disposal to cell #2 is pending an agreement between the County and the Town of Sahuarita. Once approved, cell #2 will have an approximate life of 10-15 years.

Other Utilities. Qwest provides telephone service. Cable television is provided by Cox Communications.

Library. There are currently no libraries located within the Town. The closest library is in the Government Center on La Canada in Green Valley (part of Pima County system).

Post Office. The current Post Office is located at Sahuarita Road and Tucson Nogales Highway. A new facility is proposed at the nine-acre Town Center site on Sahuarita Road.

Medical Services. There is currently no hospital within the Town of Sahuarita. The closest hospital is St. Mary's Hospital in Tucson. There is an existing clinic in the unincorporated community of Continental, a wellness center for children at Sahuarita Middle School, and a private, one-doctor clinic. In addition, FICO has reserved a site of approximately 25 acres near La Posada in Green Valley for the location of a community hospital, should one become needed in the future.

The Parks, Open Space, and Public Facilities map, Figure 3 (see maps/exhibits at end of document), shows the locations of schools, police and fire department facilities, the Town

Hall, the Post Office, wastewater treatment facilities, and churches located throughout the town of Sahuarita and its Sphere of Influence.

Goals, Objectives, and Policies

Goal PFS-1: Provide a high level of public facilities, utilities and services to support and efficiently serve the Town.

Objective:

PFS-1.1: Ensure quality, well-sited educational facilities for the members of the Sahuarita community.

Policies:

PFS-1.1.1: Locate new school facilities within the neighborhoods they intend to serve, at acceptable enrollment capacities.

PFS-1.1.2: Provide for the connection of schools to surrounding neighborhoods through a safe system of sidewalks and bicycle pathways upon development of adjacent areas.

PFS-1.1.3: Require developers to work with the School District to determine a new development's impact on the school system prior to project approval, and implement strategies recommended by the school district to address any impacts.

PFS-1.1.4: Encourage the shared use of schools and school recreation facilities by the Town and School District.

Objective:

PFS-1.2: Emphasize high quality police and fire protection services.

Policies:

PFS-1.2.1: Locate new fire and police facilities based on need, budget and service level required for citizens.

PFS-1.2.2: Identify adequate response times for police, fire and emergency services, and take appropriate steps to ensure response times can be met.

PFS-1.2.3: Provide an annual report of call volumes, response times and future projections for both police and fire calls.

Objective:

PFS-1.3: Improve the Town's sewer system to serve all new development within the Town.

Policies:

PFS-1.3.1: Continue to include public funding for new wastewater sewer mains and extensions in the Capital Improvement Plan (CIP).

PFS-1.3.2: Develop a Wastewater Master Plan.

PFS-1.3.3: Encourage the use of alternative sewer systems instead of private septic systems.

Objective:

PFS-1.4: Implement appropriate stormwater improvements to minimize flood hazards and maximize the beneficial use of stormwater as a resource.

Policies:

PFS-1.4.1: Require developers to construct and pay for drainage facilities when their need precedes or exceeds the need of the Town.

PFS-1.4.2: Ensure that stormwater facilities are designed to sustain a 100-year storm event.

PFS-1.4.3: Adopt a grading and drainage ordinance to ensure that new developments are constructed in a manner that minimizes flood hazards.

PFS-1.4.4: Require onsite retention and/or detention of stormwater for all new developments where appropriate and put retained and/or detained water to beneficial use for landscape irrigation to the greatest extent possible.

Objective:

PFS-1.5: Promote coordination among agencies for maximum efficiency in the delivery of public services to the Town.

Policies:

PFS-1.5.1: Encourage partnerships for effective solutions to shared problems and community service needs.

PFS-1.5.2: Coordinate joint use of school facilities for city services such as libraries, community meeting space, education, and computer resources.

PFS-1.5.3: Work with private, nonprofit, and public community service organizations to coordinate the delivery of services such as childcare and senior citizens programs.

PFS-1.5.4: Promote curbside pickup and recycling as offered from solid waste collection companies. (See also Objective ENV-1.11.)

PFS-1.5.5: Encourage utility providers to consider the use of solar power and other renewable resources.

Goal PFS-2: Plan for logical future utilities, facilities and services.

Objective:

PFS-2.1: Maintain or improve upon current levels of service.

Policies:

PFS-2.1.1: Design facilities compatible to the areas in which they are to be located.

PFS-2.1.2: Pursue high levels of standards for traffic safety in the Town.

PFS-2.1.3: Encourage the continued cost efficiency and effectiveness of garbage collection, wastewater management and other public services.

Objective:

PFS-2.2: Require new developments to finance new utility lines, facilities and other sites necessitated by their construction.

Policies:

PFS-2.2.1: Maintain the Capital Improvement Plan (CIP) to tie into the annual budget process.

PFS-2.2.2: Maximize public/private partnerships for new infrastructure development.

PFS-2.2.3: Require for new developments the undergrounding of all new electrical distribution lines.

PFS-2.2.4: Reclaimed water (effluent) shall be used within the Town to the extent possible.

PFS-2.2.5: Promote the installation of Internet connections in new developments for greater public access to information.

Objective:

PFS-2.3: Provide adequate municipal facilities to serve the needs of all Town residents.

Policies:

PFS-2.3.1: Locate municipal buildings in an environment that serves the Town's administrative needs.

PFS-2.3.2: Develop a municipal library to meet the current and future needs of the Town. This library may be tied into the Pima County Library System for greater efficiency and availability of resources.

Objective:

PFS-2.4: Maximize the Town's investment for new infrastructure and public services.

Policies:

PFS-2.4.1: Channel growth to areas having existing utilities and services.

PFS-2.4.2: Promote infill development, where applicable.

PFS-2.4.3: Promote a water conservation program to minimize major expenditures for water.

PFS-2.4.4: Utilize funding mechanisms that result in a net improvement to a development and not long-term financial impacts to the community.

PFS-2.4.5: Utilize financing options that will not exceed the useful life of a project developed through such options.

Objective:

PFS-2.5: Locate public facilities for compatibility with adjacent land uses and for maximum convenience to potential users.

Policies:

PFS-2.5.1: Encourage infill development.

PFS-2.5.2: Utilize the adopted General Plan Land Use Map and Zoning Map to determine appropriate locations for new development.

Objective:

PFS-2.6: Promote new development adjacent to existing development to maximize the use of existing public utilities and to discourage urban sprawl.

Policy:

PFS-2.6.1: Encourage infill development.

Objective:

PFS-2.7: Investigate need, demand and funding mechanisms for district versus subscription public services (fire and emergency).

Policies:

PFS-2.7.1: Assess the feasibility of creating new districts or combining with existing districts to address fire and emergency needs when the Town population approaches 10,000 persons.

PFS-2.7.2: Develop benchmarks for population thresholds and distance of the majority of the population from current facilities.

RECREATION AND OPEN SPACE ELEMENT

Introduction

An open space element is required by Arizona Revised Statutes for inclusion in the Town of Sahuarita's General Plan. The intent of the statute is to promote a regionally interconnected open space and recreational system to the extent possible, as well as to ensure that the community has an adequate supply and mix of both recreational opportunities and open space. This recreation and open space element provides critical policy direction that will lead to development of a Town master plan for parks, recreation and open space. It provides background information and policy direction for creation of the master plan.

Existing Conditions

While open space and recreation are most assuredly linked, they are not the same thing. Open space is the landscape, which may be found in public or private ownership in the form of agricultural, lands, undisturbed desert or riparian areas, parks and even in the landscaped or native vegetation yards of individual homeowners. Some open space provides important wildlife habitat, valuable agricultural production, existing or potential recreational opportunities, and private areas for seclusion and enjoyment by the landowner and vistas for the traveling public.

Recreation is how humans use the open space. These clearly include developed parks and trails for a variety of recreational opportunities. Privately owned lands, without permission from the landowner are not available for recreation, but more rural areas of Town and agricultural lands provide a visual respite for residents and visitors, augmenting the more distant scenic views to the mountains beyond.

While the town has much undeveloped land, it has either little dedicated open space or recreation for the existing population, let alone to accommodate future growth.

Existing parks include:

- ◆ *Anamax Park*, a publicly owned park within Town limits, located west of I-19 in a residential area. The Town operates the park.
- ◆ *Sahuarita Park*, a County facility, is located adjacent to and east of the Town limits, though inside the Town's study area, north of Sahuarita Road. Access to the park is from Sahuarita Road approximately one mile east of Town boundaries. The access is on a former airstrip outside the study area.

- ◆ *Rancho Sahuarita Lake Park*, a publicly owned park built within the Rancho Sahuarita master planned community, located north of Sahuarita Road and West of I-19.
- ◆ *Proposed Ranch Park* located at I-19 and El Toro Road.

Additionally, there is one golf facility within Town limits, the Quail Creek Country Club, located within the Quail Creek master planned community in the southeast quadrant of the Town. Other golf courses exist in the area, however, in conjunction with unincorporated Green Valley to the south.

The San Juan Bautista de Anza National Historic Trail traverses the Town along the Santa Cruz River. This is a multi-state trail commemorating the route of de Anza's expedition in the late 1700s. It presents a potential recreational opportunity for residents and visitors alike, as well as a potential backbone for a trail system within the Town.

The Town, as still a relatively new community, is feeling the need for additional recreation and open space opportunities, as expressed by the residents during the public participation process during preparation of this General Plan. Residents expressed a desire for a combination of open space types. On one hand they felt the need for some open space to be publicly accessible, but also were content to enjoy some of their open space as a non-accessible scenic amenity only as they pass by privately owned, lower density properties.

Town residents during the first two public workshops raised a number of ideas about meeting their recreational needs. Among them were a trail network (walking, biking and equestrian); more ball fields, including lighting, organized youth recreational programs, and pool facilities. Safety was a key concern in terms of non-vehicular access to parks and trail development. Connections to publicly accessible open space were deemed very important as well.

The Town's Public Works Department currently includes a parks/recreation division. Town employees are responsible for the maintenance of the Town's parks. Town employees are currently involved in managing recreational after-school programs for children. The Town has matured to the point where it is critical for both an open space master plan and a parks and recreation master plan (or combination of the two) be prepared. Normally, the Town's General Plan would address in great detail a comprehensive inventory and analysis of forecasted needs. This can be best accomplished in conjunction with a parks and open space master plan. The goals, objectives and policies below form a blueprint for upgrading the parks and open space presence within the Town, giving guidance for addressing key needs.

Per the Implementation Element, Chapter 13, a Recreation Master Plan identified in Policy REC-1.1.1 and an Open Space Master Plan identified in Policy REC-2.1.1 should be a short-term goal for the Town. Responsible parties include the Town Council, Town Manager and Parks Division.

Finally, the open space system that is created by the Town should be integrated regionally to the extent possible. Coordination, primarily with Pima County, will be paramount and is addressed in the goals and policies below.

The Parks, Open Space, and Public Facilities map, Figure 3 (see maps/exhibits at end of document), shows the locations of parks and open space areas located throughout the town of Sahuarita and its Sphere of Influence.

Goals, Objectives, and Policies

Goal REC-1: Provide a safe, accessible and internally and regionally integrated network of recreational opportunities for the broader community.

Objective:

REC-1.1: Develop a Town Master Plan for Parks, Recreation and Open Space.

Policy:

REC-1.1.1: Based on the groundwork laid in the Town General Plan, work with the Town leaders and the citizenry to develop a master plan for active and passive parks and recreational needs of the community. The plan should address program needs, opportunities, and costs for programs, parks and recreation facilities within the community and be based on national guidelines developed by the National Recreation and Parks Association.

Objective:

REC-1.2: Expand opportunities for citizen involvement in parkland development and maintenance.

Policy:

REC-1.2.1: Continue to enlist the Town residents as volunteers and advocates for parklands, similar to the Tucson and Pima County Parklands Foundations.

Objective:

REC-1.3: Expand parks and recreational opportunities within residential developments, relative to growth and need.

Policies:

REC-1.3.1: Within the Town Development Standards, provide for an acceptable level of recreational open space required for new master planned communities.

REC-1.3.2: The Town Development Standards should also address construction by the developer and either dedication to the Town or maintenance by the homeowners association at a level acceptable to the Town.

Objective:

REC-1.4: Improve and expand existing parks and recreational facilities to ensure safety and usefulness to the Town.

Policies:

REC-1.4.1: Through annual updating of the Capital Improvement Program, prioritize recreation needs in existing park facilities. Make adjustments in Town Capital Improvement Program as appropriate or seek grants for improvements.

REC-1.4.2: Revisit the design and layout of existing Anamax and Sahuarita parks to ensure that access is safe particularly for children, and that planting and lighting configurations maximize safety for all users.

Objective:

REC-1.5: Provide for an appropriate variety of recreational facilities and programs to meet the needs of the entire Town.

Policies:

REC-1.5.1: Prioritize recreational needs to ensure that the parks and recreation survey, as identified in Policy 1.4.1, is administered to a wide cross section of Town residents representing all generations, economic and geographic areas of the Town. As funding will be at a premium and not all recreational uses can be provided at all existing and future public parks, include in the survey a geographic analysis of which facilities and programs to develop at which park.

REC-1.5.2: Actively involve the youth of the Town in planning programs designed for them, and consider developing a recreational advisory board that is representational of the entire community.

REC-1.5.3: Supplement the survey with periodic needs assessments and evaluations of park usage to ensure that the park system is adequately meeting resident needs.

REC-1.5.4: Consider utilizing active and/or passive portions of the Santa Cruz River floodplain for recreational needs. Turf based activities such as golf courses and recreational fields may be appropriate, however, mechanisms to catch runoff to avoid environmental concerns associated with fertilizers would need to be implemented.

REC-1.5.5: Provide opportunities for inter-generational park and recreational facilities.

Objective:

REC-1.6: Emphasize a variety of shared use recreational facilities where possible.

Policies:

REC-1.6.1: Work with the Sahuarita School District to enable creation of cooperative joint use facilities.

