

RESOLUTION NO. 04-007

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SAFFORD, ARIZONA CONCERNING THE PROPOSED GENERAL PLAN OF THE CITY OF SAFFORD ARIZONA FINDING AND DETERMINING CERTAIN FACTS AND ADOPTING THE PROPOSED GENERAL PLAN OF THE CITY OF SAFFORD, ARIZONA AND ORDERING THAT THE PROPOSED GENERAL PLAN OF THE CITY OF SAFFORD, ARIZONA BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE CITY OF SAFFORD, ARIZONA FOR RATIFICATION AND PROVIDING NOTICE OF THE PLAN AND SUCH SUBMISSION TO THE VOTERS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, In accordance with the requirements of A.R.S 9-461, the Safford City Council adopted the City of Safford General Plan on January 12, 2004; and,

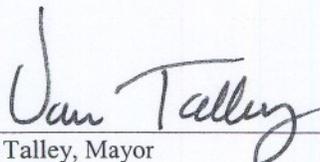
WHEREAS, A.R.S. 9-461 further requires that a city or town whose population growth rate exceeded an average of two percent per year for the ten year period before the most recent United States decennial census shall submit each new general plan to the voters for ratification at the next regularly scheduled municipal election; and

WHEREAS, the City Council finds that the City of Safford meets the requirement calling for a ratification vote for the General Plan; and

WHEREAS, the date of the regularly scheduled municipal election following the adoption of the General Plan by the Safford City Council is May 18, 2004;

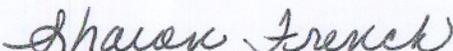
NOW THEREFORE be it resolved by the Mayor and City Council of the City of Safford that an election to ratify the City of Safford General Plan is hereby set for May 18, 2004, and City staff is hereby directed to prepare and distribute to the qualified electors of the City of Safford an information pamphlet as required by statute.

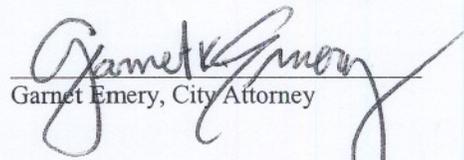
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAFFORD, ARIZONA, this 23 day of February, 2004.


Van Talley, Mayor

ATTEST:

APPROVED AS TO FORM:


Sharon French, City Clerk


Garnet Emery, City Attorney

TEXT OF PROPOSITION 100

A measure referred to the People by the Mayor and Council of the City of Safford:

General Plan 2004

Official Title

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Descriptive Title

Arizona Revised Statutes Article 6, Section 9-461 requires that cities whose population growth rate exceeded two percent per year for the ten year period preceding the most recent United States decennial census shall submit each new general plan adopted to the voters for ratification. The general plan is the policy of the city guiding the location of different types of land uses, transportation and public facilities, open space, growth and planning. The proposed ballot item would ratify the new City of Safford General Plan adopted by the City Council on January 12, 2004.

Ballot Language

SHALL THE PROPOSED CITY OF SAFFORD GENERAL PLAN AND EACH OF ITS REQUIRED ELEMENTS, AS ADOPTED BY THE CITY COUNCIL ON JANUARY 12, 2004 BE RATIFIED AND APPROVED AS THE GENERAL PLAN OF THE CITY, SUCH ACTION TO BE VALID FOR A PERIOD NOT TO EXCEED TEN (10) YEARS FROM THE COMPLETION OF THE ELECTION.

A "yes" vote shall have the effect of adopting the Proposed City of Safford General Plan and each of its required elements, and the Plan shall be valid for a period of not to exceed ten years following the completion of the election.

A "no" vote shall have the effect of retaining the existing City of Safford Comprehensive Plan, adopted in July 1987.

What is the City of Safford General Plan?

The City of Safford General Plan is a complete update to the 1987 City of Safford Comprehensive Plan. The General Plan serves as a blueprint to guide growth and development in the City and its planning area. The "Growing Smarter" legislation adopted by the Arizona State Legislature mandate eight required elements for cities similar to Safford. The proposed General Plan addresses all of the requirements of state law.

The new Plan seeks to provide for an orderly, balanced mix of residential, employments and commercial uses as the city grows over the next decade, while still preserving the quality of small town life that is so important to Safford's residents.

Why does the City of Safford need to update the existing Comprehensive Plan?

The 1987 Comprehensive Plan no longer presents a realistic vision for Safford, either as it currently exists, or for the future. It lacks sufficient detail to guide land use decisions, and fails to address six of the eight elements currently required by state statute.

How is the General Plan Used?

The Plan is used by the City Council and the Planning & Zoning Commission to evaluate proposed land use changes. It is used by City staff in reviewing building and development proposals. It is used by City residents to understand Safford's long-range plans and proposals for different areas. The Plan also provides the basis for the City's development regulations (such as the zoning ordinance) and its capital improvements plan.

What is the difference between a Zoning and a General Plan land use designation?

The Zoning Map provides a parcel-specific delineation of land use zones. Embodied within each zone are specific development standards and regulations governing land use (such as permitted uses, building height, setbacks, lot size, etc.).

The General Plan Land Use Map depicts the distribution of desired land uses throughout the City.

The General Plan Land Use Map does not affect the existing zoning on one's property.

Will implementing the General Plan bring added costs to taxpayers?

No. The General Plan does not affect existing land uses or existing zoning, neither does it mandate rezoning, the extension of utilities or infrastructure, or the construction of public improvements.

What will happen if the voters do not approve the proposed General Plan?

The obsolete 1987 Comprehensive Plan will remain in effect until a new General Plan is adopted.

If approved, when would the proposed General Plan take effect?

The Plan would be effective as soon as the General Election votes are certified.

Where can I get additional information on the proposed General Plan?

The Plan is available for review at the following locations:

Safford City/Graham County Library
800 7th Ave.

Office of the City Clerk
Safford City Hall
717 Main Street

Planning & Community Services Department
808 S. 8th Ave.

If you have any questions, contact the Planning & Community Services Director at 348-8514.

General Plan Elements

Land Use Element

Designation of the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, other categories as may be appropriate.

Circulation Element

The general location and extent of existing and proposed highways, arterial and collector streets, bicycle routes and other modes of transportation correlated with the land use element.

Open Space Element

A comprehensive inventory of open space areas, recreational resources and designation of access points to open space areas and resources.

Growth Area Element

Specifically identifying those areas that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

Make automobile, transit, and other multimodal circulation more efficient; make infrastructure expansion more economical and provide for a rational pattern of land development.

Environmental Planning Element

Contains, analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the General Plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability.

Cost of Development Element

Identifies policies and strategies that the municipality will use to require that development pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions, when in the public interest.

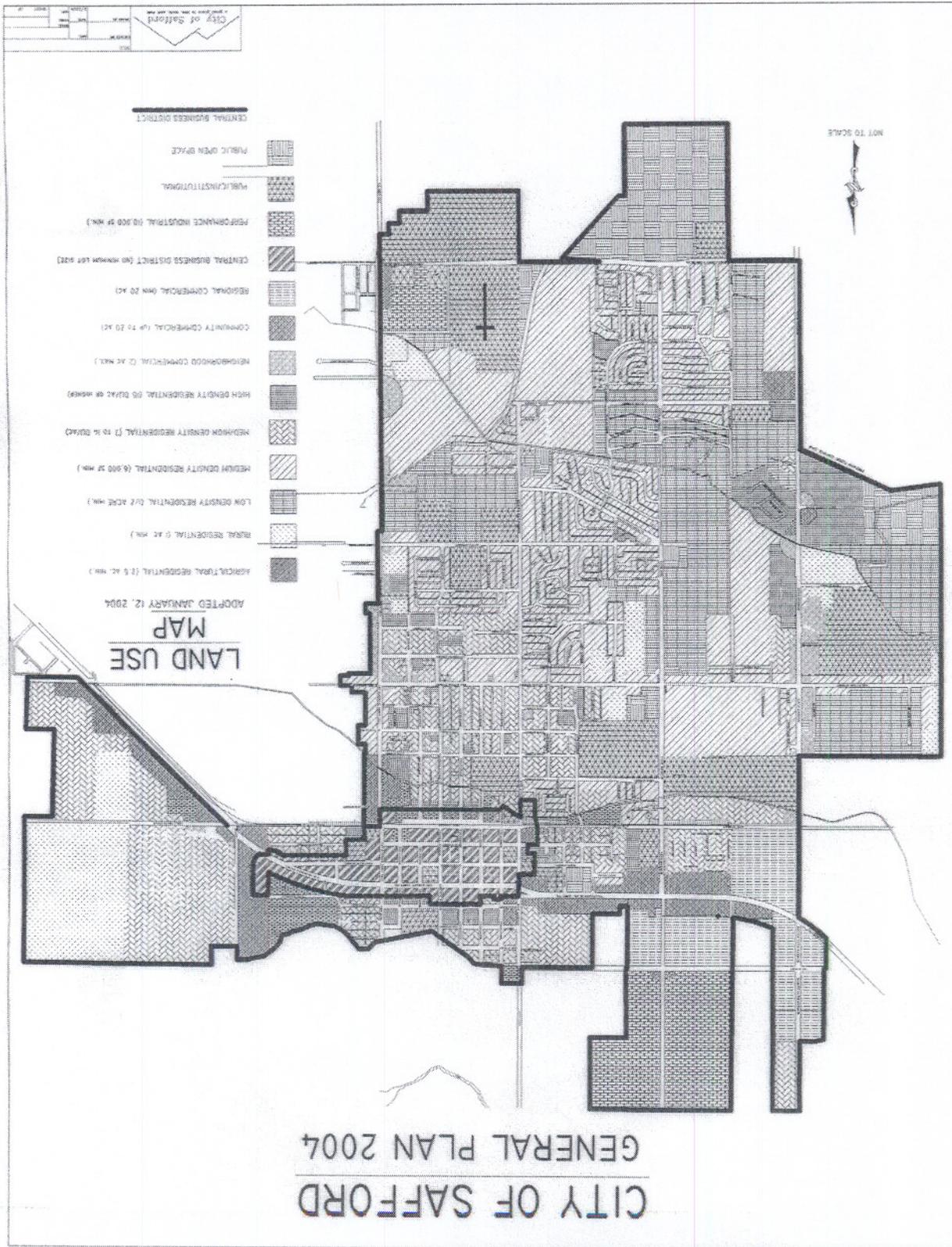
Water Resources element

The currently available surface water, groundwater and effluent supplies. An analysis of how the future growth projected in the General Plan will be adequately served by the legally and physically available water supply or a plan to obtain additional necessary water supplies.

CITY OF SAFFORD GENERAL PLAN 2004

LAND USE
MAP
ADOPTED JANUARY 12, 2004

- AGRICULTURAL RESIDENTIAL (7.5 AC. MIN.)
- RURAL RESIDENTIAL (5 AC. MIN.)
- LOW DENSITY RESIDENTIAL (0.7 ACRES MIN.)
- MEDIUM DENSITY RESIDENTIAL (6,000 SF MIN.)
- HIGH DENSITY RESIDENTIAL (3.5 AC. MIN.)
- NEIGHBORHOOD COMMERCIAL (2 AC. MIN.)
- COMMUNITY COMMERCIAL (4.75 TO 20 AC.)
- REGIONAL COMMERCIAL (MIN 20 AC.)
- CENTRAL BUSINESS DISTRICT (MIN. HEIGHT 100 FEET)
- PERFORMANCE INDUSTRIAL (10,000 SF MIN.)
- PUBLIC/INSTITUTIONAL
- PUBLIC OPEN SPACE
- CENTRAL BUSINESS DISTRICT



City of Safford

**CITY OF SAFFORD
SPECIAL CITY COUNCIL MEETING
TUESDAY, MAY 25, 2004**

**“The mission of the City of Safford is to make Safford a great place
to live, work, and visit.”**

MEMBERS PRESENT: Mayor Van Talley; Councilmembers John Bonefas; David Jones; Richard Ortega; Ed Ragland; and Danny Smith.

MEMBERS ABSENT: Councilmember Cotter was excused due to illness in his family.

ALSO PRESENT: Sharon French, City Clerk.

ABSENT: Ronald J. Jacobson, City Manager; Garnet K. Emery, City Attorney

VISITORS: Kenneth Mecham, William Civish.

Mayor Talley established that a quorum was present and called the meeting to order at 6:01 p.m.