Objective:

REC-1.7: Expand opportunities for recreational bicycling, pedestrian and equestrian uses.

Policies:

REC-1.7.1: Utilize the open space provided by the Santa Cruz River and tributary drainages as a basis for mixed use and, if determined necessary, specialized use trails. The trail system should ideally link as safely as possible to the pathway system for pedestrians, the street system for bicycles, and rural, larger lot areas for equestrian access.

REC-1.7.2: Inventory all existing neighborhood trails, sidewalks and bike paths and identify the feasibility of connecting these features together. Develop a system based on that feasibility.

REC-1.7.3: Develop a design standard for new subdivisions and development plans to include recreational trails, and where feasible, requiring dedication and interconnectivity with the system developed under Policy 1.7.2.

REC-1.7.4: Plan the pathway network to link existing and future parks, as well as recreational open space.

Goal REC-2: Promote balance between natural open space and established regional and neighborhood parks within the Town of Sahuarita and its environs.

Objective:

REC-2.1: Develop a Town Master Plan for Open Space.

Policies:

REC-2.1.1: Based on the groundwork laid in the Town General Plan, work with the Town leaders and the citizenry to develop a more specific master plan for open space, wildlife habitat conservation and active and passive recreation for Sahuarita. The plan should address the need to provide accessibility to all facilities through a community trail component as well as vehicular access.

REC-2.1.2: Coordinate development of an Open Space Plan with all stakeholders within the Town including landowners, residents, recreation and outdoor enthusiasts, and agency heads.

REC-2.1.3: Recognize the regional impact of a Town Open Space Plan by coordinating with adjacent unincorporated communities, Pima County, Pima Association of Governments, State Land Department, the San Xavier District of the Tohono O'odham Nation, the City of Tucson, the mines and other entities.

REC-2.1.4: Maximize the short-term viability of ranchlands by keeping allotments intact to the extent practicable.

REC-2.1.5: Maximize the short-term viability of farmland by limiting non-compatible development adjacent to it.

Objective:

REC-2.2: Build on the presence of the Santa Cruz River and other major washes as a focal point for the open space system.

Policies:

REC-2.2.1: Seek a combination of funding and planning mechanisms to conserve critical watersheds via ownership, ownership of the development rights or transference of all or some of the development rights to lands outside the floodplain area.

REC-2.2.2: Design development nearby the Santa Cruz River to ensure that access is controlled to specific access points to avoid degradation of the resource.

REC-2.2.3: Encourage development within visual proximity to the river to take advantage of those viewsheds while minimizing negative impacts on riverine views from major roadways and existing development to the extent possible.

Objective:

REC-2.3: Promote the Juan Bautista de Anza National Historic Trail as an important linear park to be connected to future trails and other open space linkages. (see also *Environmental Planning Element Objective ENV-1.3 and its respective policies*)

Policies:

REC-2.3.1: Recognize this National Historic Trail as it traverses the Town as a tourist attraction for visitors, and as a recreational opportunity for residents on its own and if it can be connected with neighborhood trails.

REC-2.3.2: Work with the de Anza Trail Coalition and the National Park Service to ensure that best practices are followed in the development of the Trail through the Town and to work together on funding mechanisms for its completion.

REC-2.3.3: Require dedication of sufficient trail right-of-way as a condition of rezoning or specific plan, if the trail route traverses the development project site. The Town shall determine sufficiency with consultation from the National Park Service.

Objective:

REC-2.4: Establish standards for both passive and active open space areas.

Policies:

REC-2.4.1: Refine national standards for open space to meet the needs of Sahuarita residents and visitors, as part of a Town Open Space Plan.

REC-2.4.2: Recognize that there is value in open space may be visual in nature even if not publicly accessible and may be provided by larger lots in the rural areas of Sahuarita as well as existing farmland and rangeland. Recognize further that private and state Trust lands are developable and the expectation of perpetual open space can only be achieved by providing value for the landowner for the development rights on the property.

Objective:

REC-2.5: Maintain interconnections between natural open space corridors as important wildlife corridors and habitat.

Policies:

REC-2.5.1: Work with the Arizona Game and Fish Department to design open space corridors to maximize the conservation of riparian areas that provide primary wildlife movement opportunities.

REC-2.5.2: Discourage the development of trails in areas where critical wildlife habitat or movement areas are likely to be negatively impacted by human presence.

Objective:

REC-2.6: Establish linkages between open space, parks, and other recreational facilities.

Policies:

REC-2.6.1: As part of the Open Space Plan, seek to connect potential open space provided by the Santa Cruz River with existing and proposed parks, open space within the Growth Areas as identified in the Growth Areas Element.

REC-2.6.2: Recognize that linkages may be regional in nature, and such linkages will likely be required outside Town boundaries or its sphere of influence. Coordinate with Green Valley residents, Pima County, the City of Tucson, and the Arizona State Lands Department.

ENVIRONMENTAL PLANNING ELEMENT

Introduction

This Environmental Planning Element contains goals, objectives, and policies that address the natural biotic system and the impacts of development as it relates to air and water quality, habitat preservation, and the conservation of natural resources that are located within and throughout our community.

Existing Conditions

Endangered Species Act of 1973

The Endangered Species Act provides broad protection for species of fish, wildlife and plants that are listed as threatened or endangered in the United States or elsewhere. Provisions are made for listing species, as well as for recovery plans and the designation of critical habitat for listed species. The Act outlines procedures for federal agencies to follow when taking actions that may jeopardize listed species, and contains exceptions and exemptions. Areas outside the Town Limits, including the Town's Sphere of Influence, fall within Subarea 3, the Upper Santa Cruz Valley of Pima County's Sonoran Desert Conservation Plan (SDCP). The SDCP, not yet adopted, includes the identification of critical habitats, endangered species, and strategies to implement buffers for natural stream meandering and corridors for wildlife migration. The County plans to apply for a Section 10 permit from the United States Department of the Interior and have a conservation plan that upholds and gives the broadest application to the ecosystem protection goals of the Endangered Species Act. The extent to which the Town may or may not include critical habitat is uncertain at this time.

Priority Vulnerable Species

These include species that are being considered and analyzed as potentially covered species under the multi-species habitat conservation plan (Sonoran Desert Conservation Plan for Pima County). These species were chosen through a process of scientific review of over 100 species that are already listed as Threatened or Endangered or recognized by the federal government as imperiled, extirpated species, and a much larger number of species that are in decline, and potentially on the way toward *Endangered Species Act* listing.

Mammals: Mexican Long-tongued Bat (*Choeronycteris mexicana*), Lesser Long-nosed Bat (*Leptonycteris curasoae yerbabuena*), California Leaf-nosed Bat (*Macrotus californicus*), Pale Townsend's Big-eared Bat (*Plecotus townsendii pallescens*), and Merriam's Mouse (*Peromyscus merriami*).

Birds: Swainson's Hawk (*Buteo swainsoni*), Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*), Burrowing Owl (*Athene cunicularia hypugaea*), Bell's Vireo (*Vireo bellii*), Abert's Towhee (*Pipilo aberti*), and Rufous-winged Sparrow (*Aimophila carpalis*).

Amphibians: Chiricahua Leopard Frog (*Rana chiricuahuensis*), and Lowland Leopard Frog (*Rana yavapaiensis*).

Reptiles: Tucson Shovel-nosed Snake (*Chionactis occipitalis klauberi*), Giant Spotted Whiptail (*Cnemidopophorus burti stictogrammus*), Ground Snake (Valley Form) (*Sonora semiannulata*), Mexican Garter Snake (*Thamnophis eques megalops*), and Desert Box Turtle (*Terrapene ornata luteola*).

Plants: Pima Pineapple Cactus (*Coryphantha scheeri robustispina*) and Tumamoc Globeberry (*Tumamoca macdougallii*).

Native Plant Preservation

There currently is no native plant preservation ordinance in the Town; however, there are plans to develop such an ordinance in the future. New developments are referred to the Pima County Native Plant Preservation Ordinance (NPPO).

The Environmentally Sensitive Lands map, Figure 4 (see maps/exhibits at end of document), depicts the locations of critical habitat areas located within the Town of Sahuarita and its Sphere of Influence. These habitats are generally characterized or distinguished by a difference in plant species composition or an increase in the size and/or density of vegetation as compared to upland areas. These habitats are represented by plant species response to available moisture, and the degree of protection by Pima County. The habitats are defined as the following:

Protected Riparian Habitat: a riparian habitat generally associated with an ephemeral water supply. This type of habitat usually contains plant species also found in upland habitats, however, plants are typically larger and /or occur at high densities than adjacent uplands (xeroriparian). This habitat type is protected by Pima County through the requirements of a floodplain use permit when a total of one third (1/3) acre of the riparian area of a subject property is to be altered. Xeroriparian habitat is divided into four sub-classes based on total vegetative volume (TVV):

Xeroriparian A: TVV greater than 0.850 cubic meters per square meter (m³/m²)

Xeroriparian B: TVV less than or equal to $0.850 \text{ m}^3/\text{m}^2$ and greater than $0.675 \text{ m}^3/\text{m}^2$.

Xeroriparian C: TVV less than or equal to $0.675 \text{ m}^3/\text{m}^2$ and greater than $0.500 \text{ m}^3/\text{m}^2$.

Unprotected Riparian Habitat: a riparian habitat generally associated with an ephemeral water supply. This type of habitat usually contains plant species also found in upland habitats, however, plants are typically larger and /or occur at high densities than adjacent uplands (xeroriparian). This habitat type is not protected by Pima County, and does not require a permit. This habitat type includes Xeroriparian sub-class D: TVV less than or equal to $0.500 \text{ m}^3/\text{m}^2$.

Cultural Resources and Historical Structures

The oldest neighborhood in Sahuarita, known as the Quorum, is approximately 100 years old. There are also a handful of other homes and ranches that may also qualify as historical. The first schoolhouse, located on Brown Ranch at the northwest corner of La Villita and Sahuarita Roads, may qualify as an historical structure. An older school structure is also present north of The Pecan Store, owned by FICO, at Tucson Nogales Highway and Sahuarita Road.

The Titan II Missile Site, the only official historic site in Town, was listed on the National Register of Historic Places in 1992 as a symbol of the Cold War. The Arizona State Museum records search of the AZSITE electronic database conducted to inventory previously recorded cultural resource sites (including both historic and prehistoric and previously surveyed areas within the Town limits), reflects 54 cultural resource sites and 27 previously surveyed areas. It is suggested that areas surveyed in 1980 or earlier should be resurveyed by a qualified archaeologist, since past survey methods do not meet current professional standards.

De Anza Trail: the National Park Service has nominated The Juan Bautista de Anza Trail, 1775-1776, as a National Historic Trail. This national historic trail follows the west bank of the Santa Cruz River corridor-a major physical and cultural feature for the Town of Sahuarita. This historic trail designation is an important quality for the Town in that this corridor is only one of seven such designated historic trails in the United States.

Air Quality

The Town has a land ordinance that requires dust mitigation on roads and is enforced by the Town Engineer. The paving of new roads is encouraged by the Town Engineer to alleviate air quality concerns, but this is not typically required for the construction of one or two new homes in an area. The closest monitoring site is 14 meters south of Esperanza Blvd and 0.5 kilometers west of I-19 in Green Valley. The objective is to monitor the

impact of open pit mines and tailings ponds west of the community. Particulate matter (PM₁₀) levels were below health standards between 1989 and 1999.

Water Quality

Pima County Department of Environmental Quality (PDEQ) has the authority for inspection of activities that have the potential to impact water quality. A water study was completed in 1996 in Green Valley. This study showed a trigger level of contaminants, including arsenic. The local aquifer is monitored by the Arizona Department of Water Resources (ADWR). The last sampling, completed in June 1998, checked pH levels and other water conditions, but not arsenic. No significant levels were found in the sampling.

Eagle Pitcher Mill Site

This site is located south of Sahuarita Road, north of the Union Pacific Railroad tracks, west of the Santa Cruz River and east of the Rancho Sahuarita Specific Plan area. Used previously for the discarding of mine tailings, it is possibly contaminated. The site is identified on the General Plan Land Use map as Resource Industrial. If proposed for future development, the site should be considered for mixed-use development. Analysis and mitigation of special soil conditions during the rezoning or preferred specific plan process will be necessary, in addition to additional technical site testing required by Town staff in consultation with the Pima County Department of Environmental Quality (DEQ).

Floodplain

Roughly one-third of the Town of Sahuarita is located within the 100-year floodplain of the Santa Cruz River and its washes. The majority of the 100-year floodplain is located within the Rural Homestead (RH) zone. The floodplain is also located in a portion of the Rancho Sahuarita Master-Planned area.

General Conservation

There are currently no requirements for new developments or buildings to use energy conservation methods, but orientation, shading and landscaping that will promote energy conservation is encouraged. The Town currently has no recycling program. However, Pima County Solid Waste sponsors recycling of such products as tin, aluminum, newspaper, and glass. The Lions Club, located in Green Valley, also recycles newspaper.

Goals, Objectives, and Policies

Goal ENV-1: Manage the natural resources of the area in a manner that will balance their ecological value and economical, aesthetic and safety potential.

Objective:

ENV-1.1: Conserve the Town's water resources and encourage groundwater, rainwater, and reclaimed water reuse.

Policies:

ENV-1.1.1: Promote the use of treated effluent to irrigate golf courses and other turf areas.

ENV-1.1.2: Promote the construction of facilities that transport and process surface and renewable water resource supplies.

ENV-1.1.3: Pursue opportunities to acquire additional water supplies, such as Central Arizona Project (CAP) water.

ENV-1.1.4: Encourage the use of drought-tolerant plants, low flow irrigation, and water-conserving fixtures in all new developments.

ENV-1.1.5: Require on-site retention and/or detention standards for stormwater runoff in all new developments, with consideration for the potential of rainwater harvesting for landscape irrigation. (Note: formerly: WR-1.5)

Objective:

ENV-1.2: Preserve the Santa Cruz River corridor as an environmental treasure to the Town.

Policies:

ENV-1.2.1: When applicable discourage channelization of the Santa Cruz River and its washes, allowing for natural meandering and drainage patterns.

ENV-1.2.2: Require significant buffer areas between future development and the Santa Cruz River and other major or minor washes to preserve riparian area and wash corridor.

Objective:

ENV-1.3: Preserve and enhance the Juan Bautista de Anza National Historic Trail as a special asset to the Town.
(See also Recreation/Open Space Element Objective REC-2.3 and its respective policies.)

Policies:

ENV-1.3.1: Secure public right-of-way for the implementation of the National Historic Trail route.

- ENV-1.3.2: Commemorate through the Historical Site Marker Program any significant sites along the Juan Bautista de Anza Trail identified by the National Parks Service (NPS) as historic.
- ENV-1.3.3: Require the dedication of trail right-of-way as a condition for approval, should a project rezoning or specific plan project site cross the trail route.

Objective:

- ENV-1.4: Preserve the Town's environmental resources through the coordination of regional land conservation planning efforts.

Policies:

- ENV-1.4.1: Support private, public and non-profit programs and activities that preserve plant and wildlife habitats.
- ENV-1.4.2: Coordinate with Pima County, the Arizona Department of Game and Fish, the Arizona Department of Environmental Quality, and other agencies to promote wildlife education programs.
- ENV-1.4.3: Pursue funding sources for the preservation of plant and wildlife habitats.

Objective:

- ENV-1.5: Maintain the quality and quantity of groundwater and surface water supplies.
(see also Land Use Element Objective LU-1.2 and its respective policies)

Policies:

- ENV-1.5.1: Implement measures to prevent the contamination of groundwater resources.
- ENV-1.5.2: Identify opportunities to reduce surface water pollution through the monitoring of stormwater runoff.
- ENV-1.5.3: Educate the public on best practices to prevent stormwater pollution.

Objective:

- ENV-1.6: Promote energy efficiency through conservation and the use of alternative energy practices.

Policies:

- ENV-1.6.1: Encourage the use of solar energy or other appropriate energy conservation technologies, rainwater harvesting and other renewable resource practices.
- ENV-1.6.2: Promote the use of alternative and regionally appropriate building materials, such as RASTRA, straw bale, and rammed earth or mud adobe construction for residential and other uses.
- ENV-1.6.3: Promote appropriate building orientation and logical energy efficient site planning in new developments.

Objective:

ENV-1.7: Provide opportunities to improve local air quality.
(see also Land Use Element Objective LU-1.2 and its respective policies)

Policies:

- ENV-1.7.1: Unpaved public roads and alleys should be paved or treated to minimize air quality impacts, as well as other environmental impacts, when practical and feasible.
- ENV-1.7.2: Require all newly constructed parking lots and driveways for non-residential development to have a paved surface. Alternative, impervious paving materials should be considered whenever possible.
- ENV-1.7.3: Support the development of a regional transit bus system and rideshare program.
- ENV-1.7.4: Create and enforce appropriate dust control measures as may be necessary in improving air quality within the Town of Sahuarita pursuant to requirements of Pima County Department of Environmental Quality and the State of Arizona.
- ENV-1.7.5: Coordinate with Pima Association of Governments, Pima County, and the State of Arizona to attain regional air quality goals.
- ENV-1.7.6: Coordinate with Pima Association of Governments (PAG) and Pima County on an educational program to promote air quality education.

Objective:

ENV-1.8: Protect existing wildlife habitats and native plant species.

Policies:

- ENV-1.8.1: Develop and adopt a Native Plant Protection Ordinance to save valuable indigenous plants.
- ENV-1.8.2: Avoid sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors, where possible. Where unavoidable, protect such areas with buffers and innovative design practices.
- ENV-1.8.3: Establish wildlife corridors and other linear linkages between large open space areas.
- ENV-1.8.4: Enforce the protection of threatened and/or endangered species.
- ENV-1.8.5: Minimize man-made environmental hazards.
- ENV-1.8.6: Avoid development in the floodplain and areas of steep slopes.
- ENV-1.8.7: Promote the use of non-invasive, native vegetation where possible.
- ENV-1.8.8 Consider the establishment of a 'save a plant' program.

Objective:

ENV-1.9: Protect sensitive lands from environmental degradation.

Policies:

ENV-1.9.1: Develop a wash protection ordinance for riparian areas and wash corridors.

ENV-1.9.2: Limit grading practices, consistent with the Town of Sahuarita's Grading Standards, that contribute to flooding and erosion.

Objective:

ENV-1.10: Preserve the Town's cultural resources (including prehistoric or historic archaeological sites or objects) and potentially significant historic buildings or structures.

Policies:

ENV-1.10.1: Identify and preserve or mitigate all significant artifacts, archaeological features and historic sites within the Town. If development is proposed on Federal or State leased land, recognize and enforce higher statutory requirements for protection of cultural resources.

ENV-1.10.2: Report all previously unrecorded cultural resources unearthed during construction activities by builders, contractors, or individuals to the Arizona State Museum.

ENV-1.10.3: Restrict information on the location and nature of the cultural resources within areas that are master planned.

ENV-1.10.4: Address mitigation of any potential impacts to historic districts, historic landscapes or landmarks during the rezoning process as a condition of rezoning approval.

Objective:

ENV-1.11: Promote the recycling of reusable materials. (See Policy PFS-1.5.4.)

Policies:

ENV-1.11.1: Encourage commercial and industrial recycling of paper, cardboard, and other recyclable materials.

ENV-1.11.2: Promote public and private agency partnerships that encourage conservation, reuse and recycling.

Objective:

ENV-1.12: Promote noise mitigation, especially adjacent to residential areas.

Policies:

ENV-1.12.1: Encourage ADOT to the extent feasible to utilize noise abatement on or along major roadways (I-19, La Canada, Sahuarita Road, Tucson-Nogales Highway).

ENV-1.12.2: Encourage the development of compatible, adjacent land uses.

WATER RESOURCES ELEMENT

Introduction

The Water Resources Element contains goals, objectives and policies to address the currently available surface water, groundwater and reclaimed water supplies within the Town of Sahuarita. This element is to assess currently available water supply, how future growth projections in the General Plan will be adequately served, and how to obtain additional water supplies to meet the Town needs, if necessary.

Existing Conditions

1980 Groundwater Management Act. To address groundwater depletion in the state's most populous areas, the state legislature passed the 1980 Groundwater Management Act and created the Arizona Department of Water Resources (ADWR) to ensure dependable long-term water supplies for Arizona's growing communities. The ADWR administers the provisions of the Groundwater Code found in the Arizona Revised Statutes, explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water. Since the Town of Sahuarita falls within the Tucson Active Management Area, the Town must comply with the requirements of this Act.

Tucson Active Management Area. Areas where groundwater depletion is most severe are designated as Active Management Areas (AMAs). The Tucson AMA is one of five AMAs in the state that were established pursuant to the 1980 Groundwater Management Code. The Tucson Active Management Area (AMA) covers 3,866 square miles in southeastern Arizona and includes the Town of Sahuarita. The Tucson AMA has a statutory goal of achieving safe-yield by 2025. Safe-yield means that the amount of groundwater pumped from the aquifer on an average annual basis must not exceed the amount that is naturally or artificially recharged. The safe-yield goal is a basin-wide balance. This means that water level declines in one portion of the AMA can be offset by recharging water in another part of the AMA. Since groundwater use in AMAs is regulated, groundwater pumping in these areas requires a permit from ADWR. Rights to use surface water are also designated through a permitting process by ADWR. There are also significant water rights held by mining and agricultural interests within or adjacent to the Town's corporate limits.

Agriculture. The primary agricultural area in the Town of Sahuarita is the pecan groves owned by Farmers Investment Company (FICO). FICO has 5,889 irrigation acres with an annual allotment of 34,685-acre feet (AF). Usage included 30,681-acre feet of water for irrigation in 1995.

Metal Mines. Water usage by the metal mines adjacent to the Town has increased significantly in recent years due to recovery of a depressed copper market in the mid-1980's. Current groundwater use by the ASARCO and Phelps Dodge mines is estimated to be approximately 20,000 AF per year. The level of mining activity fluctuates with the price of copper and technological advances as well as with other economic factors.

Golf Courses. Golf courses tend to be the largest water users of turf-related facilities, with most courses having more than 80 acres of water-intensive landscaping. The average water application rate for golf course turfed acres within the Tucson AMA in 1995 was 4.7 AF/acre, which is above the final target of 4.6 AF/acre. Application rates for golf courses tend to be higher than those of other types of turf-related facilities because of higher standards for appearance and playability. Many courses are now using reclaimed water as the primary source for turf irrigation. The Town of Sahuarita has no public golf courses and one semi-private course (Quail Creek Country Club) at present. Reclaimed water is not utilized at this time. A golf course is planned within the Rancho Sahuarita Specific Plan area.

Sand & Gravel. Water use by Cemex, the ASARCO-operated sand and gravel operation located within the Town of Sahuarita's Sphere of Influence to the north at Pima Mine Road and Tucson Nogales Highway, was 404 AF in 2000. United Metro Materials, Inc., located within the Town's limits east of the Old Nogales Highway and north of Quail Creek, used 148 AF of water in the year 2000. Sand and gravel facility water use follows construction needs in the area and so is highly variable from year to year.

Water Providers. Municipal water providers include cities, towns, private water companies, and irrigation districts that deliver groundwater for non-irrigation uses such as residential, commercial, governmental, industrial, and construction uses. Five main providers supply municipal water within the Town of Sahuarita. Las Quintas Serenas services the area south to Via del Santa Tomas (Anamax access), north to El Toro Road, east to I-19 and west to the Anamax tailing dike. Las Quintas Serenas pumped 442 acre-feet of water in the year 2000. The company currently does not use effluent or have any Central Arizona Project (CAP) allocations.

The Community Water Company of Green Valley services a few parcels in the area around the intersection of Duval Mine Road and I-19, including the Wal-Mart. The company is waiting on approval from the Arizona Corporation Commission for expansion into Sections 25, 26, and 35 within Township 17 south, Range 13 east, north of Duval Mine Road. Community Water pumps approximately 2,300 acre-feet of groundwater per year and does not use reclaimed water. The company has a CAP allocation for 1,337 acre-feet of water and is currently evaluating the ultimate use of CAP water.

The Farmers Water Company services the area within the Town owned by the Farmers Investment Company (FICO), east of the Santa Cruz River. Farmers Water Company is a wholly owned subsidiary of FICO. Farmers' water usage is approximately 373 acre-feet per year. It will also serve the Madera Highlands development. The company currently has no CAP allocations, nor does it use reclaimed water.

The Rancho Sahuarita Water Company services the area within the Rancho Sahuarita Specific Plan area. The company has demonstrated a 100-year Assured Water Supply designation with the Arizona Department of Water Resources (ADWR), required of all new subdivisions. The company is currently under construction, but has a 24-foot tall, one million-gallon tank that will provide a clean, readily available water source for all Rancho Sahuarita residents. Currently, approximately 11,000,000 gallons of water are used within the development per month. The company has no CAP allocations at present. An effluent line from the wastewater treatment facility located within the development currently runs to the Lake Park and will be utilized to water the golf course once it is built out.

The Quail Creek Water Company currently provides water to 300 households within the Quail Creek Specific Plan area. Water usage is approximately 230 gallons per day per household. The company has demonstrated a 100-year Assured Water Supply designation for Phase I, and is applying for this designation for Phase II. The company has no CAP allocations currently. Reclaimed water will be used to water 27 of the 45 holes of the golf course. The remainder of the golf course will utilize 430 acre-feet of groundwater per year. An additional 100 acre-feet of groundwater will be used in non-residential areas and for construction. The company will eventually recharge 1 million gallons of water per day.

There are also numerous small water cooperatives servicing areas of the Town.

Wells. The portions of Town not serviced by the four water providers mentioned above are served by private wells for domestic water. There are 103 domestic wells that serve private residences and commercial businesses within the Town.

Central Arizona Project (CAP) Water. The Town of Sahuarita's water providers currently do not use CAP water as a source for municipal or domestic water, although the Community Water Company does hold an allocation for CAP. None of the Town's providers have begun negotiations to acquire CAP water at present. However, there are CAP water lines and a recharge station located at the northwest end of the Town limits near Pima Mine Road, so future accessibility will not be a problem.

Issues associated with utilization of CAP water include but are not limited to water quality issues, engineering and infrastructure needs and other matters. A basic underlying factor is that the public is reluctant to pay more for a lower quality drinking water supply, although there is general recognition of the need for CAP water.

Wastewater Facilities. There are two wastewater treatment facilities located within the Town. The Green Valley Wastewater Treatment Plant, owned and operated by Pima County, is located between the Santa Cruz River and the Union Pacific Railroad tracks, northwest of the Quail Creek Specific Plan area. This facility currently operates at approximately 1.7 million gallons per day (mgd). The current capacity is 2.1 mgd, but Pima County is working on updates to the facility that will increase the capacity by 1.5 mgd, resulting in a capacity of 3.6 mgd. An ultimate capacity is slated for 5 mgd, but there is no time schedule for this increase. A second wastewater facility is located within Rancho Sahuarita, just west of the Santa Cruz River and one-half mile south of Pima Mine

Road. The Town, which maintains this facility, is anticipated to begin operation on February 4, 2002.

Reclaimed Water (Effluent). The two wastewater facilities in the Town of Sahuarita produce effluent some of which, from the Green Valley plant, is used for irrigation within the Quail Creek development. The Rancho Sahuarita and Madera Highlands Specific Plan areas also have commitments to use effluent when it becomes available. Although reclaimed water is now available, these master-planned areas currently do not use treated effluent for the watering of golf courses and other turf areas. Reclaimed water will be utilized as the holes of the golf course are built out. In addition, physical access to renewable supplies by industrial and agricultural users in the Town is limited. Additional incentives for non-groundwater use should be considered. In order to consider any incentives for reclaimed water use, in particular, issues of seasonal need relative to supply and impact on safe-yield must be taken into consideration.