3. CANVASS OF VOTES:

1. Canvas of Votes - Resolution No. 04-020: After reviewing the results of the May 18, 2004 General Election, it was moved by Councilmember Bonefas, seconded by Vice-Mayor Ortega and carried 6-0 to adopt Resolution No. 04-020, a resolution declaring and adopting the results of the 2004 General Election.

MOTION ADOPTED

RESOLUTION NO. 04-020

A RESOLUTION OF THE MAYOR AND CITY
COUNCIL OF THE CITY OF SAFFORD, GRAHAM
COUNTY, ARIZONA DECLARING AND ADOPTING
THE RESULTS OF THE GENERAL ELECTION HELD
ON MAY 18, 2004.

Number of registered voters	5621
Number of ballots cast	1535
Number of ballots processed at polls	798

Council Minutes
Page 2
May 25, 2004

Number of provisional ballots	29
Number of provisional ballots rejected	-0-
Number of early ballots processed	708

Votes cast for Councilmember:	
Ed Ragland	785 (51.25%)
Ward Weaver	746 (48.69%)

Votes cast for Proposition No. 100, *City of Safford General Plan 2004*:

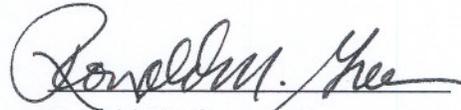
Yes votes:	894 (68.61%)
No votes:	409 (31.39%)

4. ADJOURN:

There being no further business, it was moved by Vice-Mayor Ortega, seconded by Councilmember Smith and carried 6-0 to adjourn at 6:03 p.m.

MOTION ADOPTED

APPROVED:


Ronald M. Green, Mayor

ATTEST:


Sharon French, City Clerk

I certify that this is a true accurate account and complete copy of the Minutes of the Special City Council Meeting held on May 25, 2004 and approved at a Regular Council Meeting on July 12, 2004.


Sharon French, City Clerk

RESOLUTION NO. 04-020

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAFFORD, GRAHAM COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 18, 2004.

WHEREAS, the City of Safford, Graham County, Arizona did hold a General Election on the 18th day of May, 2004 for the runoff election of one Councilmember and Proposition 100, City of Safford General Plan 2004.

WHEREAS, the election returns have been presented to and have been canvassed by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Safford, Graham County, Arizona, as follows:

SECTION 1. That the total number of registered voters was 5621.

SECTION 2: That the total number of ballots cast was 1535.

SECTION 3. That the total number of ballots processed at Polls of said General Election was 798.

SECTION 4. That the number of Provisional Ballots cast was 29, and that 0 ballots were rejected.

SECTION 5. That the number of Early Ballots processed was 708.

SECTION 6. That the votes cast for Councilmember follows:

<u>Name</u>	<u>Vote Total</u>
Ragland, Ed	785 (51.25%)
Ward Weaver	746 (48.69%)

SECTION 7. That the votes cast for Proposition 100, *City of Safford General Plan 2004* follows:

Yes votes:	894 (68.61%)
No votes:	409 (31.39%)

The "Yes" vote shall have the effect of adopting the *City of Safford General Plan 2004*, which was adopted by the City Council on January 12, 2004 and each of its required elements and the Plan shall be valid for a period of not to exceed ten years from the completion of the election.

Resolution No. 04-020

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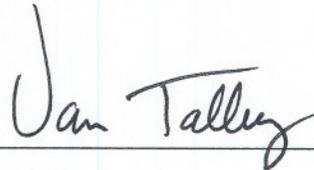
SECTION 8. That it is hereby found, determined and declared of record, that the following Council candidate did receive the necessary amount of valid votes cast and is hereby issued a certificate of election:

Ragland, Ed

SECTION 9: That the candidate issued this certificate of election shall be seated in accordance with Arizona law and subsequent to the general election on 18 May 2004.

SECTION 10. This resolution shall be in full force and effect immediately upon its adoption.

PASSED, ADOPTED AND APPROVED by the Mayor and City Council of the City of Safford this 25th day of May, 2004.



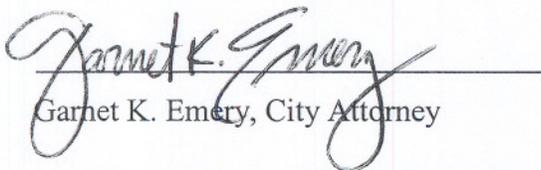
Van Talley, Mayor

ATTEST:



Sharon French, City Clerk

APPROVED AS TO FORM:



Garnet K. Emery, City Attorney

PREC REPORT-GROUP DETAIL

City of Safford
 May 18, 2004
 Unofficial Results

Date:05/19/04 12:30 PM

0001 CITY OF SAFFORD

	TOTAL VOTES	%	Election	Nigh	Early	Ballots	Verified
REGISTERED VOTERS - TOTAL	5621						
BALLOTS CAST - TOTAL	1535		798		708		29
VOTER TURNOUT - TOTAL		27.31					

COUNCIL MEMBER

VOTE FOR NOT MORE THAN 1							
RAGLAND, ED.	785	51.24	367		401		17
WEAVER, WARD	746	48.69	428		306		12
WRITE-IN.	1	.07	1		0		0
Over Votes	0		0		0		0
Under Votes	3		2		1		0

GENERAL PLAN

VOTE FOR NOT MORE THAN 1							
YES	894	68.61	431		450		13
NO.	409	31.39	246		154		9
Over Votes	0		0		0		0
Under Votes	232		121		104		7

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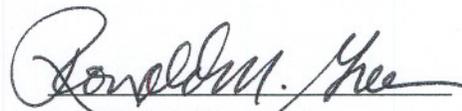
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APPROVED:


Ronald M. Green, Mayor

ATTEST:


Sharon French, City Clerk

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Sharon French, City Clerk

Section 1.0
INTRODUCTION

Early History

The Safford Valley and its surrounding region is a cultural crossroads of the Southwest. Evidence indicates that people of the San Pedro-Cochise culture practiced a hunter-gatherer lifestyle in the vicinity prior to 500 BC. The San Pedro-Cochise people were the direct ancestors of the Mogollon, who, along with the Anasazi and the Hohokam formed the three most significant cultural groups of the prehistoric southwest.

The Gila River Valley in the vicinity of Safford lay along the path of Spanish exploration, and Coronado himself may have passed this way in search of the legendary Seven Cities of Cibola in the summer of 1540.

Around the time of Spanish exploration, the Apache Indians began to move into the Safford area from the northeast. By the seventeenth century the Apaches had established complete dominance over the region that would keep Spaniard, Mexican and Anglo settlers out for nearly three hundred years.

The first Anglo-American incursion into the region came when the Army of the West under Major General Stephen Watts Kearney, traveling the entire length of the Gila River en route to California, camped at the foot of Mt. Graham in late October of 1846. The area remained under the nominal control of the Mexican government, until it was acquired as part of the Gadsden Purchase in 1852.

Although trappers and mountain men as Kit Carson and James Ohio Pattie risked death at the hands of the Apaches to venture into the Gila River Valley in search of beaver pelts, the constant threat of attack by the Apaches kept any Anglo-American presence in the upper Gila Valley to a bare minimum until June of 1864 when the Army post of

Camp Goodwin was established twenty-eight miles northwest of present-day Safford. At first only a few isolated were established in the area to provide beef and horses to Camp Goodwin, and later to Ft. Grant, Ft. Thomas and the San Carlos Agency.

By the early 1870's rich copper mines were operating in the nearby Clifton District and fabulous silver strikes were being reported in the Globe District. In response to the needs of the miners, the Gila Valley began to bloom with grain fields, fruit orchards, vegetable patches, and cattle ranches.

The first permanent settlers to take advantage of the rich lowlands along the river were Mexican immigrants from the Mesilla Valley and Sonora who cleared land for farming. They built a small village of adobe huts near the Pueblo Viejo ruin. Within a few months William Munson established a store to serve the village and christened the community "Munsonville." Munson soon sold out to I. E. Solomon, founder of Solomonville, and went to seek his fortune in the Globe District, where he discovered a silver nugget of legendary size. Munsonville was, for a time, known as Pueblo Viejo, but eventually adopted the name of San Jose, which it retains to the present.

Joshua Eaton Bailey, Daniel Hughes, Hiram Kennedy and John C. Glasby, farmers from the Gila Bend area who had been wiped out when the Gila River flooded in 1873, decided to try their luck further upriver, and made their way to the present site of Safford in January 1874. They set to work clearing fields and digging the Central Canal to bring Gila River water to irrigate them.

Bailey, known as Safford's founding father, christened the new settlement "Safford" in honor of Territorial Governor Anson P. K. Safford who toured the valley shortly after the farmers' arrival.

In addition to his farming ventures, Bailey established the new community's first business, a combination general store, gaming parlor and saloon. He also set up a post office in the store and became the town's first postmaster on March 5, 1875.

C. M. Ritter surveyed the Safford Townsite in December 1875, and recorded the town plat on January 11, 1876. The 11th Territorial Assembly carved Graham County, including what would later become Greenlee County, out of portions of Apache and Pima counties in 1881. Safford was designated as the county seat.

In 1883 the seat of county government was moved five miles east to the prospering village of Solomonville. In 1915 Greenlee County was split off from Graham County and the county seat moved once again to Safford.

Livability

The City of Safford is located in the Upper Gila River Valley in the southeast corner of Arizona where San Simon Creek and the Gila River, meet. It is situated approximately 160 highway miles east of Phoenix and 125 miles northeast of Tucson.

Safford's residents are proud of their community, and their pride shows. In 1999 and 2000 Safford was one of only 30 communities in the United States named an "All American City" finalist by the National Civic League.

Another source of pride for Safford residents are our schools. Safford High School, Safford Middle School, our three primary schools, and two charter schools provide our children with an excellent learning environment. Nearby Eastern Arizona College and Northern Arizona University's extension campus offer a variety of degree and certification programs.

Housing is available in all styles and price ranges. Unique historic properties abound in the older residential areas of the city. Many Safford area builders specialize in the very latest in innovative energy-conserving construction techniques. Safford's many inviting neighborhoods are conveniently located near shopping, churches, schools, and community services.

The Mt. Graham Regional Medical Center is a fully accredited 59-bed hospital with a full range of medical specialties. Unlike many small communities, Safford enjoys the services of many dedicated medical professionals.

Business and Employment Opportunities

The Safford area has become the retail trade and service center for a regional population of more than 55,000 people. The population base includes Graham and Greenlee Counties, eastern Gila County and northern Cochise County, the San Carlos Apache Reservation, and communities in southwestern New Mexico.

As county seat of Graham County, Safford is the location of the county courts and administrative operations. The City of Safford, Bureau of Land Management, U. S. Forest Service and Safford School District also provide employment in the public sector. Two state prisons and one federal prison in the Safford vicinity are major employers.

Safford was founded as an agricultural community, and the growing of cotton and alfalfa, as well as cattle ranching, continue play an important role in the local economy.

There is substantial employment in a wide variety of retail and service businesses, as well as some light manufacturing. Due, in part, to the relative isolation of Safford from the major metropolitan areas of Phoenix and Tucson, the community has developed a larger mix of retail and service enterprises than is found in other rural communities of comparable size.

Local employment and business receives a substantial boost from the Phelps-Dodge Morenci, Inc. copper operation in neighboring Greenlee County. In addition to providing direct employment, Phelps-Dodge's operation utilizes local retail and service businesses, and makes a significant contribution to community service programs.

Phelps-Dodge is also in the development stages of another copper mining project that will be located eight miles north of Safford. 350 full-time workers will be employed once the project is fully operational.

Land Use Policy

The City of Safford is a community of diverse interests and background interwoven together by a rich cultural and economic heritage. It is a forward-looking community that maintains the small town values of neighborliness and mutual support.

Safford's General Plan provides a framework designed to achieve sustainable growth and development.

Freshwater System

Throughout the Sunbelt, water is the most precious resources. A well thought out water use policy is paramount to a City's sustained growth. The City of Safford understands this and is investing the necessary resources to ensure that there are sufficient resources today and for the generations to come.

Reclamation a Key to Water Conservation

The wastewater reclamation plant (WRP) project presents Gila Resources with the opportunity to convert a liability into an asset. At present, effluent disposal is a problem

that has led to a consent order from ADEQ. The new WRP will produce reclamation water that is a valuable resource that can be productively reused, not at waste that needs to be disposed of. Reclaimed water will be a key element in Safford Utilities' water resource portfolio.

The \$14 million project includes the construction of a new "state of the art" treatment facility and about 10 miles of new sewer lines designed to expand the Safford service area. Key elements that will guide this project include businesslike utility operation, capacity for current and long-term future needs, reusable water resources and environmental excellence.

Recreational Resources

Safford lies in the heart of one of the most highly natural environments in the state. Every year the area attracts a myriad of visitors including hikers, photographers, birders, campers, hunters and fishermen, off-road vehicle enthusiasts, horseback riders, and countless other outdoor enthusiasts.

One group of visitors unique to the Safford area, however, is star gazers. Nearby Mt. Graham is the site of the Large Binocular Telescope (LBT), the world's largest land based telescope. On the same site are the radio telescopes of the Vatican and the Mt. Graham International Observatory. At Discovery Park in Safford is the 20" telescope of the Gov Aker Observatory and a world class astronomy museum.

The Gila Box National Conservation Area - This unique wild and scenic area is located approximately 10 miles east of Safford at the confluence of the Gila River and Bonita Creek. The Gila Box was designated in 1991 by Congress as a special natural area. The Bonita Creek section of the Box is popular for picnicking and birding and is lined with large cottonwoods, sycamores, and willows.

The Gila River section is comprised of mesquite woodlands, mature cottonwood trees, sandy beaches, and grand buff-colored cliffs. This area is commonly frequented by inflatable kayak, canoe and rafting enthusiasts. In the summer, fishing is a popular activity while hiking and camping are popular in the fall.

Natural Hot Springs – Thousands of visitors each year enjoy the Safford area's many natural hot springs. A number of private spas built around these springs offer quiet revitalizing retreats year-round.

Mt. Graham Recreational Area- Rising majestically from the desert floor at an elevation of 3000 ft, to an elevation of over 10,000 feet, Mt. Graham is not only a haven for astronomers, but also hikers, picnickers and outdoor enthusiasts.

The area is a summer paradise for metropolitan Phoenix and Tucson and issues and average of over 300,000 day-use and camping permits from Memorial Day Weekend through Labor Day weekend. The recreational area provides 73 different hiking trails with a combined length of 300 miles, along with sixteen improved campground sites. There are also numerous opportunities for disbursed day-use and overnight camping.

Section 2.0

LAND USE ELEMENT

2.1 Land Use Element Statement -

The City of Safford Land Use Element provides for the balanced development of compatible land uses within the existing corporate boundaries.

2.2 Introduction to the Land Use Element -

The Land Use Element provides a sound basis to guide the decision of the City Council, Planning & Zoning Commission and Planning Staff in directing the future growth and development of the City through the year 2012. The Land Use Element discusses the current land use patterns and, as depicted by the accompanying Land Use Map, designates the proposed general distribution, location and extent of uses of the land within the planning area for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and those other categories of public and private land uses that will best accommodate balanced future growth. It is important that both the text and map be considered together in making future land use decisions.

2.3 Identification of Critical Issues -

In the course of the public participation process, a number of land use issues were identified as critical to the future growth and development of the City of Safford.

2.3.1 Sense of place – It is clear that the City Safford evolved a unique character setting apart from the other small cities of the State of Arizona. The central commercial district, with the Graham County Courthouse as its focal point, grew up around Main Street to serve the needs of thriving farming communities both to the east and the west. An industrial strip developed along the railroad, which, at one time, provided a critical link with the outside world, providing both passenger and freight service. The residential areas south of the railroad were platted around broad, tree-lined boulevards. Minority communities clustered north of the central business district. Around this original core were fields of cotton, alfalfa and grain, with the occasional cluster of farm buildings. Over the decades, the town gradually extended southward into the farming areas, but even today the residential districts of the City are interspersed with cotton and alfalfa fields, and pastures.

The critical issue, as Safford moves into the 21st Century, is not only to provide for, but to support, the growth and development of the community, while not losing the community's character, our sense of place, in the process.

2.3.2 The need to identify and designate sites with sufficient highway frontage and depth to accommodate commercial development – As Safford developed, commercial development spread from the central core and extended primarily along U. S. Highway 70. A limited amount of commercial development also occurred along 1st Avenue (S. R. 191). Though most commercial enterprises were established on individual parcels, the primary business area running between east and west corporate boundaries took on the form of "strip development." As a consequence, many agricultural areas that offered prime commercial development potential were "choked off" as frontage

was reduced, and often times eliminated altogether. The critical issue facing the City during the planning period is to identify those remaining parcels with sufficient depth and frontage to the needs of major retail developers; to designate those areas for future commercial development, and to discourage further strip-type development.

2.3.3 The need to insure that dispersed agricultural parcels do not become landlocked – Throughout the City are parcels of various sizes, surrounded by residential development, that continue to be farmed. In many instances, surrounding residential development has severely limited access to these parcels, and, thus, rendered them difficult or impossible to develop for other uses, in the event that the property owners desire to cease agricultural operations. The critical issue facing the City is insuring that both proper circulation is provided for both in future subdivision development, and the development of individual parcel, to prevent landlocking isolated agricultural parcels.

2.3.4 The need to provide neighborhood commercial opportunities dispersed at regular intervals throughout residential areas - A review of the existing land use map of the City indicates that the bulk of commercial development within Safford is confined to an area bounded by 4th Street on the north and 9th street on the south. Within the City core, there is no neighborhood commercial development south of Relation Street and west of 8th Ave. Although one small, parcel remains undeveloped at Discovery Park Blvd. and 12th Ave. Because of this development pattern, those living in most of the residential districts developed after 1970 must travel by automobile to secure everyday grocery and sundry items usually available in neighborhood convenience stores. Because of ready access by those Safford residents living south of Relation St. and west of 8th Ave. to commercial opportunities located outside the corporate limits of Safford, the lack of neighborhood commercial opportunities presents not only an inconvenience, but results in a serious leakage of sales tax revenue to the City. The challenge facing the city is to identify neighborhood commercial nodes appropriately spaced within residential districts to reduce dependence on automobile travel for convenience items, and, in turn, to reduce retail leakage to locations outside the corporate limits.

2.3.5 The need to provide incentives and support for the redevelopment of the Central Business District – The Central Business District is in many ways the heart of the City. Its buildings present a tableau of Safford's commercial history; it is the traditional gathering place for community events; it is the seat of City and County government; it is the financial center for the entire Gila Valley and much of Greenlee County as well; its businesses serve residents from the Valley and beyond, and provide a substantial share of the sales tax revenues that support local

government operations throughout the City. The challenge facing the City is to develop funding mechanisms, including loans, grants and special taxing districts, to improve infrastructure, and support owner initiated property improvements. A historic building code, and Redevelopment District overlay zone may also be adopted to modify normal zoning and building code requirements to fit the unique situation of the Central Business District.

2.3.6 The need to develop programs and provide incentives and support for the redevelopment of deteriorating residential districts –

Throughout the City are older residential neighborhoods characterized by substandard lot sizes and deteriorating housing. The challenge in these areas is to halt the deterioration and improve the overall condition of housing, which, in many instances, provides the only available alternative for low to moderate-income residents. The adoption of a Redevelopment District designation, the targeting of Community Development Block Grant funds, the securing of loans and grants for self-help home improvement projects are some of the means that may be considered.

2.3.7 The need to adopt and implement design and development standards for commercial development along the U. S. 70 and S. R. 191 strips –

Many of the commercial structures along U. S. 70 and S. R. 191 suffer from the effects of age and deferred maintenance. Storm water retention basins are poorly maintained. Many entry drives and parking areas are unpaved, and most are not landscaped. The challenge for the City is to develop and enforce design guidelines for commercial development, and to identify sources of low interest loans, or other incentives to encourage the owners of existing buildings to bring their properties into compliance.

2.3.8 The need to identify and designate sites suitable for industrial development –

With the exception of a moderately large manufacturing operation and a bottling plant located at the northern edge of the City, industrial uses are largely confined to a narrow corridor along the Arizona Eastern Railroad Right-of-Way, although there are isolated industrial parcels throughout the City existing as non-conforming uses. A substantial portion of the land currently zoned for industrial use consists of small parcels many of which are currently within a stable single-family residential neighborhood. The likelihood of any significant industrial development in the existing industrially zoned areas is minimal. There is, however, a real potential that “nuisance” uses incompatible with the surrounding residential neighborhoods will proliferate on the small parcels within this zone. The challenge for the City is to identify parcels within the City limits with suitable size and access to meet the requirements of manufacturers, and other industrial users, and designate these areas for future industrial development.

2.3.9 The need to develop area specific plans for the Central Business District and the area of the City adjacent to the Safford Regional Airport – Certain areas of the City have unique planning needs and require more intense study than the are provided under the General Plan. A large undeveloped area adjacent to the Safford Regional airport, which also includes Dry Lake Park, is connected to the City proper by a three-foot annexation strip. Because of its location within the airport protection zone, this area needs to be carefully studied and planned. The Central Business District presents unique challenges. An area specific plan is necessary to guide redevelopment efforts. During the ten-year planning period, it may also become apparent that other areas of the City need to be studied and planned.

2.3.10 The need to establish mechanisms to encourage infill and the development of undeveloped sites within the City– Within the current corporate boundaries of the City, especially in that portion south of 8th St. and west of 14th Ave., nearly half of the land is undeveloped and exists as vacant parcels or agricultural fields. Vacant parcels of various sizes are also scattered throughout the developed areas of the City. The challenge to the City is to draft code provisions to insure that the remaining undeveloped land within the current corporate boundaries is developed in a systematic way with the appropriate extension of streets and utilities, rather than parceled out in a haphazard manner.

2.3.11 The desirability of coordinating planning efforts with Graham County and the Town of Thatcher – Current State law requires only that notice be given to surrounding municipalities if a proposed action abuts another municipality. The challenge to the City is to improve communication and coordination of planning efforts among the Town of Thatcher, Graham County and the City of Safford to insure that, to the greatest extent possible, the actions of the individual entities are in the best interest of the region as a whole. One key area in which to initiate coordinated planning is in the area of zoning and subdivision codes.

2.3.12 The need to support continued farming activity within the City while, at the same time, planning for farmland's potential conversion to urban uses – The City of Safford was established in 1874 as a farming community, and agriculture has continued to define its character down to the present. A considerable amount of acreage, especially on the City's west side, continues to be devoted exclusively to the raising of cotton and alfalfa. The Challenge to the City is to develop mechanisms within the General Plan and Zoning Code to protect existing agricultural operations from the threats of urbanization while not unduly restricting the conversion of farm acreage to urban uses once the property owner has determined that farming no longer presents a viable land use.

2.4 Statement of Standards of Density and Building Intensity for the Various Land Use Categories Covered by the Plan –

The Statement of Standards of Density and Building Intensity establishes those categories of public and private uses of land that are deemed appropriate for the community, and provides standards for density and building intensity for each category. It is through the Land Use Map, adopted in conjunction with the text of this element, that the general distribution, location and extent of lands in each classification are designated. Designation of lands under the various classifications on the General Plan Land Use Map, is not to be confused with the “zoning” of these lands. Zoning is a legislative act that occurs apart from the planning process, but whose intent by law (see A.R.S. 9.462.01F) is to further the goals of the General Plan. The Land Use Categories, as shown on the Land Use Map, represent an attempt to define an ideal form for the community, with a balanced mix and distribution of compatible land uses.

2.4.1 Land Use Categories:

2.4.1a - General Agricultural

Intended to provide a classification that will, through the action of individual property owners, protect areas of prime agricultural soils for continued agriculture and agriculturally oriented uses. These areas consist of the most agriculturally productive soils, and their loss cannot be readily compensated. Land within this classification should not be converted to some other classification unless there is no other land available in the municipality to accommodate the nonagricultural use. Public infrastructure requirements are limited.

Corresponding Zoning District: GA

2.4.1b - Agricultural Residential (maximum density .5 DU/AC)

Intended to provide a classification that would permit a combination of residential and agricultural uses on parcels greater than two and one-half acres. Typical uses would include the keeping and raising of common farm animals, the growing of truck and forage crops, sale of animals and crops produced on-site. A mix of site-built, modular and manufactured housing will be permitted. Such higher intensity uses as commercial stables and roping arenas could be allowed as conditional uses on parcels of five acres or more. Public services and infrastructure are not required at a level as great as in higher density development.