Pima County holds the effluent rights from the Green Valley Wastewater Treatment Plant, and the Town of Sahuarita holds the effluent rights to Rancho Sahuarita Treatment Plant.

Water Conservation. There is more to water conservation, than maximizing the use of reclaimed water in the community. As the Town is not a water provider, while water conservation efforts do exist in the community, the Town itself does not coordinate them. There are, however, numerous source information available from resources in Tucson and Southern Arizona for residents to avail themselves of water conservation methodologies.

Good sources on the web include the Arizona Department of Water Resources (http://www.adwr.state.az.us/Water_Use_it_Wisely.htm) and the Water Resources Research Center at the University of Arizona (<http://ag.arizona.edu/AZWATER/>), but there are many others. One organization that deserves special note is the Conservation Alliance of Southern Arizona (CASA) comprising smaller water providers and others, among which is the Community Water Company of Green Valley. Its website is www.watercasa.org, and it provides a number of services for its member entities including welcome packets for new customers encouraging water conservation efforts.

Goals, Objectives, and Policies

Goal WR-1: Manage an orderly, sustainable, and efficient water and wastewater system providing quality utility service and water resources to meet the current and future needs of the Town.

Objective:

WR-1.1: Encourage the Town's water providers to conserve water and use reclaimed water.

Policies:

- WR-1.1.1: Promote the use of reclaimed water for irrigation of golf courses and other large turf areas in new development areas, once population build out is met.
- WR-1.1.2: Promote the use of rainwater harvesting for residential and commercial irrigation.
- WR-1.1.3: Develop incentives for the use of reclaimed water.

Objective:

- WR-1.2: Promote coordination between water utility companies to make maximum use of existing and future public water services.

Policies:

- WR-1.2.1: Support regional efforts to initiate local water quality protection mechanisms.
- WR-1.2.2: Assist private water suppliers within the Town in conservation, water quality and planning efforts.
- WR-1.2.3: Coordinate with Pima County, Pima Association of Governments, Oro Valley, Marana and Tucson to manage plans and maximize the regional use of reclaimed water.
- WR-1.2.4: Support Arizona Department of Water Resources efforts to achieve safe yield from all water providers and users within the Tucson AMA.

Objective:

- WR-1.3: Encourage the Town's water providers to fulfill domestic, irrigation, industrial and emergency service needs.

Policies:

- WR-1.3.1: Research alternative methods for providing water resources.
- WR-1.3.2: Strive to identify water demand and the impact on the existing water supply of industrial developments.

Objective:

- WR-1.4: Encourage the Town's water providers to evaluate water demand within the Town to ensure that the rate of use does not exceed potential future supply (safe yield).

Policies:

- WR-1.4.1: Complete a Town-wide study of long-range water needs relative to population projections to ensure adequate water supply following state requirements for the Water Resource Element as adopted in 2002. Consider a minor amendment to the General Plan to address findings.
- WR-1.4.2: Seek to monitor annual water quantity, demand and usage data throughout the Town to assist with future development decisions.

Objective:

WR-1.5: Encourage the Town's water providers to replace inadequate water line distribution systems, extend water mains to developing areas, and improve the storm drainage system as needed.

Policies:

WR-1.5.1: Update the Town's five-year CIP to include improvements to the water distribution systems if Town residents or the Town Council elect to involve the Town in water distribution systems.

WR-1.5.2: Prioritize new improvements and expansion to the existing water distribution systems if Town residents or the Town Council elect to involve the Town in water distribution systems.

Objective:

WR-1.6: Encourage the Town's water providers to utilize new sources of water, especially Central Arizona Project (CAP) water.

Policies:

WR-1.6.1: Promote CAP water importation to meet the Town's long-term water needs.

WR-1.6.2: Encourage the use of CAP water rather than groundwater, especially for industry (mining), agriculture, parks, and golf courses.

WR-1.6.3: Prioritize the construction of facilities that distribute and process renewable and surface supplies of water.

Objective:

WR-1.7: Encourage the Town's water providers to use alternative water sources and water conservation methods and strategies by all users requiring large quantities of water.

Policies:

WR-1.7.1: Convert from a non-renewable (groundwater-based) water supply to a renewable (surface water-based) water supply where economically feasible.

WR-1.7.2: Promote the use of xeriscaping and rainwater harvesting to conserve water for irrigation purposes.

WR-1.7.3: Encourage the use of low flow plumbing fixtures, the purchase of water saving appliances, changes in water use habits and other water saving tips.

COST OF DEVELOPMENT ELEMENT

Introduction

The Cost of Development Element is required by Arizona Revised Statutes for inclusion in the Town's general plan. The intent of the statute is first to identify the mechanisms that the Town might use to fund and finance the necessary public services required for new development and secondly to include policies that ensure these mechanisms actually relate to the services the new development needs. It is necessary to determine what Sahuarita believes should be development's fair share cost of growth as well as any exceptions the town might wish to allow for the greater public good.

Existing Conditions

It is often assumed, incorrectly, that ensuring that "new growth pays for itself" is a growth control mechanism. It is not, except in perhaps the most extreme cases where the combination of location driven higher priced homes for moderate income buyers combine with the additional burden of exorbitant fees, charges or taxes relative to other communities in the area compel individuals to purchase outside the Town.

It is rare that a community would absorb the cost of the construction of on-site infrastructure within a new development. Developers expect to pay for all such infrastructure necessary to make their development work. The only exception might be the rare instance when a specific project, a community redevelopment project for a social service agency or low income housing for example, is deemed so important to a community, that the community is willing to subsidize all or part of the cost of such infrastructure. The real issue covered by the Cost of Development Element is addressing off-site costs associated with new development.

It is common practice in urbanizing Arizona and throughout much of the United States to ensure the new development contributes to the cost of providing off-site infrastructure necessary for making the individual development work without creating an additional burden on the Town's resources. Development impact fees are perhaps the most well known method for doing this, but not the only mechanism. Improvement districts, community facilities districts, and individually negotiated development agreements are some of the ways that municipalities can finance capital infrastructure demand costs created by new development.

Only those off-site facilities and services the Town of Sahuarita provides can be addressed when seeking to require new development (in reality, the buyers and non-residential tenants of new development) to pay for them. Many services are provided to

Town residents by governmental units other than the Town such as the school system and (except for Rancho Sahuarita) wastewater management or private entities including fire protection, trash pickup and water service. Services provided by the Town include public roads, police, and most parks, for example. Others such as curbside recycling, which could be taken on by the Town, are called out in the Public Facilities and Services Element of this Plan.

While it is possible to ensure that buyers in new developments incur new off-site capital costs, it is not at all easy to assess and recoup operations and maintenance costs of these facilities and services once they are in place. Except as may be negotiated in individual development agreements, it is typically assumed that once a facility or service is placed on line, it is the greater population who use the facility who must maintain it through whatever general taxes, bonding or user fees are available to the community. Additionally, residents and non-residents alike utilize some infrastructure such as public roads. Many communities seek ways to charge non-residents through mechanisms such as a bed tax and resort oriented sales taxes for the long-term upkeep of facilities.

The Town of Sahuarita raises revenue based on a 2% sales tax on most goods and services over and above state sales taxes. The town also has a 2% bed tax. Local sales taxes were over \$1.3 million in fiscal year 2001. The Town does not levy a property tax, though residents pay property taxes to support other local and regional entities including the Sahuarita School District, Fire Districts as appropriate, the County Library District, Pima County and other taxing authorities.

The Town has no impact fees in place, and the two adopted specific plans are governed by development agreements that require the construction of all necessary off-site improvements as required by the Town. Much of the projected residential growth in the Town over the next 10 years, and likely beyond, will come in these master planned communities, and the development agreements state that the regulatory framework under which they would develop would be as of the date of approval. If for example, impact fees or another specific financing mechanism were to be adopted by the Town, the bulk of the new construction expected over the life of this Plan would be exempt from them.

Development agreements for the Quail Creek Specific Plan and the Madera Highlands project each call for a development fee, the latter specifically for improvements to Old Nogales Highway. Any development that may occur on land under FICO ownership also is subject to a development fee based on a pre-annexation agreement. Refer to these documents for more specific information. These are in addition to any construction sales tax revenue that would be derived from development on these lands.

The Town does have one infrastructure financing mechanism in place in the form of a 3% construction sales tax charged on all new construction and improvements based on 65% of the contracted price of each new structure or improvement. The theory behind the tax is that it really is a tax on materials, with the assumption that 65% of the cost of a typical job is materials. This construction sales tax is relatively unique and innovative, and for example raised \$282,853.33 in fiscal year 2001. Unlike an impact fee or a capital facilities

district, for example, it does not tie the cost of providing improvements for off-site infrastructure to the demand generated from the new construction.

As there is no Town property tax, there is no ability to issue revenue bonds for addressing what could become a backlog of capital improvement projects resulting from existing demand for facilities and services as well as those demands placed on the Town's infrastructure from new development.

The Town adopted a five-year capital improvement program (CIP) with a grant from the Greater Arizona Development Authority (GADA). The Plan is in its first year of implementation. Typically, capital improvement programs are updated annually as projects are completed and new projects added. The CIP is updated each fiscal year, based on among other items, new revenue projections and this General Plan once adopted.

Ensuring that the financing of the cost of new development does not create a burden on the Town is paramount. By the same token, the Town cannot legally charge new development impact fees for the cost of cleaning up past failures or inherited problems from before incorporation. These must be addressed and financed by more conventional means, and all residents, businesses, users or visitors must contribute as appropriate. Furthermore, impact fees if they were to be considered must provide a clear benefit and what is called a "rational nexus" to the development residents that would pay them. One cannot charge a development on one side of the Town an impact fee for a facility that residents are unlikely to use clear on the other side of the community.

Goals, Objectives, Policies

Goal CD-1: Phase and manage development in such a way to equitably disperse the cost of additional public service needs created by the new development.

Objective:

CD-1.1: Create a system to determine needs and assess costs for new services and facilities necessary to serve new development.

Policies:

CD-1.1.1: Seek to recover costs for all infrastructure provided by the Town.

CD-1.1.2: For each service and facility provided by the Town, develop a desired level of service measure.

CD-1.1.3: Define the benefit area for each service such as a police substation or road facility, and determine the facility needs and costs for the benefit area, based on the level of service standards established as a result of Policy 1.1.2.

CD-1.1.4: Develop a responsive time frame for cost recovery of the facilities identified in each benefit area.

- CD-1.1.5: Identify costs of expansion of Town services and facilities to maintain service level expectations.
- CD-1.1.6: Every five years, in conjunction with updates to the Capital Improvement Program, analyze the adopted level of service standards as necessary.
- CD-1.1.7: Seek programmatic or technological innovations to reduce capital costs as well as operations and maintenance costs.

Objective:

- CD-1.2: Identify all legal mechanisms available to finance new services and facilities necessary to serve new development.

Policies:

- CD-1.2.1: Utilize the best methods to fund and finance public facilities and services necessary to serve new development, such as construction sales taxes, negotiated development agreements, community facilities districts, improvement districts, facility construction dedications, in lieu fees, certificates of participation, and development impact fees.
- CD-1.2.2: Maintain the definition of “legally available” as those legal mechanisms that are not prohibited by law in the state of Arizona, at the time the project is approved.
- CD-1.2.3: Develop a process to apply the fair share cost recovery policies in Objective 1.3 to all new development, regardless of the need for rezoning.

Objective:

- CD-1.3: Allocate the financing for new development in a fair manner between public and private interests.

Policies:

- CD-1.3.1: Recover fair share costs, which are defined as the total capital cost (facilities and equipment) minus developer credits and funds dedicated to a project as set forth in the Town’s Capital Improvement Program.
- CD-1.3.2: Consider establishing development incentive areas that may allow reduced cost recovery obligations for projects to foster development activity within those areas.

Objective:

- CD-1.4: Provide that “fair share” for development includes only those costs directly related to the new development, and not improvements to existing public facilities that were previously deficient.

Policies:

- CD-1.4.1: Ensure that the identified benefits of any new public facilities and services provided by the Town are received by the development charged with paying for them.

CD-1.4.2: Ensure that a development is charged only for its proportionate share of the benefits received by the new public facilities and services.

Objective:

CD-1.5: Seek opportunities both locally and regionally to obtain funding for regional infrastructure which would also benefit the Town.

Policies:

CD-1.5.1: Join with the League of Cities and Towns and/or other communities to seek new or additional revenue-sharing opportunities from the state of Arizona, such as a gasoline tax adjusted for inflation.

CD-1.5.2: With other jurisdictions, increase efforts to obtain new or additional revenue sharing opportunities to more equitably offset the cost of growth and new development.

CD-1.5.3: Consider annexation of land particularly when it is likely to increase revenue-sharing funds and minimize infrastructure costs for the Town and the region.

Goal CD-2: Ensure adequate funding for capital facilities and services not specifically tied to new development.

Objective:

CD-2.1: Implement and maintain the capital improvement program.

Policies

CD-2.1.1: Annually or at least biannually update the adopted capital improvement program.

CD-2.1.2: Ensure that the capital improvement program implements the policies of the General Plan.

Objective:

CD-2.2: Investigate all realistic revenue generating options.

Policies:

CD-2.2.1: Review the existing revenue stream to determine if they are adequate to meet the needs of the Town as addressed in the General Plan and Capital Improvement Program.

CD-2.2.2: Consider alternate sources of revenue if shortfalls are projected including but not limited to general obligation bonds and a basis on which to issue revenue bonds.