Corresponding Zoning District: AR

2.4.1c - Rural Residential (maximum density .9 DU/AC)

Intended to provide a classification for large-lot single-family housing in a rural setting. Development in these areas will consist mainly of homes on lots with a minimum area of one acre. Typically, the keeping of horses or other livestock is permitted. Homes within this classification would be primarily site-built with manufactured or modular housing allowed by special use permit. No commercial or industrial activity or development is anticipated. A full range of urban services and infrastructure is required.

Corresponding Zoning District: RR

2.4.1d - Low Density Residential (.5 to 2.2 DU/NAC)

Intended to provide a classification for site-built single-family detached residential development. This classification may also include such supporting land uses as schools, religious institutions, parks and recreation areas, but is not intended for mixed agricultural and commercial uses. A full range of urban services and infrastructure is required.

Corresponding Zoning Districts: R1-D70, R1-D40, R1-20, R1-D18

2.4.1e - Medium Density Residential (3.3 to 5.8 DU/NAC)

Intended to provide a classification for primarily for single family detached residential at an urban scale. The classification may also include duplexes, townhouses, condominiums, and cluster development, provided that the overall site density does not exceed the maximum for this classification. In addition to site-built homes, provision will also be made within this classification for detached manufactured and modular homes within certain zoning districts. This classification may also include such supporting land uses as schools, religious institutions, parks and recreation areas. A full range of urban services and infrastructure is required.

Corresponding Zoning Districts: R1-D12, R1-D10, R1-D8, R1-D6, C-MH

2.4.1f - Medium/High Density Residential (6.0 to 10 DU/NAC)

Intended to provide for a classification for a wide range of higher density residential developments, including: single family attached; cluster and patio homes; townhouses; condominiums; one and two-story apartment buildings; mobile home developments. This classification may also include such supporting land uses as schools, religious institutions, parks and recreation areas, professional offices and convenience commercial. A full range of urban services and infrastructure is required.

Corresponding Zoning District: R2, MHD

2.4.1g - High Density Residential (12 to 22 DU/NAC)

Intended to provide a classification for apartment and condominium complexes at high urban densities. This classification is intended as a buffer zone between commercial and industrial districts and lower density residential and may also include such supporting land uses as schools, religious institutions, parks and recreation areas, professional offices and convenience commercial. A full range of urban services and infrastructure is required.

Corresponding Zoning District: R3, R4

2.4.1h - Neighborhood Commercial (2 acre maximum)

Intended to provide a classification for low intensity commercial uses such as professional offices, convenience grocery and personal service establishments that are compatible with neighborhood character. Identified as “nodes” on the General Plan Land Use Map, actual areas may vary depending on the configuration of parcels within designated areas. This classification allows all residential zoning categories and may serve as a buffer between heavier commercial and residential land uses. A full range of urban services and infrastructure is required.

Corresponding Zoning District: R3, R4, C1

2.4.1i - Community Commercial (up to 20 acres)

Intended to provide a classification that will allow a full range of commercial, and service uses on parcels of various sizes up to 20 acres. Would also permit all uses allowed in the C1 District. Though not necessarily suitable for single-family residential uses, high density residential would be permitted in this classification as a buffer between this classification and low-density residential districts with suitable open space areas screening residential and commercial activities. A full range of urban services and infrastructure is required.

Corresponding Zoning District: C2, R4

2.4.1j - Regional Commercial (minimum parcel size 20 acres)

Intended to provide a classification for large-scale commercial enterprises such as regional shopping centers and other commercial destination centers. Special requirements for access, parking and circulation apply. A full range of urban services and infrastructure is required.

Corresponding Zoning District: C3

2.4.1k - Central Business District (no minimum lot size)

Intended to provide a classification for the full range of pedestrian oriented commercial and service uses that predominate in the City's Central Business District. Development standards and off-street parking requirements pertaining in the other commercial districts would generally be modified or suspended in this classification due to predominance of small parcels and high density of development. A full range of urban services and infrastructure is required.

Corresponding Zoning District: CBD

2.4.1l - Industrial (minimum parcel size 10,000 square feet)

Intended to provide a classification for a full range of industrial activities including: fabrication and assembly; communications facilities and utilities substations; dismantling; warehousing and freight forwarding; processing of agricultural products. Parking and loading facilities are required to be scaled to the particular establishment's traffic generation needs. A full range of urban services and infrastructure is required.

Corresponding Zoning Districts: PM, M1, M2, M3

2.4.1m - Public/Institutional

Intended to provide a classification for those areas set aside for governmental and institutional uses including: government centers; public safety facilities; educational institutions; medical, convalescent, supervised care and long-term care facilities; correctional facilities. Special requirements for access and circulation may apply. A full range of urban services and infrastructure is required.

Corresponding Zoning Districts: All zoning districts.

2.4.1n - Public Open Space

Intended to provide a classification for those areas reserved from development and set aside for a wide variety of public open space uses including: parks; athletic fields; storm water retention basins; multi-use pathways; cemeteries; wetlands and wildlife refuges;

Corresponding Zoning Districts: All zoning districts.

2.4.2 Overlay Zones - Overlay zones provide a mechanism for modifying the conditions of underlying zoning districts while preserving the intent and purpose.

2.4.2a - Redevelopment District

Intended to designate those areas of the City, both commercial and residential, which have experienced general deterioration or obsolescence of buildings or infrastructure.

2.4.2b - Historic Preservation District

Intended to provide a designation for areas and individual properties within the City, which possess unique architectural, cultural and historical significance.

2.4.2c - Airport Protection District

Intended to provide a designation for those areas located within the Airport Influence Area established by resolution of the Safford City Council, and delineated in Docket 552, pages 231 through 234 in the records of the Graham County Recorder.

2.5 Land Use Goals, Policies and Objectives –

The Goals, Policies and Objectives of the Land Use Element originate in the Critical Issues identified during the public participation process. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan's Goals. **Objectives** are representative, but by no means exhaustive, courses of action, designed to achieve progress toward carrying out the policies of the General Plan and achieving its goals.

2.5.1 Community Goal: Ensure that Future Development is Managed to Achieve Orderly, Directed Growth Within the Corporate Boundaries.

2.5.1a - Policy: Promote a compatible mix of land uses throughout the Planning Area.

Objectives:

1. Encourage the location of residential neighborhoods close to activity centers to minimize vehicular traffic.

2. Designate neighborhood commercial nodes at appropriately dispersed locations throughout the City.
3. Support development proposals that replace incompatible zoning with those that are compatible with the General Plan land categories.
4. Locate higher density/intensity residential land uses and transportation dependent uses near arterial streets and major highways.
5. Support compatible land uses adjacent to the Mount Graham Community Hospital.
6. Establish buffer zones between high intensity commercial activity and residential neighborhoods.

2.5.1b - Policy: Practice development master planning that evaluates large areas and incorporates a mix of compatible uses.

Objectives:

1. Develop area specific plans for the Central Business District and the area within the city limits adjacent to the Safford Regional Airport to insure compatible development.
2. Adopt code provisions requiring that parcels larger than 80 acres be developed as Planned Area Developments.
3. Adopt code provisions dealing with minor land divisions that prevent the random parceling-out of agricultural land.

2.5.2 Community Goal: City Zoning and Development Ordinances Reflect the Character of the Community and Support the Implementation of the General Plan.

2.5.2a – Policy: Amendments to the Zoning and Subdivision Ordinances shall be drafted in accordance with three criteria: administrative consistency; consistency with the goals and policies of the General Plan; consistency with the character of the community.

Objectives:

1. Systematically review and amend or rewrite Zoning Ordinance, Subdivision Ordinance and other development ordinances.

2. Systematically examine the Zoning Map and initiate rezoning in areas where current zoning is inconsistent with the General Plan, and could result in the deterioration of the neighborhood.

2.5.3 Community Goal: *Ensure that Future Development is Consistent With Safford's Unique Character.*

2.5.3a – Policy: Actively promote the preservation of Safford's historic buildings and neighborhoods.

Objectives:

1. Adopt a local historic preservation ordinance and historic building code.
2. Establish a procedure to nominate individual buildings and neighborhoods to a local historic register.
3. Conduct historic property surveys to identify properties and neighborhoods suitable for nomination.
4. Develop incentives to support the preservation of historic buildings.

2.5.3b – Policy: Adopt development standards for residential and commercial properties consistent with the City's historic patterns in order to maintain community identity.

Objectives:

1. Study and analyze historic development patterns.
2. Develop and implement design standards consistent with best practices observed in the course of the study and analysis.

2.5.4 Community Goal: *Provide for Sufficient Land to Expand the City's Commercial and Employment Base.*

2.5.4a – Policy: Apply appropriate designations to lands with sufficient frontage and depth for commercial development and discourage random parceling that would limit full site development potential.

Objectives:

1. Survey parcels fronting U. S. Highway 70 and S. R. 191 to determine potential for community and regional commercial development.

2. Adopt code provisions requiring that commercial parcels larger than 20 acres be developed as Planned Area Developments.

2.5.4b – Policy: Apply appropriate designation to lands suitable for industrial development and adopt standards that support planned development.

Objectives:

1. Conduct a land use study to identify parcels with adequate size and access for industrial development.
2. Adopt suitable development standards for industrial projects.

2.5.4c – Policy: Phase out inappropriate industrial uses on small parcels adjacent to residential areas.

Objectives:

1. Eliminate inappropriate industrial zoning from predominantly residential areas.
2. Adopt development standards to establish railroad right-of-way as a light industrial buffer zone between Central Business District and residential areas.

2.5.4d – Policy: Pursue selected annexation to insure that adequate land is available for commercial and industrial development.

Objectives:

1. Conduct a land use study to identify parcels adjacent to existing corporate boundaries with sufficient depth, frontage and access for major commercial and/or industrial development.
2. Actively pursue the annexation of parcels that meet the development criteria.

2.5.5 Community Goal: Residential Development Shall Make the Best Use of Available Parcels Within the Existing Corporate Boundaries.

2.5.5a – Policy: Ordinance provisions will be adopted that support infill and compact form development in order to better utilize vacant parcels within the corporate boundaries.

Objectives:

1. Substandard lot provisions will be broadened to encourage residential construction on vacant parcels in older portions of the City.
2. Density bonus provisions will be adopted to encourage compact form development which provides for additional open space.

2.5.5b – Policy: Low density residential development without accompanying agricultural provisions shall be directed to hillside areas and other areas otherwise unsuitable for medium to high density development.

2.5.5c – Policy: Ordinance provisions will be adopted that insure access to undeveloped parcels.

Objectives:

1. Strengthen access provisions of the Zoning Ordinance to require adequate through access to adjoining undeveloped parcels.
2. Where necessary, acquire additional right-of-way to insure that all undeveloped parcels can be developed in accordance with the intent of the General Plan.

2.5.6 Community Goal: Halt and Reverse the Deterioration of Older Residential and Commercial Areas of the City.

2.5.6a – Policy: Designate both commercial and residential areas of the City in which a predominance of properties exhibit physical deterioration or functional obsolescence as Redevelopment Districts.

2.5.6b – Policy: Develop and support programs that will provide incentives for private property owners to improve deteriorating residential and commercial properties.

Objectives:

1. Seek funding to establish grants and low interest loans for property improvement.
2. Adopt zoning and building code provisions that support the improvement of older properties.

2.5.6c – Policy: Proactively enforce code provisions addressing the abatement of nuisances and dangerous buildings.

Objectives:

1. Implement the measures necessary to resolve 80 percent of all complaints received within 180 days of first notice.
2. Actively pursue legal action against chronic offenders.

2.5.6d – Policy: Support redevelopment efforts through systematic infrastructure improvements.

Objective:

1. Within the overall Public Works Capital Improvements Plan, make special provision for infrastructure improvements in designated Redevelopment Districts.

2.5.7 Community Goal: Support Existing Agricultural Activities Within the City.

2.5.7a – Policy: Adopt no ordinance provisions which would restrict existing agricultural activity.

2.5.7b – Policy: Approve only those development proposals which would not prevent the future conversion of adjacent agricultural parcels to non-agricultural uses.

2.5.8 Community Goal: Address Cross-Jurisdictional Issues Through Regional Planning.

2.5.8a – Policy: In matters affecting multiple jurisdictions, actively encourage joint participation in the decision making process.

2.6 Land Use Map –

The boundaries of the land use classifications shown on the Land Use Map are located along significant natural or manmade features wherever possible to assist in identification. These features include drainageways, canals, roadways, existing subdivisions, land ownership, or existing development areas. These boundaries represent general recommendations for future development; however, the precise location of the boundaries may not always be exact or critical. Variations of several hundred feet, particularly where no significant natural or man-made features are present, may be acceptable. It will be the responsibility of the City Council, with the recommendation from the Planning and Zoning Commission to establish and define boundaries if questions of interpretation arise.

Section 3.0

GROWTH AREA ELEMENT

2.1 Growth Area Element Statement –

The City of Safford Growth Area Element considers those factors which will affect the growth of the City of Safford, both within the existing corporate boundaries and within the projected growth area during the ten year planning period and beyond.

2.2 Introduction to the Growth Area Element –

The Growth Area Element examines the potentials and constraints to growth within the City of Safford planning area. The element identifies those areas that are particularly suitable for planned multi-modal transportation and infrastructure expansion, improvement and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. Included in the element are Goals, Objectives and Policies: to make automobile and other multimodal transportation more efficient; make infrastructure expansion more economical and provide for a rational pattern of land development; conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries; promote public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing that is coordinated with development activity.

2.3 Overview of Growth and Development Potentials and Barriers Within the Growth Area –

The Safford Growth Area is delineated by the three-foot wide annexation strip (see Growth Area Map). Within the annexation strip are five areas of varying size that have actually been incorporated into the City. The area within the annexation strip is divided by the channel of the Gila River in such a way that approximately one-third lies north of the river and two thirds lie to the south. At present the largest of the separate incorporated areas comprises City proper, which lies entirely south of the Gila River. North of the river are four isolated parcels: a small area surrounding a restaurant and residence; the area of the Safford Landfill; the area of Dry Lake Park; the Safford Regional Airport. At the time of the preparation of this Plan annexation proceedings are underway for a large undeveloped tract surrounding the Safford Regional Airport. This annexation area includes the land between the airport and Dry Lake Park, and, when completed, will result in an isolated incorporated area which may actually exceed the size of the City proper.

In discussing growth potential we must consider three distinct areas. First, and most immediate is growth within the current corporate boundaries of the City proper. Second

is growth within the isolated incorporated areas. Third is growth by annexation within the unincorporated portion of the Growth Area.

As previously discussed in the Land Use Element, between one-third and one-half of the land within the incorporated area of the City proper is potentially available for future development, either in large undeveloped tracts, as isolated undeveloped parcels, or as active agricultural land. The potential flood hazard areas, as delineated in the Flood Insurance Rate Maps of the Federal Emergency Management Administration are minor, and occur at the northeastern and southwestern fringes of the City. Topography becomes a concern only in the southern quarter of the City, and even in this area grades are not severe enough to preclude development under standard conditions. Full utility service is available throughout the incorporated area. The primary barrier to growth is adequate street access to interior agricultural parcels that, over the years, have become surrounded or cut off by the development of small residential and commercial parcels.

The incorporated areas north of the Gila River each present unique situations. The small area surrounding what is, at the time this Plan is being prepared, the Branding Iron Restaurant, is already fully developed. The area surrounding the Safford Landfill is reserved for future Landfill expansion. Dry Lake Park, under the terms of conveyance from the Bureau of Land Management, is reserved for public recreation.

Of the incorporated areas north of the Gila River, the Safford Regional Airport and the surrounding area under annexation offer the only real potential for future growth and development. Two parcels within the airport boundaries, 104 acres on the north and 78 acres on the south, have been designated in the airport master plan for non-aviation related development. Future development of these parcels, and the airport in general, will be severely limited until adequate infrastructure is in place. At present there is only limited access to the parcels designated for non-aviation related development. While telephone trunk line capacity is sufficient to provide for expansion over and above the existing uses on the airport, the condition of the line is poor. The airport is served by a 4" water line extending approximately 6,000 ft. from the main Bonita Creek line to the south. Water pressure at the airport is between 30 and 40 p.s.i. Neither volume nor pressure is sufficient to provide fire flows or expansion of facilities. Existing electrical capacity is 2100 KVA, which will not support industrial development.

The annexation area surrounding the airport is subject to the same infrastructure limitations as the airport. Development controls will be instituted related to the Airport Protection Zone which will restrict development to uses compatible with the airport. Although the topography is generally favorable to development, there are some areas with severe slopes.

Current development in the unincorporated area north of the Gila River located within the annexation strip is largely confined to the bluff located between the drainages of Peterson Wash and Wilson Wash. Private land in this area extends approximately one mile north and parallel to the Gila River channel. The Bureau of Land Management

administers virtually all the land immediately north of this narrow belt. Severe slopes are of concern in many areas, as is limited availability of utilities and other infrastructure.

The unincorporated areas within the annexation strip located south of the Gila River are much more intensely developed than those to the north, and, likewise have much greater growth and development potential. Major water and sewer mains are in the process of being extended to the southernmost boundary of the Growth Area.

As represented by the location of the annexation strip, which extends north and south of 20th Avenue, further growth to the west is limited by the Thatcher town limits and lands administered by the Arizona Land Department.

The wedge of active agricultural land lying directly east of the Safford city limits, south of the Arizona Eastern Railroad right-of-way, and north of Lower Solomon Road, probably represents the most feasible area for future development, at least in terms of cost of development. The primary limitation on development in this area is accessibility. Eastward extensions of Relation Street and 20th Avenue are hampered by restricted right-of-way directly east of the Safford city limits. Both access and frontage along U. S. Highway 70 to the north is severely restricted by the presence of the Arizona Eastern Railway line which runs south of, and parallel to, the highway.

A number of large undeveloped parcels with favorable topography, and access to utilities and infrastructure are located within that portion of the Growth Area south of Lower Solomon Road. A grid system of largely unpaved roads provides adequate access to all of the area, with the exception of that hilly portion located east of the Stockton Wash drainage. The Flood Insurance Rate Maps have identified flood hazard areas associated with the drainages of Graveyard Wash, Cactus Flat Wash, Marijilda Wash and Stockton Wash.

2.4 Identification of Critical Issues –

In the course of the public participation process, a number of issues were identified as critical to the future growth of Safford both within current corporate boundaries, and within the greater Growth Area. A number of these issues closely parallel critical issues previously identified in the Land Use Element.

2.4.1 Limited access to parcels with residential, commercial and industrial development potential – Access within the Growth Area is most critical in the agricultural area directly east of the City of Safford. Although access is limited in the unincorporated and annexation areas north of the Gila River, more critical impediments to growth result from inadequacy of utility capacity and the limited amount of privately owned land available for future development. Within the City proper, access to many undeveloped and agricultural parcels has been severely restricted by adjacent development.

2.4.2 Lack of suitable highway frontage for large scale commercial development – The two primary commercial corridors serving Safford are U. S. Highway 70 and S. R. 191. Large tracts of potentially developable land lie parallel to, and north of, Highway 70 between 20th Ave. and 8th Ave. Large tracts of developable land also lie parallel to and east of S. R. 191 and west of S. R. 191 south of the Highline Canal. Highway frontage in both of these areas has been severely restricted by both residential and commercial development on small parcels adjacent to both highways.

2.4.3 Lack of infrastructure to support commercial and industrial development adjacent to the Safford Regional Airport – Two parcels within the Safford Regional Airport have been designated for non-aviation related commercial and industrial development. One parcel at the northeast corner of the airport contains 104 acres. Another parcel at the southeast corner contains 79 acres. With a limited amount of land currently available for industrial development it is important to the community as a whole that these two parcels be made available for development. At present the only access to the north parcel is by a dirt track north of the airport. No utilities are available to this site. A new main access road to the airport terminal area will provide frontage access to the south parcel. Internal streets are yet to be developed, and utilities currently supplying the airport are inadequate for further development.

2.4.4 Need to make provision for the full extension of the trails system and bicycle paths to achieve multi-modal access to all parts of the City – The City has adopted a five phase plan for a multi-use pathway system extending the length of the City from north to south, west to the Thatcher Town limits and east to connect with the Graham County system. Phase I has been completed and funding secured for Phases II and III, which are currently in design. A citywide bicycle route system has also been designated. The challenge to the City is to find the funding to complete the multi-use pathway system, and then to maintain it and improve it once it is completed.

2.4.5 Need to insure that storm water retention areas are designed and constructed to provide recreation and open space areas – Storm water retention areas provide an excellent opportunity to create neighborhood parks and greenbelt areas. The challenge to the City is to establish design guidelines and enter into partnerships with developers to insure that these areas are designed and constructed in such a way to serve both retention and recreation needs.

2.4.6 Need to identify areas within the 100-year floodplain suitable for recreation and open space development – Although development can take place under certain conditions within the 100 year floodplain, those areas which are not suitable for residential or commercial development should be studied to determine their potential for recreation and open space.

2.4.7 Need to enter into an intergovernmental agreement with Graham County under A. R. S. 9-461.11 and A. R. S. 11-952 for joint planning within the Growth Area – The land use planning decisions that are made within the unincorporated portions of the designated Growth Area will have a major impact on the future growth and development of the City of Safford. In order for the land use designation contained within this plan to have any affect in the future, it will be necessary to enter into in intergovernmental agreement with Graham County either for delegation of planning authority, or for joint planning. The challenge to the City will be to overcome resistance to such an idea at the County level.

2.5 Growth Area Goals, Policies and Objectives –

The Goals, Policies and Objectives of the Growth Area Element originate in the Critical Issues identified during the public participation process. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan's Goals. **Objectives** are representative, but by no means exhaustive, courses of action, consistent progress toward achieving carrying out the policies of the General Plan and achieving its goals.

2.5.1 Community Goal: Sufficient Rights-of-Way Within the Undeveloped Portions of the Growth Area are Set Aside to Provide for a System of Arterial and Collector Streets That Will Support Future Growth and Development.

2.5.1a – Policy: Development proposals will be encouraged and supported which provide for the dedication of right-of-way consistent with the designations contained in the Circulation Element.

Objectives – Establish a plan for the acquisition of right-of-way along the extensions of critical arterial streets.

2.5.2 Community Goal: Projects Along Commercial Corridors Make Full Use of Site Development Potential While Not Restricting Access to Adjoining Properties.

2.5.2a – Policy: The parceling out of remaining large undeveloped parcels with highway frontage will be discouraged.

2.5.2b – Policy: Development proposals will be encouraged which do not restrict access to adjoining undeveloped land.

2.5.3 Community Goal: The full industrial development potential of the Safford Regional Airport is achieved and supports compatible development on surrounding private land.

2.5.3a – Policy: Support joint planning and implementation of the upgrading of electrical, water and telecommunications capacity to meet anticipated development potential of the airport and surrounding private land.

2.5.3b – Policy: Support development proposals that provide for sharing the cost of utility and infrastructure upgrades.

Objective - Establish a joint planning body comprised of representatives from the City of Safford, Graham County, the Safford Airport Authority, Gila Resources, QWest and Phelps-Dodge to determine the potential infrastructure needs of the airport and surrounding area, and develop and infrastructure development plan.

2.5.4 Community Goal: *The Multi-Use Trail system and bicycle paths are extended throughout the City and into the Growth Area as development takes place.*

2.5.4a – Policy: Incorporate the extension of Multi-Use Trails and bicycle paths into the overall street improvement plan.

2.5.4b – Policy: Encourage and support development proposals that make provision for trails and bike paths within their circulation plans.

Objective: Continue to seek funding through ADOT and Arizona State Parks to complete all phases of the Multi-Use Trails.

2.5.5 Community Goal: *Storm water retention areas serve a dual function as neighborhood parks and public open space.*

2.5.5a – Policy: Where sufficient area exists, storm water retention areas will be required to be landscaped and equipped as neighborhood parks, public open space or green space.

2.5.5b – Policy: Discourage the use of dry wells and deep retention basins to handle storm water runoff when sufficient space is available for open space applications.

Objective – Draft and adopt expanded development standards to be incorporated into the Drainage Ordinance.