IMPLEMENTATION ELEMENT

Introduction

The Town of Sahuarita's General Plan is only as good as the community's desire to make its proposals reality. Too often in the past, well-intentioned plans have gathered dust on the shelf. In 1998 and 2000, the Arizona Growing Smarter and Growing Smarter Plus Acts, respectively, changed how communities plan their future. These changes provided communities with the ability to develop more comprehensive growth management plans and policies. In addition, the legislation ensures that the General Plan Implementation Element serves a stronger function. The Acts also have the "teeth" to make the plans more difficult to amend, and are a good start to creating meaningful general plans. However, decision-makers, advisors and town staff need direction within the plan as to how and by whom and when policy direction is implemented. The Town of Sahuarita and its residents have shown a commitment to action; the purpose of the Implementation Element is to direct and ensure that action occurs.

The State of Arizona mandate for planning implementation in A.R.S. 9-461.07 through the 2001 legislative session follows:

"A. After the municipal legislative body has adopted a general plan, or amendment thereto, the planning agency shall undertake the following actions to encourage effectuation of the plan:

1. Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the general plan or part thereof in order that it will serve as a pattern and guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the general plan. The measures recommended may include plans, regulations, financial reports and capital budgets.
2. Render an annual report to the legislative body on the status of the plan and progress in its application.
3. Endeavor to promote public interest in and understanding of the general plan and regulations relating to it.
4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens generally with relation to carrying out the general plan.

B. Upon adoption of a general plan or part thereof, each municipal officer, department, board or commission, and each governmental body, commission or board whose jurisdiction lies entirely or partially within the municipality, whose functions include recommending, preparing plans for or constructing major public works, shall submit to an agency, as designated by the respective municipal legislative body, a list of the proposed public works located entirely or partially within the municipality recommended for planning, initiation or construction during the ensuing fiscal year. The agency shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the municipal planning agency for review and report to such agency as to conformity with the adopted general plan or part thereof.

C. No public real property may be acquired by dedication or otherwise for street, square, park or other public purposes, no public real property may be disposed of, no public street may be vacated or abandoned and no public building or structure may be constructed or authorized, if an adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with such adopted general plan or part thereof. The planning agency shall render its report as to conformity with such adopted general plan or part thereof within forty days after the matter was submitted to it. The provisions of this subsection do not apply to acquisitions or abandonment for street widening or alignment projects of a minor nature if the legislative body so provides by ordinance or resolution.”

Planning and Zoning Commission

It is a proactive Planning and Zoning Commission’s responsibility to assist the Town Council in ensuring that the General Plan is implemented, and revised when necessary. The Planning and Zoning Commission, with the assistance and advice of staff, recommends to the Council, either upon suggestion from outside of the Commission or upon its own initiative, actions regarding Plan policy implementation not otherwise assumed by the Council or assigned by it to another entity within Town government. It is thus not only the duty of the Commission to respond to issues forwarded it by the Council and in plan amendments and rezoning cases to come before it, but also to actively evaluate Town needs in terms of physical development and to bring them to the attention of the Town Council. In addition to its other duties, in order to carry out these responsibilities, the Commission should:

- ◆ continually make itself aware of the policies established in this Plan and their relation to current considerations, public sentiment, and the physical, economic, environmental and social condition of the Town;

- ◆ maintain good working relationships with the Town Council and staff;
- ◆ receive periodic education on current best practices in planning and zoning; and
- ◆ at least for newly appointed members, receive training from staff, conference seminars or other venues on running successful hearings, making findings of fact, and the basics of planning and zoning education.

General Plan Update

According to Arizona State legislation, the Town of Sahuarita General Plan must be readopted or revised and submitted to voters at least within ten years of its adoption and ratification. While it is highly unlikely that the Town of Sahuarita will exceed the 50,000 population threshold within that time frame, the town may wish to consider including any one or all of the following new elements in addition to updating the elements in this Plan:

- ◆ Economic Development element
- ◆ Housing element
- ◆ Urban Design element

Plan Implementation Tools

Outlined below is a list of major tools that exist and are available to the Town to help implement the General Plan.

Budgeting and the Capital Improvement Plan (CIP)

Many would think that zoning is the primary tool for implementing a general plan, and no doubt it is extraordinarily important. But zoning is likely to come into play only for several of the plan elements. The Town's operating budget and its Capital Improvement Plan (CIP) provide the real direction in that they identify revenues and spending priorities.

No general plan can be implemented without allocation of funds for its accomplishment. Budgeting for projects proposed in this Plan is the first and most important step in carrying out Plan objectives. In setting up the Town's annual operating budget, the Town Council is establishing priorities of Town needs based on policy direction outlined in the General Plan. This means personnel resources, operating expenses and equipment. The General Plan needs to be looked at extensively in developing a logical use of resources. Not all the Plan policies require funding in the form of staffing, funding of commissions, consultant services, or other forms of operational support. Many policies do, however, and it is recommended that Town staff and policy makers work together to project out operating

revenues and expenses necessary to implement the Plan five years in advance, updated annually.

It is a mistake to assume that new development will fund all the Town's capital needs. Capital needs may be construction projects, but might also include major expenditures of equipment. The CIP adopted by the Town needs to be revised to reflect both any pre-existing backlog of capital projects as well as projects that are identified by this General Plan. Prior to their adoption each year, the annual budget and the capital improvement program should be checked against the General Plan for consistency. All projects in the current CIP need to be examined to ensure they are still necessary, and the CIP should be updated and readopted annually along with the operating budget to include all prioritized projects recommended in this General Plan.

Federal, State, and Regional Funding Programs

It would take a very long time for the Town to fund all of the needed improvements included in this Plan through general town funding. Just as the Town received a state grant to create the initial CIP, public and private grants should be actively pursued for assistance for specified categories of projects for which grants are available. Successful targeted grantsmanship efforts could speed up implementation of the Plan substantially.

Zoning and Specific Plans

The Town's zoning power is traditionally the most effective physical management tool implementing at least the Land Use Element of the General Plan, particularly since Arizona statutes mandate that the zoning must be in conformance with the Plan. The Growth Area Element, in part the Open Space Element, and to a lesser extent other elements are primarily implemented by the zoning ordinance. Sahuarita's Sphere of Influence is clearly impacted by both the Pima County Comprehensive Plan and its zoning regime.

As Sahuarita's zoning ordinance is currently an earlier version of Pima County's, coordination should be easier outside current Town boundaries, particularly if annexation of these areas is pursued. However, the zoning ordinance needs to be reviewed to ensure that it fully implements the Land Use and Growth Area Elements of the Plan. This is discussed further below. Alternatively, if funding allowed, a comprehensive re-write of the zoning code could be undertaken using more modern techniques such as a computer based visually interactive zoning code with illustrations depicting desired outcomes and intents of the language.

Specific Plans have become a popular tool to implement a community's General Plan, serving as a cross between a planning document, land use regulation and development agreements. The Town of Sahuarita has adopted specific plans for some of its master planned communities. The Town's zoning code needs to be formally changed to reflect

the municipal specific plan statutes, as revised by recent Growing Smarter legislation. Furthermore, the specific plan ordinance must be written to allow for full mixed-use development.

The Town also needs to ensure that it has the necessary capital resources and skills to operate such equipment necessary to enforce aspects of the zoning code provisions. An example is a noise-monitoring device necessary to enforce a performance standards found in a couple of the industrial zones.

Recommendations

There are a number of changes in the Town of Sahuarita Zoning Code and Subdivision Regulations that need to be addressed. This can be done piecemeal, but the ordinance is so complex and based on Title 11 (county statutes) rather than Title 9 (municipal statutes), it would be appropriate to consider contracting for a comprehensive re-write after the General Plan is ratified by voters.

Such a re-write would not only clean up the code, which is a perfunctory necessity, but also implement the General Plan directly.

Areas of the Code in most need of immediate amendment either for clean up or for plan implementation include the following:

- ◆ Delete references to Pima County, Title 11 and its officers and institutions and insert references to Town of Sahuarita and Title 9 where appropriate.
- ◆ Create a mixed-use zone; delete zones and references to zones not found in the Town of Sahuarita such as the MU, Airport Environs (except as they may apply to airstrips and ultralight facilities), and IR zones.
- ◆ Modernize the non-residential zones to include bulk standards based on Floor-area ratio calculations.
- ◆ Interview Code enforcement staff and review all Board of Adjustment decisions for commonality of problems in zoning code interpretation and frequently occurring variances. Revise code accordingly if the regulatory regime is not compromised.
- ◆ Revise the mapping section of the code (Chapter 18.05) to eliminate reference to maps outside Town boundaries as appropriate.
- ◆ In order to maintain the rural nature of the community but in a more efficient manner, consider incentivizing the provision of interconnected open space and better rural design through changes to the cluster development option and other code provisions.
- ◆ Consider major revision or elimination of the RVC commercial zone.

- ◆ Delete or revise the Historic Zone to apply to potential areas of historic significance or value to the Town.
- ◆ Consider modification or deletion of the Buffer Overlay Zone based on limited applicability unless the Town desires to annex land considerably outside the Town's identified sphere of influence adjacent to Santa Rita Experimental Range or the Santa Rita Mountain unit of the Coronado National Forest. If deleted, consider relevant design and performance standards from the ordinance as potentially applicable for development in environmentally sensitive areas of the Town.
- ◆ Revise Chapter 18.89 regarding the county's Comprehensive Plan process to either reflect state statute for municipalities, the public participation requirements adopted by the Town Council, the plan amendment process, etc. Alternatively and preferably, delete this section from the Zoning Code and readopt only the revised appropriate parts by resolution or ordinance of the Town Council.
- ◆ Revisit the specific plan Chapter 18.90 to reflect municipal statutes on specific plans as a foundation for it as opposed to county statutes.
- ◆ Overhaul Chapter 18.91, Rezoning Procedures, to ensure they no longer refer to processes and legislative bodies for counties and that they meet current state statutes under the Growing Smarter Acts for municipalities. This includes revised public participation requirements, protest calculations and much more.
- ◆ Revise Chapter 18.93 and 18.101, referencing Boards of Adjustment, to reflect one Board of Adjustment operating under municipal statutes.
- ◆ Reflect current state statutes on administrative takings and exactions appeals.
- ◆ Other items from individual policies in this Plan as appropriate should be added – these will be delineated.

Subdivision and Development Plan Regulation

State subdivision laws as implemented through Chapter 18.69 of the Town zoning code, along with regulation of development plans, landscape plans, off street parking and loading standards, grading standards and signage standards allows the Town the opportunity to enact a great many of the policies set forth in the Plan, in both mandatory and discretionary fashion. One difficulty within the Town's sphere of influence is the limited ability for Pima County to regulate wildcat subdivisions. The Town needs to work cooperatively to seek solutions to this issue, which perhaps means annexation of undeveloped lands within the sphere of influence. The Town already regulates minor land divisions, or parcel splits, in Chapter 18.70 of the Zoning Code. In addition, however, the Town should consider taking advantage of a new state statute (ARS 9-463.01M) that allows it to create a minor subdivision ordinance, amending the Town's subdivision chapter in the zoning code to allow it to waive certain requirements for small subdivisions

containing ten or fewer lots. This could provide an alternative incentive to wildcatting of lots in areas where this might otherwise occur, particularly in newly annexed areas.

Other Municipal Authority

Municipal authority vested in the Town to regulate other aspects of development including mobile home parks and building and public improvement construction, along with the ability to use eminent domain if necessary and acceptance of public dedications, can be useful in accomplishing the goals, objectives, and policies of the Plan.

Site Analysis

The Town has adopted Pima County's Site Analysis and Preliminary Development Plan requirements with which all rezoning and specific plan cases must comply. These standards for submittal are among the most comprehensive in the State. It appears, however, that it is time to take a closer look at these requirements for at least three reasons:

- 1) The requirements were written prior to the change in state law that requires a major amendment process separate from the rezoning process. It is likely that some of what is required could become part of the requirements for submittal for major amendments to the General Plan.
- 2) A cursory reading of the requirements suggests that they were adopted virtually verbatim from Pima County, substituting "Town of Sahuarita" for "Pima County", even when doing so would create an inaccuracy. Staff should review the requirements, compare them with the most current version utilized by Pima County, and make the necessary changes to increase accuracy and decrease confusion in their use.
- 3) Ensure that the site analysis requirements reflect the environmental planning and recreation and open space element of this General Plan specifically, as well as relevant policies from other elements.

Continuous Public Involvement

When the General Plan is adopted and ratified by the voters, it is strongly recommended that it be placed on the Town website for public consumption.

Further, when the revised code is completed, it is strongly recommended that it be placed on the Town's website which language explaining that the zoning code and subdivision standards are ordinances which implement the Plan. Combined with the General Plan, once adopted, the website will prove to be a useful tool for both Town residents and prospective businesses and development interests.

Also for consideration would be a series of educational forums on the planning and zoning process. Such forums held annually or periodically can raise the consciousness of citizens and perhaps create new advocates for the Plan as well as developing an educated leadership pool for the future of the Town.

Implementation of Each Plan Element

For each Plan Element, an implementation program must be configured. All critical actions needed to implement Plan policies are itemized below by Plan Element.

For each chart, three categories are identified.

Action Item	A task or series of tasks necessary to implement the Plan Element
Responsible Party	Primary entity responsible for accomplishing the action item
Approximate Timeframe	Priority for initiation of task; Short Term x-x years; Medium term x-x years Long Term x-x years

The Implementation Tables should be treated as a regularly updated strategic planning tool by the Town, ensuring that progress on plan implementation is monitored. The tables can be incorporated into a separate document for that process.

Two tables are provided: a complete list of implementation actions (Table 4) and one that highlights the short-term goals (Table 4A).