2.5.6 Community Goal: *Areas within the 100-year floodplain unsuitable for other development are utilized as parks and public open space.*

2.5.6a – Policy: Support joint planning of a greenbelt system for lands within the 100-year floodplain that are unsuitable for other development.

Objective - Form a joint task force made up of officials from Graham County, the City of Safford, the Arizona Game and Fish Department, the Arizona Department of Water Resources, Arizona State Parks and the Bureau of Land Management to explore options for the development of public open spaces within designated flood hazard areas.

2.5.7 Community Goal: *The City of Safford and Graham County Enter Into a Joint Planning Agreement That Supports the Implementation of the General Plan Throughout the Growth Area.*

2.5.7a Policy: Encourage and support the adoption of an intergovernmental agreement between Safford and Graham County that will provide for joint planning, the adoption of equivalent land use regulations, and joint planning and zoning administration within the designated Growth Area.

Objective – Form a joint planning task force made up of elected and appointed officials from the City of Safford and Graham County to determine the feasibility of entering into a Joint Planning Agreement. If both entities support such an effort, proceed with implementation.

Section 4.0

OPEN SPACE AND RECREATION ELEMENT

4.1 Open Space and Recreation Statement –

The City of Safford Open Space and Recreation Element examines those factors which will need to be considered and addressed if this community is going to make measurable progress during the ten year planning period in providing a high quality, park, recreation, and open space system that has access to other regional parks, public open spaces, schools, libraries and activity centers, supported by a well-organized and adequately funded recreation program.

4.2 Introduction to the Open Space and Recreation Element –

The Open Space and Recreation Element provides the general guidelines to direct the improvement of existing parks, recreational and environmental open space, and access linkages and guide future open space acquisition throughout the City of Safford and the designated Growth Area. This Element also provides general guidelines for developing a comprehensive recreation program.

4.3 Overview of Functional and Potential Greenspace, Parks and Recreation Facilities–

4.3.1 Parks and greenspace within the City of Safford: A number of parks and outdoor recreational facilities of varying sizes, maintained either by the City of Safford or the Safford Unified School District are located within the city:

4.3.1a - Firth Park: Firth Park is Safford's primary city park. It is a 5.1-acre site located at Thatcher Blvd. (U. S. Highway 70) and 10th Ave. The Safford Municipal Swimming Pool is located at the southwest corner of the site. Facilities include 4 ramadas, public restrooms, picnic tables and playground equipment. The park would benefit greatly from the planting of additional shade trees, additional picnic tables and benches, and the expansion of the play area.

4.3.1b - Glen Meadows Park: This 2 acre site is located on 14th Ave. about ¼ mile north of Discovery Park Blvd. Facilities include picnic tables with barbecue grills, a concrete basketball court with 6 backboards, public restrooms, and playground equipment. A storm water retention basin at the northeast corner doubles as a play area and t-ball practice field. It is maintained by the city. Existing playground equipment is constructed of wood, and is particularly susceptible to deterioration as a result of weathering. The park would benefit greatly from the planting of shade trees and the installation of weatherproof play equipment.

4.3.1c - Rancho Tierra: This .8-acre site located at 8th Ave. between 23rd St. and 24th St. doubles as a storm water retention basin. It has a few picnic tables and a small concrete basketball court with 2 backboards. It is maintained by the city. The site would benefit greatly from additional landscaping, the planting of shade trees and the installation of additional play equipment.

4.3.1d - Central & 3rd St.: This is a 50' by 100' site consisting of a 50' by 50' concrete basketball court with 2 backboards. It is maintained by the city. Use of the courts would increase substantially if they were lit.

4.3.1e - Odd Fellows Home/City Hall Annex: This 2 acre site located on 8th Ave. just south of 8th St. surrounds a fully restored historic building listed on the National Register of Historic Places. The building contains administrative offices for the City of Safford. The Community Room within the building is often used for art exhibits, and is designed to be used for lectures, readings and chamber concerts. On the grounds are a fountain, mature shade trees, flowerbeds, picnic tables, shuffleboard courts and horseshoe pits.

4.3.1f – City Hall Grounds: A .7 acre grassed area in front of the Safford City Hall is the site of the Volunteer Firemen's Memorial. The site is also used as the location for the annual Harvest Festival in October, and as the location for live entertainment during the annual Gila Valley Family Festival in May. Its functionality could be enhanced greatly through additional landscaping and shade trees, the construction of a band shell, and the installation of picnic tables and additional benches.

4.3.1g - Safford Middle School: A large, lighted basketball court with 10 backboards is located at the northwest corner of the Middle School site. It is jointly maintained by the City of Safford and the Safford Unified School District and is open for public use seven days a week. The courts receive heavy use.

4.3.1h - Dorothy Stinson School: The twenty-acre school ground of Dorothy Stinson School at 20th St. and 8th Ave. contains two extensively equipped playgrounds, a large concrete skating area, a soccer field and playfield, benches and picnic tables, a several backboards and drinking fountains. The site is maintained by the Safford Unified School District and is open for public use seven days a week.

4.3.1i - Safford High School: On the grounds of Safford High School are a track field, tennis courts, baseball fields and soccer fields. These facilities are only available to the public by prior arrangement with the Safford Unified School District.

4.3.1j - Safford Stake Center: Located on the grounds of the Safford Stake Center of the Church of Jesus Christ of Latter Day Saints at 20th St. and Willow Ave. are two lighted baseball fields. These fields are not open to public use.

4.31k – Discovery Park: This unique 125-acre educational and cultural center is operated by the Mt. Graham International Science & Culture Foundation. It is located at the south end of the city at 20th Ave. and Discovery Park Blvd. Features at Discovery Park include: the Gov Aker Observatory, which houses a 20" reflector telescope, an astronomy museum, a full motion flight simulator replica of the space shuttle Polaris, offices, a meeting room, and a gift shop. Two major exhibit buildings were recently completed, but remain vacant. On the floodplain below the observatory is a 65-acre habitat restoration project known as Nature's Hideaway. Within the boundaries of Nature's Hideaway are examples of four wildlife habitats: semi-desert grassland, Sonoran desertscrub, desert riparian, marsh and pond. The pond contains several species of endangered native fish. Despite the potential importance of Discovery Park to the community, the operation has been plagued by a chronic lack of funds. As of mid-2002 its long-term financial survival was seriously in doubt.

4.3.2 – Parks and recreation facilities operated by the City of Safford within the corporate boundaries: The City of Safford currently operates two recreational facilities inside the city limits:

4.3.2a - Safford Municipal Swimming Pool: The Safford pool is located on Main St. at the southwest corner of Firth Park. The facility consists of: the main pool 105' by 45' equipped with one 4' and one 10' diving board; the kiddy pool 20' by 30'; a change house and office building; a pump house; a storage building and equipment yard. The main pool is over 50 years old, and is in need of major renovation. The pool operates six days a week from the end of May until the end of August.

4.3.2b - Gila Valley Boys & Girls Club and Recreation Center: The Boys & Girls Club consists of a recreation center building and a skate park area. The building houses two offices, a large game area, a general purpose room, a library and study room, library and study room, an art room, a computer room, a kitchen, and restrooms. During the school year the city runs an after school program from 2:30 p.m. until 6:30 p.m. for youth aged 5 to 18 years of age. During the summer a youth recreation program operates from 8:00 a.m. to 5:30 p.m.

4.3.3 – Parks and recreation facilities operated by the City of Safford outside the corporate boundaries: The City of Safford owns, operates and maintains two large outdoor recreation sites located outside the city proper:

4.3.3a - The Safford-Mt. Graham Municipal Golf Course: The Mt. Graham Golf Course is an 18 hole year-round golf course with a clubhouse, pro-shop, driving range and putting greens on 230 acres located approximately 3 miles west of the City of Safford.

4.3.3b - Dry Lake Park: Dry Lake Park is a 640 acre partially developed desert park located approximately 5 ½ miles northwest of the City of Safford. Currently developed facilities include: a radio controlled model aircraft range; an archery course; rifle, pistol and skeet ranges; RV campsites with restroom facilities and a ramada; an ATV course.

4.3.4 - Undeveloped recreation and greenspace sites within the City of Safford: Within the corporate boundaries of the city are a number of storm water retention basins of that have the potential, if fully developed, to serve as greenspace or recreation sites:

4.3.4a - 14th Ave. Small Pond: This is a 1-acre site located on the west side of 14th Ave. just south of Relation Street. Although the site has a number of potential recreational uses, it retains a substantial amount of stormwater runoff for several days following even minor storm events.

4.3.4b - 14th Ave. Large Pond: Located approximately ¼ mile south of the 14th Ave. Small Pond, this 4.6-acre site is slated for development as a soccer park.

4.3.4c - Relation Street Pond: This 3.6 acre retention basin is located 160 feet north of the 1300 block of West Relation Street. An irrigation system installed, and a backstop put up, but the site has not been seeded, and, consequently, is subject to weed infestation requiring periodic mowing during the growing season. Because of very poor access, limited visibility from Relation Street, and sporadic maintenance, the site has had virtually no public use.

4.3.4d – Ramada Pond: This site is a 1-acre retention basin located at the northwest corner of 12th Ave. and 18th Street. The site has been planted in Bermuda grass. Site access is very limited. Recreational potential is limited as well, but imaginative landscaping result in the creation of a pleasant greenspace.

4.3.4e – Sewage Lagoon Site: Approximately ¼ mile north of the new City of Safford wastewater reclamation plant is the site of the lagoons used as settling ponds for the old wastewater treatment plant. This site

lies along the south bank of the Gila River along the path of Phase V of the city Multiuse Trail System. This site has excellent potential for restoration as a riparian wildlife refuge, it is referred to below as River Park.

4.4 Identification of Critical Issues –

In the course of the public participation process, a number of issues were identified as critical to the future open space and recreation needs of the City of Safford:

4.4.1 The need to fully develop all parks and greenspace sites owned by the City of Safford – As described above, the City of Safford owns sufficient developed, undeveloped, and underdeveloped sites to meet its open space and recreation needs for the foreseeable future, if all these sites were fully improved. Current challenges include lack of: discretionary funding; landscape and engineering plans; a fixed timetable and programmed budget for site improvements.

4.4.2 The need to secure a dependable, long-term source of operating funds for Discovery Park – Discovery Park has the potential to be a major cultural and educational facility. Working in conjunction with the Mount Graham International Observatory it should attract an international clientele. Unfortunately, because of the lack of a well-conceived and executed marketing plan, the visitor stream has never approached original projections. Consequently, park admissions, which should be the backbone of the revenue stream, represent only a small percentage of income. In order to keep its doors open, the park has relied on designated bed tax revenues and contributions from local government entities to meet basic operating expenses. The park has had to drastically cut its employees, reduce its operating hours, and even close entirely for periods of varied length because of lack of revenues. Lack of funds also threatens the completion of two major exhibition buildings, and a 65-acre nature preserve. The challenge to the park is to substantially increase visitors and to secure one or more endowments that will underwrite its basic operating expenses.

4.4.3 The need to work with the Safford Unified School District to provide better public access to recreation facilities – The City of Safford and the Safford Unified School District have cooperated in the use of recreation facilities through a joint facilities agreement. As mentioned above, school playgrounds are also available to, and used by, the general public. The city and the district jointly applied for grant funds to light ball fields at Safford High School. The two entities have yet, however, to arrive at a workable agreement that would provide public access to the ball fields and tennis courts.

4.4.4 The need to develop and implement an adequately funded plan to improve and market the golf course – In October 2001, FMC Marketing

conducted an analysis of the Mt. Graham Municipal Golf Course. The study's findings provide a basis to guide the City in a future course of action to improve the course condition and reduce the operating deficit. Any approach proceeds with the understanding that the course must be considered a community amenity, rather than a source of income. The population of the immediate market area is 25% below the level that the National Golf Foundation indicates is necessary to support an 18-hole course. The study also concludes that the current rate structure is at the highest level that the market will bear. In addition, there are five courses within an hour's drive competing for a share of the golf market and narrowing the market area. The study indicates, however, that reconstructing the irrigation system, renovating the clubhouse, and adopting a higher standard of service for course operations, will improve the course's market appeal. In the past several years the annual operating deficit for the course, along with a worsening revenue situation for the City as a whole, have resulted in a deferral of needed capital improvements to the course and the clubhouse. Consequently, the irrigation system, already incapable of delivering adequate water to maintain turf health, continues to deteriorate; cart path construction proceeds at well below the level desired by users; and the clubhouse becomes more dingy and unattractive. The City is caught in a double bind: either budget for, and make needed capital improvements despite chronic deficits, or continue to delay improvements and face higher future costs, and steadily deteriorating market appeal.

4.4.5 The need to adopt a development plan for land adjacent to the golf course – The City of Safford owns approximately 225 undeveloped acres northeast of the golf course and 40 undeveloped acres west of the course. These two parcels have the potential for mixed-use development taking advantage of proximity to the golf course. A public-private partnership to develop these parcels could provide much needed funds to support needed improvements to the golf course, and increase the resident user population.

4.4.6 The need to complete all phases of the Multi-Use Trail System to integrate with the bike path system and provide non-motor vehicle access to all school, recreation and greenspace sites in the city – The Safford Multi-Use Trail System has received recognition through inclusion in the state trails system, and through an community development award from the Arizona Department of Commerce. When completed, in conjunction with a system of bicycle lanes and paths, the MUTS will provide multi-modal linkages with every school, recreation and open space site in the City of Safford. The MUTS will also connect with trails systems of Graham County and the Town of Thatcher. Completion of the Trails System will support the healthful effects of walking, jogging and bicycling, enhance Safford's "kid friendliness," and further reduce dependence on automobile transportation to move efficiently throughout the City.

4.4.7 The need to plan and fully develop the Dry Lake Park, River Park and Brickyard as major multi-use sites for the city – Dry Lake Park, River Park,

and the Brick Yard are large parcels of land with excellent development potential as mixed-use recreational sites. In order to maximize development potential, the services of professional landscape designers should be sought, and a combination of grant funds and local funds

4.4.8 The need to plan and fund the complete reconstruction of the swimming pool – The Safford City Pool is over 50 years old. Although the change rooms, pump house, and mechanical equipment are relatively new, the pool itself is showing the effects of age. The pool receives heavy use during the summer swimming season. In order to meet the needs of the community, plans have been drawn up for a new aquatic complex located at the site of the existing pool that would include: a zero depth to 8 ft. main pool sufficient for lap swimming and general use; a separate diving pool; a new bath house; a new mechanical building; and, eventually, a pool enclosure and heating system. The challenge to the City is to develop a capital improvement plan and identify alternative sources of funding to supplement City resources in order to see that the aquatic complex is constructed.

4.4.9 The need to assess the long-range recreational potential of the Fry Mesa Reservoir – The City owns Fry Mesa Reservoir, a small man-made lake in the foothills of the Pinaleño Mountains. Fry Mesa Reservoir provides a supplemental source of water to the City. At present, the reservoir is only accessible by four-wheel drive vehicles. Fry Mesa Reservoir may have recreation potential as a swimming and fishing lake, if access is improved. The challenge to the City is to produce an engineering cost estimate to improve the access road, identify improvements necessary to develop the reservoir as a recreation site, and secure funding sources to accomplish access and site improvements.

4.5 Recreation and Open Space Goals, Policies and Objectives –

The Goals, Policies and Objectives of the Open Space and Recreation Element originate in the Critical Issues identified during the public participation process. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan's Goals. **Objectives** are representative, but by no means exhaustive, courses of action, designed to achieve progress toward carrying out the policies of the General Plan and achieving its goals.

4.5.1 Community Goal: All recreation and greenspace sites owned by the City of Safford are developed to their full potential for use and enjoyment by the public.

4.5.1a – Policy: The complete development of all recreation and greenspace sites within the City of Safford will be established as a high priority issue at the Council level as reflected in the City’s annual budget.

Objectives :

1. Secure the services of design professionals to prepare improvement plans and cost estimates for City recreation and greenspace sites.
2. Establish site priorities and prepare a capital improvements plan for the systematic completion of all sites.
3. Include enough money in the annual City budget to meet the goals of the capital improvement plan.
4. Increase staffing in the parks maintenance division to adequately maintain recreation and open space sites.
5. Secure outside sources of funding to supplement City resources.

4.5.2 Community Goal: *Discovery Park, with the aid and support of the City of Safford, achieves its full potential as a cultural and educational institution attracting visitors from all over the world.*

4.5.2a – Policy: Continue to support Discovery Park through both direct and in-kind contributions to insure that it remains a viable entity.

4.5.3 Community Goal: *The City of Safford and the Safford Unified School District work cooperatively to develop and share the use of all recreation facilities under their jurisdictions.*

4.5.3a – Policy: Support broadening the Facilities Use Agreement to encompass all both programs and facilities; insure convenient public access to all facilities.

4.5.4 Community Goal: *The Mt. Graham Municipal Golf Course and clubhouse are improved and maintained, and the golf course managed, at a level that meets the needs and expectations of the local golfing public, and attracts visitors to the area.*

4.5.4a – Policy: The physical improvement of the Mt. Graham Municipal Golf Course, and all related facilities, as marketable assets will be established as a high priority issue at the Council level as reflected in the City’s annual budget.

Objectives:

1. Budget for, and carry out the improvements to the irrigation system recommended in the Harvey Mills Design study.
2. Secure the services of a design professional to prepare plans and cost estimates for the phased renovation of the clubhouse.
3. Budget for, and carry out the phased renovation of the clubhouse.
4. Accelerate the schedule for completion of construction of cart paths.

4.5.4b – Policy: Direct the implementation of a management structure that will insure the highest rate of return to the City of Safford for the golf course assets, and maintain a high level of customer service.

4.5.5 Community Goal: *A mixed-use development will be planned and constructed on City owned land adjacent to the golf course that will support course operations through generation of lease revenues and creation of a resident user population.*

4.5.5a – Policy: Support the compatible development of vacant City-owned land adjacent to the Mt. Graham Golf Course.

Objectives:

1. Solicit proposals from reputable and experienced design and development professionals to plan and develop a compatible, mixed-use residential and light commercial project on City land northeast of the golf course.
2. Evaluate the feasibility of constructing an RV development on the vacant parcel west of the golf course; proceed with development if the evaluation proves favorable.

4.5.6 Community Goal: *The Multi-Use Trail System provides multi-modal links to all schools, recreation and greenbelt sites in the City of Safford and links with the Town of Thatcher and Graham County trail systems.*

4.5.6a – Policy: Continue to support budget and in-kind expenditures, and applications for grant funds, to complete Multi-Use Trail System.

4.5.6b – Policy: Support enhancement to the Trail System through the installation of landscaping, benches, shades, and exercise equipment.

4.5.7 Community Goal: *Comprehensive development plans are completed for Dry Lake Park, River Park and Brickyard Park to provide the basis for the development of a capital improvement plans.*

4.5.7a Policy: Support the development of Dry Lake Park, River Park and Brickyard Park as multi-use recreation and greenbelt sites.

Objective:

1. Secure the services of design professionals to prepare development plans and cost estimates for the phased development of each site.
2. Prepare capital improvement plans for each site budget for their phased development.
3. Secure outside sources of funding to supplement City resources.

4.5.8 Community Goal: An aquatic center with enclosed lap pool, diving pool, play facilities, new shower building and mechanical building are constructed to replace the existing City Pool.

4.5.8a Policy: Support the allocation of City and grant funds, and in-kind contributions, toward replacement of the existing City Pool, and the phased construction of an aquatic center.

4.5.9 Community Goal: Fry Mesa Reservoir is improved as a recreational site through the construction of passenger car access and the installation of a dock and picnic facilities .

4.5.9a Policy: Direct the preparation of feasibility studies, preliminary design and cost estimates for the development of Fry Mesa as a recreation site.

Objective –

1. Determine if adequate right-of way exists for road improvement to provide passenger car access, and enough bank space exists for recreational development.
2. Secure the services of design professionals to prepare development plans and cost estimates for phased road improvement and site development
3. Explore the possibility of entering into cooperative agreements, and securing outside funding sources to support the City in project implementation.
4. If circumstances prove favorable, proceed with project.

Section 5.0

CIRCULATION ELEMENT

5.1 Circulation Element Statement –

The City of Safford Circulation Element considers those factors which will need to be addressed in order to insure that a safe and effective multimodal transportation system develops within the City of Safford Planning Area to provide for efficient internal travel and convenient connection with regional access.

5.2 Introduction to the Circulation Element –

The purpose of the Circulation Element is to consider those issues that will need to be addressed during the planning period to provide for a roadway network that will meet anticipated future growth. The Circulation Element of the General Plan takes as its starting point the findings contained in the 1998 Graham County Transportation Plan, which was developed through the cooperation of all the political entities in Graham County. Issues in the 1998 Transportation Plan of primary concern to the Safford Planning Area are treated in detail below, as well as regional matters directly affecting the future development of the City of Safford.

5.3 1998 Graham County Transportation Plan –

In December 1998 the City of Safford, Town of Thatcher, Town of Pima and Graham County adopted the Graham County Regional Transportation Plan, elements of which continue to affect the City of Safford Planning Area. Because of its continued relevance, the 1998 Plan must be taken into consideration in the overall appraisal of circulation issues. It will be observed that there is consistency in the issues identified in 1998, and those currently considered critical.

5.3.1 Urban Street Element – The Urban Street Element includes a hierarchy of streets that incorporates the Functional Classification System from the Southeast Arizona Government Association Regional Transportation Plan. Recommended right-of-way way and pavement widths for all functional classes are shown in Table 5.3.1 below.

5.3.1a Principal Arterial Streets – The primary function of principal arterial streets is to move traffic. Major intersections should be signalized, when warranted, or access controlled by stop signs. Where possible, access to individual residences should not be allowed, and access to business should be concentrated. In urban areas principal arterial streets should have a five-lane cross-section, which includes four through lanes and a two-way left-turn lane.

U.S. Highway 70 and U.S. Highway 191 are the two principle arterial streets located within the City of Safford Growth Area.

5.3.1b Minor Arterial Streets – The primary function of minor arterial streets is to move traffic. The difference between major and minor arterials is a function of projected traffic volume.

Safford-Bryce Road, Airport Road, 8th Avenue north of the Safford city limits, 20th Avenue, and Solomon Road (Discovery Park Blvd.) are the minor arterial streets located within the City of Safford Growth Area.

5.3.1c Major Collector Streets – Major collectors function both for carrying traffic to the arterial street system and providing access to residences and commercial establishments.

8th Avenue inside the Safford city limits is the only major collector street in the City of Safford Growth Area identified in the 1998 Transportation Plan.

5.3.1d Minor Collector Streets - Minor collectors function both for carrying traffic to the arterial street system and providing access to residences and commercial establishments. The primary difference between major and minor collectors lies in the length of road segment and relative importance to the overall street system.

Most streets within the Safford grid system would qualify as minor collectors.

5.3.1e Local Streets – Although not treated in the text of the plan, two classifications of local streets, neighborhood collectors and minimum access streets, are also identified in the plan.

Table 5.3 RECOMMENDED RIGHT-OF-WAY AND PAVEMENT WIDTHS BY FUNCTIONAL CLASSIFICATION		
FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH
Principal Arterial	100 feet	24/34 – 56 feet
Rural Arterial	100 feet	24/34 – 56 feet
Minor Arterial	84 feet	24/34 – 56 feet
Rural Minor Arterial	84 to 100 feet	24/34 – 56 feet
Major & Minor Collectors	60 to 84 feet	24/34 – 60 feet

Rural Major & Minor Collector	60 to 84 feet	24/34 – 44 feet
Neighborhood Collectors	56 feet	32 feet min.
Rural Neighborhood Collectors	60 feet	22 feet min.
Minimum Access (Residential)	40 feet	22 feet min.
Rural Minimum Access (Residential)	48 feet	20 feet min.

5.3.2 Bicycle Element – There are three types of bicyclists: those who use a bicycle as an alternate means of transportation, those who use a bicycle for recreation, and those who use a bicycle for physical conditioning. Bicyclists using a bicycle as an alternative mode of transportation want to ride on all streets. The recreational bicyclist prefers routes that are separated from motor vehicle traffic. The training bicyclist prefers long stretches of roadway with minimal stops.

5.3.2a – An on-street, striped bicycle lane needs to be four feet in width measured from the edge of the gutter. Alternatively, a wide 14-foot outside lane is acceptable for bicycle use.

5.3.2b – As new streets are constructed or old streets are widened, consideration should be given to providing adequate width for bicyclists.