**Table 4
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
<i>Land Use Element</i>		
LU-1.1.1 Safe access	Planning Department, Public Works Dept., Private sector	Ongoing
LU-1.1.2 Maximize transportation network effectiveness	Public Works Dept., Private sector	Ongoing
LU-1.2.1 Review development proposals for use maximization and open space	Planning Department; Parks Division	Ongoing
LU-1.2.2 Maintain sensitive land	Planning Department, Parks Division, Private sector	Ongoing
LU-1.2.3 Focus higher intensity development in Growth Areas	Planning Department	Medium Term
LU-1.2.4 Maintain densities near non-residential to limit VMT	Planning Department, Planning Commission, Town Council	Ongoing
LU-1.2.5 Utilize future development area	Planning Department	In General Plan
LU-1.2.6 Turf-based development standards	Planning Dept., consultants	Medium Term
LU-1.2.7 Solar energy and energy conservation	Planning Dept., private sector	Ongoing
LU-1.2.8 Density incentives for efficient clustering	Planning Dept., private sector	Medium Term
LU-1.3.1 Provide for all existing uses	Planning Dept.	In General Plan
LU-1.3.2 Airstrip Siting	Private sector, Planning Dept, Public Works Dept., FAA and other review agencies	Long Term
LU-2.1.1 Rural design standards	Planning Dept.	Medium Term
LU-2.1.2 Examine subdivision standards to ensure use compatibility, maintaining access between neighborhoods	Planning Dept., Fire Marshall	Medium Term
LU-2.1.3 Limit physical barriers between neighborhoods and non-residential, still maintaining appropriate access	Planning Dept.	Medium Term
LU-2.2.1 Residential adjacent to active farmland	Planning Dept.	Ongoing
LU-2.2.2 Access points from development to agricultural land	Planning Dept.; private sector, Public Works	Ongoing

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
LU-2.2.3 Site development to maximize open space / vistas	Private sector, Planning Dept.	Ongoing
LU-2.3.1 Residential design standards	Planning Dept.	Medium Term
LU-2.3.2 Landscape motifs	Public Works Dept.; Grantwriter	Long Term
LU-2.3.3 Street improvements – rural design	Public Works Dept; private sector	Ongoing
LU-2.3.4 Review non-residential zones – big box	Planning Dept.	Medium Term
LU-3.1.1 Transition of residential densities	Planning Dept.	Ongoing
LU-3.1.2 Accessible mixed-use development centers	Planning Dept.; private sector	Long Term
LU-3.1.3 Cluster commercial sites	Planning Dept.	Ongoing
LU-3.1.4 School siting and joint school/park sharing	Planning Dept.; School District	Short Term
LU-3.2.1 Uses in 100 year floodplain	Public Works Dept; Planning Dept.; landowners	Medium Term
LU-3.2.2 Mineral Material sites	Public Works Dept; Planning Dept.	Long Term
LU-3.2.3 Emergency structural floodplain management	Public Works	If necessary
LU-3.3.1 Future Development Area modification	Planning Dept.	Established in plan; Long Term updating
LU-4.1.1 Wide range of housing in new development	Town Council, Planning Commission, Planning Dept., private sector	Ongoing
LU-4.1.2 Maintain planned densities to ensure affordable housing	Town Council, Planning Commission, Planning Dept.	Ongoing
LU-4.1.3 Creative tools for affordable housing	Town Council, Planning Commission, Planning Dept.	Medium Term
LU-4.1.4 Manufactured home design standards	Planning Dept.	TBD
LU-4.2.1 Enforce existing landscape standards	Planning Dept.; Building Safety	Ongoing
LU-4.2.2 Buffer existing neighborhoods	Planning Dept.; Building Safety	Ongoing
LU-4.3.1 Redevelopment sensitive to existing development	Planning Dept.; private sector	Ongoing
LU-4.3.2 Identification / use of historic structures	Planning Dept.; SHPO	Long Term
LU-5.1.1 Review absorption rate of non-residential uses	Planning Dept.	Every 3-5 years

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
LU-5.1.2 Priority review for projects bringing new basic jobs	Planning Dept; Public Works Dept; local utilities	Ongoing
LU-5.2.1 Ensure codes and standards allow for mixed-use development	Planning Department; Building Codes	Short Term
LU-5.2.2 Opportunities for live/work units	Town Council; Planning Commission; Planning Dept.	Medium Term
LU-5.3.1 Locate tourist facilities adjacent to freeway interchanges	Planning Department, Economic Development, private sector	Ongoing
LU-5.3.2 Destination resort	Town Council, Economic Development interests, Planning Dept.	Medium Term
<i>Growth Area Element</i>		
GA-1.1.1 Housing in southern two Growth Areas	Planning Dept.; Planning Commission, private sector	Long Term
GA-1.1.2 Mixture of residential and non-residential uses	Planning Dept.; Planning Commission, private sector	Long Term
GA-1.1.3 Remove legal barriers to mixed use development and develop design standards and review process.	Town Council, Planning Commission, Planning Dept.	Short Term
GA-1.1.4 Design Competition	Town Council; Town Manager; Planning Dept.	Long Term
GA-1.1.5 Town-initiated rezoning	Town Council; Planning Dept.; Planning Commission, private sector	Long Term
GA-1.2.1 Seamless, safe mix of transportation types	Planning Dept; Public Works Dept; private sector	Long Term
GA-1.3.1 Use of developed open space in Growth Areas	Planning Dept; private sector	Long Term
GA-1.3.2 Use of natural open space in Growth Areas	Planning Dept; Parks Division	Short – Long Term
GA-1.4.1 Coordinate infrastructure financing	Finance Director, Public Works Dept., private sector	Long Term
GA-1.4.2 Coordinate infrastructure financing under town initiated rezoning	Finance Director, Public Works Dept., private sector	Long Term
<i>Circulation Element</i>		
CIR-1.1.1 Sub-regional transportation balance by mode	Public Works Dept., Planning Dept	Ongoing
CIR-1.1.2 Integrate rail and aviation system needs through linkages	Planning Department; Pima Association of Governments, Union Pacific, Tucson Airport Authority	Long Term

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
CIR-1.1.3 Facilities for multiple modes in transportation projects	Public Works Dept; Planning Dept	Ongoing
CIR-1.1.4 Maintain performance to mitigate congestion and maintain safe operating conditions	Public Works Dept.	Ongoing
CIR-1.1.5 Travel demand management strategies and incentives	Public Works Dept.	Ongoing
CIR-1.1.6 Ensure service to underserved, disabled, and economically disadvantaged	Public Works Dept.	Ongoing
CIR-1.1.7 Reduce peak period demand	Town Manager; private sector employers	Ongoing
CIR-1.1.8 Accommodate Canamex Corridor trade	Public Works Dept.; Planning Dept; ADOT	Medium Term
CIR-1.2.1 Adopt Major Streets and Routes plan	Public Works Dept.; Planning Dept	Short Term
CIR-1.2.2 Multi-modal access to activity centers	Planning Dept.; Public Works Dept.	Long Term
CIR-1.2.3 Create street functional classification system	Public Works Dept.; Planning Dept.	Short Term
CIR-1.2.4 Integrate vehicular circulation within neighborhoods and improve bicycle and pedestrian connectivity	Planning Dept; Public Works Dept; private sector	Ongoing
CIR-1.2.5 Continuous pedestrian facilities	Public Works Dept.	Long Term
CIR-1.2.6 Traffic calming devices and residential street widths	Private sector, Public Works Dept.	Medium Term
CIR-1.2.7 Enhance public safety / minimize accidents	Public Works Dept.	Ongoing
CIR-1.2.8 Deviation from Level of Service "C"	Public Works Dept.	Ongoing
CIR-1.3.1 Public Transit Services	Public Works Dept.	Long Term
CIR-1.3.2 Transit connections at / between activity centers	Public Works Dept.; Planning Dept.; private sector	Long Term
CIR-1.4.1 Bicycle system	Public Works Dept.	Medium Term
CIR-1.4.2 Bicycle safety	Public Works Dept.; Police Dept; Parks Division	Ongoing
CIR-1.4.3 Bicycle facility design	Public Works Dept.; private sector	Ongoing
CIR-1.5.1 ADA requirements for pedestrian facilities	Public Works Dept.; Building Safety; Parks Division; private sector	Ongoing
CIR-1.5.2 Pedestrian facilities with street construction and reconstruction	Public Works Dept	Ongoing

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
CIR-1.5.3 Pedestrian facility installation program	Public Works Dept.	Long Term
CIR-1.5.4 Planning pedestrian facilities	Public Works Dept.	Long Term
CIR-1.5.5 Raise awareness of walking benefits	Parks Division	Ongoing
CIR-1.5.6 Specific pedestrian mobility and accessibility challenges	Public Works Dept.	Long Term
CIR-1.6.1 Consider external effects of transportation improvements	Public Works Dept., Planning Dept.	Ongoing
CIR-1.6.3 Coordinate land use and development policies with transportation investments	Public Works Dept., Finance Director, Planning Dept.	Ongoing
CIR-1.6.4 Fairness / Equity in paying for improvements	Town Council; Public Works Dept.; Finance Dept.	Ongoing
CIR-1.6.5 Transportation enhancements	Public Works Dept.	Long Term
CIR-1.6.6 Flexible parking standards	Public Works Dept., Planning Dept.	Medium Term
CIR-1.7.1 Public involvement	Public Works Dept.	Ongoing
CIR-1.7.2 Intergovernmental transportation coordination	Town Manager, Public Works Dept	Ongoing
CIR-1.8.1 Sahuarita Corridor location	Town Council, Town Manager, Public Works Dept., ADOT, PAG	Long Term
CIR-1.8.2 Sahuarita Corridor funding	Town Council, Town Manager, Public Works Dept., ADOT, PAG	Long Term
CIR-1.8.3 Implement Sahuarita Corridor	Town Manager, Public Works Dept., ADOT	Long Term
<i>Public Facilities and Services Element</i>		
PFS-1.1.1 Locate new school facilities	School Districts; Planning Dept.	Ongoing
PFS-1.1.2 Bikeways/sidewalks to schools from neighborhoods with development	School Districts; Public Works Dept; private sector	Ongoing
PFS-1.1.3 Developers working with School District	School Districts; private sector; Town Manager	Ongoing
PFS-1.1.4 Shared Town / School Facilities	Parks Division; Town Manager; School Districts	Ongoing
PFS-1.2.1 New fire and police facilities	Police Dept; Rural Metro; Green Valley Fire District	Ongoing
PFS-1.2.2 Response times for police, fire, emergency services	Police Dept; Rural Metro; Green Valley Fire District	Short Term
PFS-1.2.3 Annual report for police and fire calls	Police Dept; Rural Metro; Green Valley Fire District	Annual

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
PFS-1.3.2 Wastewater Management Plan	Public Works Dept.	Short Term
PFS-1.3.3 Use of alternative sewer systems	Public Works Dept.	Ongoing
PFS-1.4.1 Developers paying for drainage facilities	Public Works Dept.; private sector	Ongoing
PFS-1.4.2 Accommodate 100 year storm events	Public Works Dept.	Ongoing
PFS-1.4.3 Grading and drainage ordinance	Public Works Dept.	Medium Term
PFS-1.4.4 Onsite retention/detention for new development	Public Works Dept.	Medium Term
PFS-1.5.1 Partnerships for shared solutions	Town Manager	Ongoing
PFS-1.5.2 Joint use of indoor school facilities	Town Manager; School Districts	Ongoing
PFS-1.5.3 Delivery of social service programs	Town Manager; private and non-profit service providers	Ongoing
PFS-1.5.4 Curbside solid waste pickup	Town Council; Town Manager; private sector hauler(s)	Medium Term
PFS-1.5.5 Use of solar and renewable resources	Town Manager; utility companies	Long Term
PFS-2.1.1 Compatible facilities	All service providers; Town Manager	Ongoing
PFS-2.1.2 Traffic safety standards	Public Works Dept.	Ongoing
PFS-2.1.3 Cost efficiency of public services	All service providers; Town Manager	Ongoing
PFS-2.2.1 Tie CIP with annual budget	Town Manager; Finance Director	Annually
PFS-2.2.2 Public/private infrastructure partnerships	Town Manager; Public Works Dept.; Finance Director	Ongoing
PFS-2.2.3 Underground electric lines	Private sector	Ongoing
PFS-2.2.4 Use reclaimed water to the extent possible	Public Works Dept.	Medium Term
PFS-2.2.5 Internet connections in new developments	Private sector	Ongoing
PFS-2.3.1 Municipal building location	Town Manager	Short Term
PFS-2.3.2 Municipal library	Town Manager; Pima County Library District	Medium Term
PFS-2.4.1 Channel growth to served areas	Town Council, Town Manager; Planning Dept.	Ongoing
PFS-2.4.2 Promote infill	Town Manager; Planning Dept	Ongoing
PFS-2.4.3 Water conservation program	Public Works Dept; Building Safety; Water providers	Short Term

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
PFS-2.4.4 Utilize appropriate funding mechanisms	Town Manager, Finance Director, Planning Dept.	Ongoing
PFS-2.4.5 Utilize financing options appropriate to useful life of project	Town Manager, Finance Director, Public Works Dept.	Ongoing
PFS-2.5.1 and PFS-2.6.1 Infill development	Town manager, Planning Dept.	Ongoing
PFS-2.5.2 Determine appropriate locations for development	Planning Dept.; private sector	Ongoing
PFS-2.7.1 Feasibility of new / combined fire and emergency districts	Town Manager; Town Fire Marshall; Rural Metro; Green Valley Fire District	Long Term
PFS-2.7.2 Benchmarks for service delivery	Town Manager; Town Fire Marshall; Rural Metro; Green Valley Fire District	Short Term
Recreation and Open Space Element		
REC-1.1.1 Recreation Master Plan	Town Council , Town Manager; Parks Division; consultant	Short Term
REC-1.2.1 Volunteer program	Parks Division	Medium Term
REC-1.3.1 Recreational Open Space standard for new master planned communities	Planning Dept.	Short Term
REC-1.3.2 Recreation construction/ dedication / maintenance in new development	Planning Dept.	Medium Term
REC-1.4.1 User survey with Master Plan / recreation needs prioritization	Town Manager; Parks Division	Short Term
REC-1.4.2 Revisit layout of existing parks for safety as part of Master Plan	Parks Division	Short Term
REC-1.5.1 Administer survey widely / recreation needs prioritization	Parks Division	Short Term
REC-1.5.2 Involve youth in recreation planning	Parks Division	Short Term
REC-1.5.4 Santa Cruz River floodplain for recreation	Town Manager; Parks Division	Short Term
REC-1.6.1 Joint use recreation with schools	Parks Division; School Districts	Medium Term
REC-1.7.1 Santa Cruz River use for trail system	Town Manager; Parks Division	Short Term

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
REC-1.7.2 Inventory existing trail system	Parks Division	Short Term
REC-1.7.3 Design standard for interconnected trails	Parks Division	Short Term
REC-1.7.4 Link parks, recreational open space with trails	Parks Division; Planning Dept.	Short Term
REC-2.1.1 Open Space master plan	Town Council, Town Manager, Parks Division	Short Term
REC-2.1.2 Coordinate plan development with stakeholders	Parks Division	Short Term
REC-2.1.3 Coordinate with adjacent interests / communities	Parks Division	Short Term
REC-2.1.4 Keep ranch allotments intact	Planning Dept	Ongoing
REC-2.1.5 Limit non-compatible development adjacent to farmland	Planning Dept.	Ongoing
REC-2.2.1 Conserve critical watersheds /funding	Town Manager; Parks Division	Long Term
REC-2.2.2 Control access points to Santa Cruz River	Planning Dept; private sector	Ongoing
REC-2.2.3 Viewsheds from new development near Santa Cruz River	Planning Dept; private sector	Ongoing
REC-2.3.1 Recognize and physically connect with De Anza Trail	Planning Dept; Parks Division; private sector; de Anza Trail proponents	Ongoing
REC-2.3.2 Work with partners on funding and development of De Anza trail	Planning Dept; Parks Division; private sector; de Anza Trail proponents	Ongoing
REC-2.3.3 De Anza trail right-of-way dedication	Planning Dept; Parks Division; private sector; de Anza Trail proponents	Ongoing
REC-2.4.1 Refine open space national standards in Town open space plan	Parks Division	Short Term
REC-2.4.2 Recognize open space value and need to provide value for development rights	Parks Division; Planning Dept.	Ongoing
REC-2.5.1 Maximize riparian wildlife movement corridors	Parks Division; Planning Dept.	Ongoing
REC-2.5.2 Separate trails from habitat in sensitive areas	Parks Division; Planning Dept.	Ongoing
REC-2.6.1 Connectivity between Santa Cruz River and parks / open space	Parks Division; Planning Dept.	Ongoing
REC-2.6.2 Regional linkages	Parks Division; Planning Dept.	Ongoing

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
<i>Environmental Planning Element</i>		
ENV-1.1.1 Effluent on turf	Public Works Dept; Planning Dept.	Ongoing
ENV-1.1.2 Priority to water resource supply facilities	Public Works Dept.	Ongoing
ENV-1.1.3 Opportunities for additional water supplies	Public Works Dept.	Long Term
ENV-1.1.4 Water conservation, drought tolerant landscaping in new developments	Planning Dept.; Building Safety	Ongoing
ENV-1.1.5 Retention/detention for stormwater – water harvesting	Public Works	Ongoing
ENV-1.2.1 Discourage channelization of Santa Cruz River	Public Works; Planning Dept.	Ongoing
ENV-1.2.2 Development buffers to Santa Cruz River	Planning Dept.	Ongoing
ENV-1.3.1 Secure public row for DeAnza trail	Parks Division	Ongoing
ENV-1.3.2 Site Marker Program for DeAnza Trail	Parks Division	Ongoing
ENV-1.3.3 Right-of-way dedication for DeAnza Trail	Parks Division	Ongoing
ENV-1.4.1 Plant and wildlife habitat preservation programs	Parks Division	Ongoing
ENV-1.4.2 Wildlife education	Parks Division	Ongoing
ENV-1.4.3 Plant and wildlife habitat preservation funding	Parks Division	Ongoing
ENV-1.5.1 Groundwater contamination measures	Public Works Dept.	Long Term
ENV-1.5.2 Monitor stormwater runoff	Public Works Dept.	Long Term
ENV-1.5.3 Public education on stormwater pollution	Public Works Dept.	Long Term
ENV-1.6.1 Renewable resource practices	Planning Dept.; Public Works Dept.	Ongoing
ENV-1.6.2 Alternative building materials	Building Safety	Long Term
ENV-1.6.3 Building orientation/energy efficient site planning	Planning Dept.	Ongoing
ENV-1.7.1 Pave/treat unpaved roads and alleys	Public Works Dept.	Ongoing
ENV-1.7.2 New parking/driveways to be paved; use alternative materials if possible	Planning Dept.	Ongoing
ENV-1.7.3 regional transit and rideshare	TBD	
ENV-1.7.4 Enforce dust control measures	Public Works Dept.	Ongoing

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
ENV-1.7.5 Regional air quality coordination	Town Manager	Ongoing
ENV-1.7.6 Air quality education	Town Manager	Ongoing
ENV-1.8.1 Native Plant Protection Ordinance	Planning Dept.	Medium Term
ENV-1.8.2 Avoid or protect sensitive natural features	Planning Dept.	Ongoing
ENV-1.8.3 Establish wildlife corridors / linkages	Planning Dept.	Medium Term
ENV-1.8.4 Protect threatened / endangered species	Planning Dept.; Public Works Dept.	Ongoing
ENV-1.8.5 Minimize man-made hazards	Public Works Dept.	Ongoing
ENV-1.8.6 Avoid developments in steep slopes / floodplains	Public Works Dept.	Ongoing
ENV-1.8.7 Promote use of native vegetation	Planning Dept.	Ongoing
ENV-1.8.8 Save-A-Plant program	Planning Dept.	Medium
ENV-1.9.1 Wash Protection Ordinance	Planning Dept.; Public Works Dept.	Long Term
ENV-1.9.2 Limit grading practices	Public Works Dept., Planning Dept.	Ongoing
ENV-1.10.1 Identify, preserve arch sites	Planning Dept. (town-wide); Public Works Dept. (project specific); private sector	Ongoing
ENV-1.10.2 Report unrecorded sites to P/Z Dept.	Planning Dept. (town-wide); Public Works Dept. (project specific); private sector	Ongoing
ENV-1.10.3 Restrict cultural resource info	Planning Dept. (town-wide); Public Works Dept. (project specific); private sector	Ongoing
ENV-1.10.4 Address mitigation of impacts to historic areas as rezoning condition	Planning Dept. (town-wide); Public Works Dept. (project specific); private sector	Ongoing
ENV-1.11.1 Encourage non-residential recycling	Planning Dept.; Town Manager	Long Term
ENV-1.11.2 Public/private conservation partnerships	Planning Dept.; Town Manager	Long Term
ENV-1.12.1 Noise buffering along major roadways	Public Works Dept.	Long Term
ENV-1.12.2 Compatible, adjacent land uses	Planning Dept.	Ongoing
Water Resources Element		
WR-1.1.1 Requirements for reclaimed water on golf course and other turf areas	Public Works Dept., Planning Dept.	Medium Term
WR-1.1.2 Rainwater harvesting	Public Works Dept., Planning Dept.	Ongoing
WR-1.1.3 Effluent use incentives	Public Works Dept.	
WR-1.2.1 Regional water quality protection	Public Works Dept.	Ongoing

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
WR-1.2.2 Assist private water suppliers in conservation, water quality, planning	Public Works Dept.	Ongoing
WR-1.2.3 Coordinate regionally to maximize reclaimed water use	Public Works Dept.	Ongoing
WR-1.2.4 Support ADWR efforts to achieve safe yield	Public Works Dept.	Ongoing
WR-1.3.1 Research alternative water resources	Public Works Dept.	Short Term
WR-1.3.2 Identify water demand and impact	Public Works Dept.	Short Term
WR-1.4.1 Town-wide study of long range water needs per 2002 Growing Smarter Act	Public Works Dept.	Short Term
WR-1.4.2 Seek to monitor water data	Public Works Dept.	Short Term
WR-1.5.1 Update CIP to include water distribution system improvements	Town Manager; Public Works Dept.	Annually
WR-1.5.2 Prioritize improvements / expansion	Public Works Dept.	Ongoing
WR-1.6.1 Promote CAP allocations	Public Works Dept.	Long Term
WR-1.6.2 Encourage use of CAP water	Public Works Dept.	Long Term
WR-1.6.3 Prioritize facility construction for renewable / surface water supplies	Public Works Dept.	Long Term
WR-1.7.1 Convert from groundwater use where feasible	Public Works Dept.	Ongoing
WR-1.7.2 Promote xeriscaping / rainwater harvesting	Planning Dept.	Ongoing
WR-1.7.3 Encourage water saving techniques	Building Safety	Ongoing
Cost of Development Element		
CD-1.1.1 through 1.1.5 Study and create / augment mechanisms to recover all Town infrastructure costs	Town Manager; Finance Director	Short term
CD-1.1.6 Revisit LOS standards in conjunction with CIP	Town Manager	Every 5 years
CD-1.1.7 Innovate to reduce capital and O&M costs	Town Manager, Public Works Director, Police Chief	Ongoing
CD-1.2.1 Utilize best methods available to fund new public facilities and services	Town Manager	Short term
CD-1.2.2 Define "legally available" mechanisms as what is available at time each project approved	Town Manager, Finance Director	Ongoing – project related

**Table 4 (continued)
Implementation Actions**

Action Item	Responsible Party	Approximate Timeframe
CD-1.2.3 Apply fair share cost recovery policies regardless of rezoning need	Town Manager, Planning Dept.	Short term
CD-1.3.1 Recover fair share costs based on provided definition	Town Manager; Finance Director	Short term
CD-1.3.2 Establish development incentive areas with reduced cost recovery	Town Council, Town Manager	Short term, initially. May be modified during life of plan
CD-1.4.1 Development pays only for services / facilities from which it receives benefits	Town Manager	Ongoing
CD-1.4.2 Development charged for only proportionate share of benefits received	Town Manager	Ongoing
CD-1.5.1 and 1.5.2 Seek revenue sharing opportunities from state	Town Council, Finance Director, Public Works Director	Ongoing
CD-1.5.3 Consider annexation if increases revenue sharing fund and minimizes infrastructure costs	Planning Director, Finance Director	Ongoing
CD-2.1.1 Update CIP	Public Works, Planning, Finance	Ongoing; annually or biannually
CD-2.1.2 CIP to implement General Plan	Planning, Finance, Public Works	Ongoing; annually or biannually
CD-2.2.1 Review of adequacy of revenue stream	Finance Director, Public Works, Planning	Annually

**Table 4A
Short-Term Action Items**

Action Item	Responsible Party	Approximate Timeframe
LU-3.1.4 School siting and joint school/park sharing	Planning Dept.; School District	Short Term
LU-5.2.1 Ensure codes and standards allow for mixed-use development	Planning Department; Building Codes	Short Term
GA-1.1.3 Remove legal barriers to mixed use development and develop design standards and review process.	Town Council, Planning Commission, Planning Dept.	Short Term
GA-1.3.2 Use of natural open space in Growth Areas	Planning Dept; Parks Division	Short – Long Term
CIR-1.2.1 Adopt Major Streets and Routes plan	Public Works Dept.; Planning Dept	Short Term
CIR-1.2.3 Create street functional classification system	Public Works Dept.; Planning Dept.	Short Term
PFS-1.2.2 Response times for police, fire, emergency services	Police Dept; Rural Metro; Green Valley Fire District	Short Term
PFS-1.3.2 Wastewater Management Plan	Public Works Dept.	Short Term
PFS-2.3.1 Municipal building location	Town Manager	Short Term
PFS-2.4.3 Water conservation program	Public Works Dept; Building Safety; Water providers	Short Term
PFS-2.7.2 Benchmarks for service delivery	Town Manager; Town Fire Marshall; Rural Metro; Green Valley Fire District	Short Term
REC-1.1.1 Recreation Master Plan	Town Council , Town Manager; Parks Division; consultant	Short Term
REC-1.3.1 Recreational Open Space standard for new master planned communities	Planning Dept.	Short Term
REC-1.4.1 User survey with Master Plan / recreation needs prioritization	Town Manager; Parks Division	Short Term
REC-1.4.2 Revisit layout of existing parks for safety as part of Master Plan	Parks Division	Short Term
REC-1.5.1 Administer survey widely / recreation needs prioritization	Parks Division	Short Term
REC-1.5.2 Involve youth in recreation planning	Parks Division	Short Term
REC-1.5.4 Santa Cruz River floodplain for recreation	Town Manager; Parks Division	Short Term
REC-1.7.1 Santa Cruz River use for trail system	Town Manager; Parks Division	Short Term
REC-1.7.2 Inventory existing trail system	Parks Division	Short Term

**Table 4A (continued)
Short-Term Action Items**

Action Item	Responsible Party	Approximate Timeframe
REC-1.7.3 Design standard for interconnected trails	Parks Division	Short Term
REC-1.7.4 Link parks, recreational open space with trails	Parks Division; Planning Dept.	Short Term
REC-2.1.1 Open Space master plan	Town Council, Town Manager, Parks Division	Short Term
REC-2.1.2 Coordinate plan development with stakeholders	Parks Division	Short Term
REC-2.1.3 Coordinate with adjacent interests / communities	Parks Division	Short Term
REC-2.4.1 Refine open space national standards in Town open space plan	Parks Division	Short Term
WR-1.3.1 Research alternative water resources	Public Works Dept.	Short Term
WR-1.3.2 Identify water demand and impact	Public Works Dept.	Short Term
WR-1.4.1 Town-wide study of long range water needs per 2002 Growing Smarter Act	Public Works Dept.	Short Term
WR-1.4.2 Seek to monitor water data	Public Works Dept.	Short Term
CD-1.1.1 through 1.1.5 Study and create / augment mechanisms to recover all Town infrastructure costs	Town Manager; Finance Director	Short term
CD-1.2.1 Utilize best methods available to fund new public facilities and services	Town Manager	Short term
CD-1.2.3 Apply fair share cost recovery policies regardless of rezoning need	Town Manager, Planning Dept.	Short term
CD-1.3.1 Recover fair share costs based on provided definition	Town Manager; Finance Director	Short term
CD-1.3.2 Establish development incentive areas with reduced cost recovery	Town Council, Town Manager	Short term, initially. May be modified during life of plan

APPENDIX A

TOWN OF SAHUARITA PUBLIC INFORMATION AND PARTICIPATION PROGRAM (PIPP)

The Town of Sahuarita (Town) believes that maximum participation of its citizenry will provide the necessary vision to set the direction of the growth of the town, and will result in a more effective and meaningful general plan. The Town's Public Information and Participation Program (PIPP) lays out the minimum procedures to be utilized in any update of the general plan, as well as any subsequent major amendment to the plan.

This public participation plan conforms to state requirements as described in A.R.S. 9-461.06-B. These requirements are attached to this plan as an appendix.

The Town seeks to meet the following goals in its public participation efforts:

- ◆ Be a professional resource and facilitator for all Town residents.
- ◆ Create opportunities for meaningful citizen participation.
- ◆ Ensure early and continuous citizen participation in the process of formulating Town goals, objectives and preparation and implementation of the general plan.
- ◆ Maximize collaborative efforts with representatives of appropriate agencies.

General Plan Adoption and Re-Adoption Processes

To ensure meeting the goals of its public participation efforts, the Town shall:

- ◆ Create, appoint and staff a "project steering committee."
- ◆ Create, appoint and staff a technical advisory committee, if deemed necessary.
- ◆ Develop a contact list of interested agencies, organizations and individuals.
- ◆ Schedule public workshops that will utilize techniques appropriate to both disseminate information to meeting participants and gain maximum public comment in a manner most appropriate to the stage in the planning process.
- ◆ Hold public hearings as required by state law.

Project Advisory Committee

At the beginning of the planning process, the Town Planning Director shall create a Project Advisory Committee (PAC) whose members reflect, to the maximum extent possible, every geographic, ethnic and economic area of the Town. The PAC may also include key town staff and other stakeholders. (Stakeholders are people or organizations with a compelling interest in the Town's decisions or actions that may affect or be affected by the proposed plan, either positively or negatively.)

The Project Advisory Committee (PAC) shall provide input to the staff and consultant team if any, on the content of the plan and make suggestions regarding the planning process.

The PAC shall be constituted until the electorate has voted upon the plan. It shall meet quarterly, and more often as necessary at the call of the Planning Director.

The PAC shall be convened and chaired by the Planning Director or his or her designee.

Technical Advisory Pool

At the Town's option, a Technical Advisory Pool may be identified to provide information of a technical nature to Town staff and consultants if any. The Technical Advisory Pool may meet as a committee or its members may be called upon individually by Town staff or the consultant team to respond to an information request or provide comment on a particular matter under consideration.

Core Group Contact List

The Town shall create and maintain a core group contact list that shall include, but not be limited to, the following entities:

- 1) Elected officials representing the Town area at all governmental levels;
- 2) Key appointed public officials at Federal, state, regional and local levels (i.e., Arizona Department of Commerce, State Land Department, Arizona Department of Transportation, Pima County, and San Xavier District Tohono O'odham Tribal government);
- 3) Pima Association of Governments;
- 4) Green Valley Community Coordinating Council;
- 5) Local homeowner, developer and environmental interests;
- 6) Real estate, mining and business interests;

- 7) Soil Conservation Service and other Federal agencies;
- 8) Irrigation districts, school districts, and other special districts;
- 9) Large scale property owners;
- 10) Service organizations and places of worship; and
- 11) Individuals and groups who indicate an interest in Town planning activities.

The core group shall receive, either through the mail or electronically, all notices of public workshops or hearings, newsletters and other communications about the plan or planning process. At any time during the planning process, any interested party can request to be added to or deleted from the list.

Stakeholder Interviews

At the Town's option and if the budget allows, community leaders and other individuals representing a broad range of interests may be interviewed to provide information on the direction setting and substance of the plan. Alternatively, these individuals will be added to the core group contact list, and be invited to participate in the development of the plan throughout the process.

Public Workshops

The purpose of public workshops is to develop working relationships, establish meaningful lines of communication, spur education, fulfill the community's will to design its own future, and to foster a means to implement the General Plan.

Up to four public workshops shall be held during the planning process to disseminate information and gather public comment on the plan. Two will take place in an early phase of the plan development to help identify a range of community issues and goals. The third workshop shall occur at an appropriate intermediate step of the process, and a fourth workshop shall serve to present and receive comment on a draft plan. A summary of the findings and comments from each workshop shall be completed by or at the direction of the Town and placed on the Town website.

Public workshops shall be conducted in a manner that maximizes the opportunity for meaningful public comment and dialogue. Each one may be conducted differently depending on the type of information needed to be given by the public, whether brainstorming to generate new ideas as may occur in the earlier workshops to responding to written material as is likely in the latter sessions.

An opportunity will be made at each public workshop for citizens to provide written comment to the Town as well as verbal remarks. Written comments must include full name and mailing address.

Notice of the public workshops may be through a combination of press releases, public service announcements, flyers posted and distributed in major gathering places, the Town newsletter if timely, inserts provided to community groups for their newsletters and publications, and other means as may be appropriate. Notice shall be as for a public meeting as required by Arizona Revised Statutes.

All public notices of workshops shall contain a provision in Spanish for whom to contact if there is need for an interpreter at public workshops. Every effort shall be made to accommodate the requests of Spanish speaking citizens if notice is provided to the Town prior to the workshop.

All public workshops will be held in locations that meet the requirements of the Americans with Disabilities Act.

Town Website

The Town shall use its website to provide information to the public on the general plan process and provide an electronic mail address for public comment. At a minimum, the website shall contain:

- 1) Background information about what a General Plan is and its importance to the Town.
- 2) Periodic updates on the planning process, including a schedule of upcoming events and summaries of public comment.
- 3) The proposed General Plan as submitted to the Planning Commission.
- 4) The plan, as approved by the Town Council, and information regarding the public vote on the plan.
- 5) An e-mail address to which the public can make written comment on the draft plan or planning process. Written comment must include full name and mailing address.

Town Newsletter

To ensure maximum public contact, the Town shall also use the Town newsletter, if it can be used in a timely fashion, to provide information and request input on the plan. Public service announcements and press releases will be made available to local media to publicize upcoming events in the general plan process.

Public Hearings

At least one public hearing, as required by state statute and town ordinance, will be held by the Town Planning and Zoning Commission prior to making a recommendation on the adoption of the plan to the Town Council. The Town Council, prior to adoption of the plan, shall also hold at least one public hearing also meeting all state and town requirements.

At least sixty days before the general plan or a portion, element or major amendment of a general plan is adopted; the Town Staff shall transmit the proposal to the Town Council and submit a copy for review and further comment to:

- 1) The Pima County Planning Department.
- 2) Each county or municipality that is contiguous to the corporate limits of the Town or its area of extraterritorial jurisdiction.
- 3) The regional planning agency within which the Town is located.
- 4) The department of commerce or any other state agency that is subsequently designated as the general planning agency for this state.
- 5) Any person or entity that requests in writing to receive a review copy of the proposal. (At the Town's option, there may be a reproduction and/or shipping charge only for the actual costs of providing a print copy of the document. Electronic copies may be made available free of such charges.)

Public notice of each hearing shall include information about the location where the public can review all plan documents and how the public may acquire a copy of the draft plan in print or electronic form. Notice of each hearing shall include time and place and be published at least 15 and not more than 30 calendar days prior to the hearing. Notice shall be published at least once in a newspaper of general circulation in the Town, placed on the Town website, mailed or electronically sent to the core group contact list, and posted in the same manner as other agenda's of the Planning Commission and Council.

Prior to rendering a recommendation or a decision respectively, the Planning and Zoning Commission and the Town Council will give due consideration to the testimony of all individuals at the public hearings, as well as the record of all public input received throughout the planning process.

Major Plan Amendments

This section applies to all major plan amendments (as defined in ARS § 9-461.06G) proposed after adoption of the general plan by the Town Council and ratification by the Town voters, in compliance with the Growing Smarter Acts of 1998 and 2000, or as may be amended by the State of Arizona.

The definition and criteria for a major plan amendment, by state statute, are to be included in the land use element of the general plan. All major plan amendments requested are required by state statute to be considered at one public hearing each of the Planning and Zoning Commission and Town Council within the same calendar year of the request.

To ensure adequate public input on requests for major amendments, in addition to the public hearings, the Town shall provide notification of core group contact list and publish the requests on the Town website. The Town, at its option, may hold or cause to be hold one or more public workshops in advance of the public hearing in an acceptable location as close as possible to the property concerned by the proposed major amendment.

Appendix 1

Compliance with Arizona Revised Statutes

A.R.S. 9-461.06 B reads, "THE GOVERNING BODY SHALL:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:
 - a. The broad dissemination of proposals and alternatives.
 - b. The opportunity for written comments.
 - c. Public hearings after effective notice.
 - d. Open discussions, communications programs and information services.
 - e. Consideration of public comments.
2. Consult with and advise public officials and agencies, the county, school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure the maximum coordination of plans and to indicate properly located sites for all public purposes on the plan."

APPENDIX B

GLOSSARY OF TERMS

Aesthetic – the perception of artistic elements or elements in the natural or created environment that are pleasing to the eye.

American Association of State Highway and Transportation Officials (AASHTO) - a nonprofit, nonpartisan association whose primary goal is to foster the development, operation and maintenance of an integrated national transportation system. AASHTO represents all five transportation modes: air, highways, public transportation, rail and water.

Americans with Disabilities Act (ADA) – a 1990 federal law designed to bring disabled Americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities, and services.

Annexation – the incorporation of a land area into an existing community with a resulting change in the boundaries of that community. Annexation may include newly incorporated land or land transferred from one municipality to another.

Bedroom community – an incorporated or unincorporated settlement that is primarily residential in nature, but dependent on a dominant nearby city for employment, industry and most cultural activities.

Biotic – all the species of plants and animals occurring within a certain area.

Buffer – Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Capital Improvement Plan (CIP) – a program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the general plan.

Collector street – a street that collects traffic from local streets and connects with minor and major arterials.

Conservation – the management of natural resources to prevent waste, destruction, or degradation.

Density – the number of families, individuals, dwelling units, households, or housing structures per unit of land.

Detention – the temporary onsite restraining of storm water.

Effluent – a discharge of liquid waste, with or without treatment, into the environment. This term is generally used to describe discharges into water.

Egress – an exit.

Federal Highway Administration (FHWA) - FHWA is a part of the Department of Transportation and is headquartered in Washington, D.C., with field offices across the United States. The FHWA provides financial assistance, expertise, resources, and information for the improvement of the nation's highway system and its intermodal connections.

Floodplain – the channel and the relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by floodwater.

Groundwater – the supply of freshwater under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Impact fees – a fee imposed on a development to help finance the cost of improvements or services.

Implementation – carrying out or fulfilling plans and proposals.

Infrastructure – facilities and services needed to sustain industry, residential, commercial and all other land use activities.

Ingress – access or entry.

Land use – a description of how land is occupied or utilized.

Local street – a street designed to provide vehicular access to abutting property and to discourage through traffic.

Major arterial – a street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials.

Master-planned community – an area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained according to plan as a single entity and containing one or more structures with appurtenant common areas.

Minor arterial – a street with signals at important intersections and stop signs on the side streets and that collects and distributes traffic to and from collector streets.

pH – a measure of the acidity or alkalinity of a material, liquid, or solid.

Pima Association of Governments (PAG) - the Metropolitan Planning Organization (MPO) for the greater Tucson area. PAG is a non-profit corporation governed by a Regional Council comprised of elected officials from six local jurisdictions and a member of the State Transportation Board. PAG coordinates regional planning issues that cross-jurisdictional boundaries such as air quality, water quality, transportation, land use, and human services.

Preservation – areas in which beneficial uses in their present condition are protected; for example, a nature preserve or and agricultural preserve.

Rammed earth – a building technique for exterior walls where earth is “rammed” (or pressed down) between forms. Certain mixtures of moistened earth that are used in this technique harden under pressure and form a strong solid wall that is then covered by a coat of waterproofing material.

RASTRA – a material made from recycled plastics and cement that offers the structural strength of concrete with high insulation, soundproofing, and fire protection values.

Rational nexus – a clear, direct, and substantial relationship between a particular development and the public improvement needs generated by the development.

Retention – the permanent onsite maintenance of stormwater.

Rezoning – a change in the zoning classification of particular lots or parcels of land.

Riparian – along a watercourse, arroyo, stream, pond, or other location where the availability of water is increased. The community of the watercourse, its vegetation and its wildlife are collectively referred to as a riparian area.

Safe-yield – the amount of groundwater pumped from the aquifer on an average annual basis must not exceed the amount that is naturally or artificially recharged.

Sphere of Influence – unincorporated planning area surrounding the corporate boundaries of the Town that both affects the growth and development pattern and identifies anticipated annexation areas.

Sprawl – uncontrolled growth, usually of a low-density nature, in previously rural areas and some distance from existing development and infrastructure.

Straw bale – a building technique for exterior walls where straw bales (not hay) are stacked, reinforced, and interlocked, forming thick, highly insulated walls.

Subdivision – the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Surface water – water on the earth’s surface exposed to the atmosphere as rivers, lakes, streams, and oceans.

Town center – the largest, most intensively developed, mixed use area within a city, usually containing, in addition to major retail uses, governmental offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation facilities.

Xeriscaping – landscaping using plants that are resistant to drought.

Zoning – the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.