5.3.3 Transit Element – Specialized bus service is currently the only transit service provided within southern Graham County. This service is important and needs to be continued. As the area grows, a general dial-a-ride service would probably be more efficient than fixed route service.

5.3.4 Project Descriptions – The 1998 Transportation Plan identified a number of projects as “necessary to implement the Street Elements...” Listed below are those projects affecting the Safford Planning Area which remain items of concern as of the preparation of this Plan Amendment.

5.3.4a Reconstruct 8th Avenue Bridge – The 8th Ave. Bridge is in very poor condition and needs to be replaced. An alternative to relocate the bridge to a 1st Avenue alignment was evaluated. This alignment would reduce traffic on 8th Ave. and provide direct access for truck traffic from the proposed San Juan/Dos Pobres mine to U.S. 191 and south to I-10, bypassing downtown Safford. The plan recommends that a location study be undertaken to determine the best location for a replacement bridge.

5.3.4b 8th Avenue/Airport Road/Safford-Bryce Road Intersection – The 1998 Plan recommends a “T” intersection with the Safford/Bryce

Road/Airport Road constituting the through movement along 8th Ave./Airport Road.

5.3.4c South Access Route – The Plan reaffirms the 1992 recommendation to extend 20th Ave. south to provide alternative access for development on the west side of U.S. 191. An extension of 8th Ave. is also mentioned as a possible alternate route. The Plan recommends route and corridor studies.

5.3.4d 8th Ave. Extension to Discovery Park Blvd. - The Plan recommends the extension of 8th Ave. south to Discovery Park Blvd.

5.3.4e 8th Avenue/8th Street Intersection – This intersection is tightly constrained by the A.E.R.R. tracks, development, and the Union Canal. Any attempt to widen the intersection will be expensive. There will be no pressing need to widen this intersection if 20th Ave. is selected as the South access Route.

5.3.4f 20th Avenue Improvements – The purpose of this project is to widen 20th Ave. to three lanes between 8th St. and Relation St. and four lanes between 8th St. and U.S. 70.

5.3.4g 8th Street/20th Avenue Intersection – This intersection is tightly constricted due to the A.E.R.R. tracks and the Union Canal. It will need to be widened in conjunction with improvements to 20th Ave.

5.3.4h Construct U.S. 70 Relief Route – This project would provide an alternate route between U.S. 70 and U.S. 191 by constructing a relief route between the U.S. 70/Reay Lane intersection in Thatcher, and the U.S. 191/Discovery Park Blvd. intersection in Safford. The plan recommends location and corridor studies.

5.3.4i Connection of 14th Avenue – The Plan recommends that 14th Ave. be extended south from Relation St. to Discovery Park Blvd.

5.4 Current City of Safford Street Classification System –

The City of Safford currently employs a functional classification system and right-of-way and pavement width requirements that differ somewhat from those recommended in the 1998 Graham County Transportation Plan:

Table 5.4 CITY OF SAFFORD RIGHT-OF-WAY AND PAVEMENT WIDTHS BY FUNCTIONAL CLASSIFICATION		
FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH
Arterial	100 feet	64 feet
Rural Arterial	100 feet	52 feet (no curbs)
Minor Arterial	80 feet	52 – 64 feet
Rural Minor Arterial	80 feet	36 feet (no curbs)
Collector	60 feet	50 feet
Rural Collector	60 feet	24 feet (no curbs)
Local	50 feet	40 feet
Rural Local	50 feet	24 feet (no curbs)
Frontage	50 feet	40 feet
Hillside	50 feet	40 feet
Cul-de-sac	50 feet	36 feet

5.5 Identification of Critical Issues –

In the course of the public participation process, the issues below were identified as critical to traffic and circulation in the City of Safford Planning Area. It will be observed that there is considerable overlap in the issues deemed critical for the current General Plan Amendment, and the necessary projects identified in the 1998 Graham County Transportation Plan.

5.5.1 26th Street Extension – The need to extend segments of 26th St. to provide for through traffic between 20th Ave. and 1st. Ave.

5.5.2 East Relation Street Extension – The need to extend E. Relation St. to connect U.S. 191 and U.S. 70.

5.5.3 20th Street Extension – The need to extend 20th St. in segments to provide for through traffic between 20th Ave. and U.S. 70.

5.5.4 20th Avenue Extension – The need to study the extension of 20th Ave. south to U.S. 191 to provide a relief route and support development west to U.S. 191.

5.5.5 8th Avenue Extension – The need to extend 8th Ave. to Discovery Park Blvd.

5.5.6 14th Avenue Extension – The need to complete the extension of 14th Ave. south to Discovery Park Blvd., and to extend 14th Ave. in segments north to 1st St. and the water reclamation plant.

5.5.7 Transit – The need to study the feasibility of providing scheduled bus service between Eastern Arizona College and downtown Safford.

5.5.8 Right-of-Way Widths – The need to acquire additional right-of-way as needed to bring city streets to uniform width over their full length.

5.5.9 Railroad Crossings – The need to improve the condition of railroad crossings throughout the city.

5.5.10 Gila River Bridge – The need to work with Graham County to construct a new Gila River Bridge either at its current 8th Ave. alignment, or a more favorable location.

5.5.11 Review of New Development Projects – The need to evaluate all new development projects in terms of their impact on traffic volumes and flows, and current and future circulation patterns.

5.5.12 Downtown Signals and Street Lighting – The need to upgrade traffic signals and street lighting in downtown Safford in terms of both safety and aesthetics.

5.5.13 Multi-Modal Transportation System – The need to complete the Multiuse Trail System in order to link all parts of the city, and provide bicycle and pedestrian links to Thatcher and the County Fairgrounds.

5.5.14 Right-of-Way Permits – The need to institute a system of right-of-way permits that will require private parties working within city rights-of-way to adhere to set standards, and restore rights-of way to acceptable condition when work is complete.

5.5.15 Uniform Standards – The need to adopt construction standards for work within rights-of way that are uniform among all political entities within the Gila Valley.

5.5.16 Modification of Street Classification System - The need to establish a standard for limited access streets that will support the development of minor subdivisions on small parcels throughout the city.

5.5.17 Coordination of Transportation Planning – The need to work with Graham County and the Town of Thatcher in planning and implementing transportation projects with a regional impact.

5.5.18 One Way Streets in Downtown Safford – The need to consider the feasibility of one-way traffic to reduce congestion on downtown streets.

5.5.19 Paving City Streets – The need to complete the paving of the remaining unpaved streets in the city.

5.5.20 Additional Traffic Lights - The need to install traffic lights at 8th St. and 8th Ave., 8th St. and 20th Ave., and Relation St. and 20th Ave. as soon as traffic counts warrant.

5.5.21 Improve Street Lighting – The need to upgrade street lighting throughout the city.

5.5.22 Sidewalks – The need to extend sidewalks along all city streets.

5.6 Circulation Goals, Policies and Objectives –

The Goals, Policies and Objectives of the Circulation Element originate in the Critical Issues identified during the public participation process. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan's Goals. **Objectives** are representative, but by no means exhaustive, courses of action, consistent progress toward achieving carrying out the policies of the General Plan and achieving its goals.

5.6.1 Community Goal: Complete undeveloped segments of 26th Avenue to provide an uninterrupted route from 20th Avenue to 1st Avenue.

5.6.1a – Policy: Restrict development that would block the continuous extension of 26th Ave.

5.6.1b – Policy: Support right-of-way acquisition and street construction.

Objectives:

- 1. Acquire necessary right-of-way.*
- 2. Prepare corridor study.*
- 3. Program construction.*

4. Require new development to reserve right-of way for future street extension.

5.6.2 Community Goal: *Extend 20th Street to provide an uninterrupted route from 20th Avenue to First Avenue.*

5.6.2a – Policy: Seek to restrict development that would block the continuous extension of 20th St.

5.6.2b – Policy: Support right-of-way acquisition and street construction.

Objectives:

1. Acquire necessary right-of-way.
2. Prepare corridor study.
3. Program construction.

5.6.4 Community Goal: *Cooperate with Graham County to extend 20th Avenue south from Discovery Park Boulevard to intersect with Lebanon Road.*

5.6.4a – Policy: Encourage Graham to enter a joint planning agreement for the area affected by the southern bypass.

5.6.4b – Policy: Actively pursue a cooperative agreement with Graham County to establish a southern bypass extending 20th Ave. to Lebanon Road.

Objectives:

1. Conduct route study.
2. Acquire necessary right-of-way.
3. Secure funding.
4. Conduct corridor study.
5. Program construction.

5.6.5 Community Goal: *Complete extension of 8th Ave. south to Discovery Park Boulevard.*

5.6.5a – Policy: Provide resources to complete extension of 8th Ave.

Objectives:

1. Conduct corridor study.
2. Program construction.

5.6.6 Community Goal: Extend 14th Avenue both north and south to establish continuous route between Discovery Park Boulevard and the waste water reclamation plant.

5.6.6a – Policy: Provide resources to complete extension of 14th Ave.

Objectives:

1. Acquire necessary right-of-way.
2. Conduct corridor study.
3. Program construction.

5.6.7 Community Goal: Study feasibility of establishing regular transit service linking downtown Safford, Eastern Arizona College, Mt. Graham Community Hospital and Mountain View Terrace.

5.6.7a – Policy: Support studies to determine the feasibility of establishing transit service, and consider public/private partnerships to implement service.

5.6.8 Community Goal: Acquire additional right-of-way as needed to bring city streets to uniform width throughout the city.

5.6.9 Community Goal: Systematically improve the condition of railroad crossings throughout the city.

5.6.10a – Policy: Provide resources to improve the condition of railroad crossings throughout the city.

5.6.10 Community Goal: Work in cooperation with Graham County to construct a new Gila River Bridge at the most suitable location

5.6.11a – Policy: Support a joint study to establish the most favorable location to reconstruct the Gila River Bridge.

5.6.11b – Policy: Support right-of-way acquisition and bridge construction.

Objectives:

1. Seek outside funding sources to supplement local funds.

2. Prepare engineering study.
3. Program construction.

5.6.11 Community Goal: Evaluate all new development projects in terms of their impact on traffic volumes and flows, and current and future circulation patterns.

5.6.12a – Policy: Adopt amendments to existing codes and ordinances, as necessary, to establish evaluation criteria.

5.6.12 Community Goal: Replace existing downtown traffic signals with four-way signals, and replace existing street lighting with decorative “period” lighting.

5.6.13 Community Goal: Complete the Multi-Use Trail System providing bicycle and pedestrian pathways throughout the city, linking with the Thatcher trail system, and extending to the Graham County Fairgrounds and Recreational Complex.

5.6.13a – Policy: Continue to seek and match outside funding to complete Multi-Use Trail System.

Objectives:

1. Complete five phases of city trail system.
2. Link with Town of Thatcher trail system at Golf Course Rd.
3. Extend trail south along U.S. 191 to County Recreation Complex.

5.6.14 Community Goal: Adopt uniform standards for street construction and construction within city rights-of-way, to include a permitting system that will require private parties working within city rights-of-way to restore work areas to an acceptable condition.

5.6.14a – Policy: Support the adoption of uniform standards for street construction and work within city rights-of-way.

Objectives:

1. Complete public participation and review of draft standards.
2. Adopt and implement standards.

5.6.15 Community Goal: Coordinate regional transportation planning with ADOT, Graham County and the Town of Thatcher.

5.6.16 Community Goal: Adopt a street classification for limited access neighborhood streets that will reduce required right-of-way and pavement widths in order to facilitate the development of minor subdivisions on small undeveloped parcels throughout the city.

5.6.17 Community Goal: Reduce traffic congestion and improve access to parking along downtown streets.

5.6.17a – Policy: Support efforts to reduce traffic congestion and access to parking along downtown streets.

Objectives:

1. Study traffic patterns on downtown Safford streets.
2. Consider converting to one-way traffic along Main St. and 5th Ave. as a means of reducing congestion and improving access to parking.
3. Resize parking spaces.

5.6.18 Community Goal: Complete paving of all unpaved streets inside the city.

5.6.19 Community Goal: Install traffic signals at 8th Avenue and 8th Street, 20th Avenue and 8th Street, and 20th Avenue and Relation Street as soon as warranted by traffic volumes.

5.6.20 Community Goal: Improve street lighting throughout the city by installing lighting in all unlighted areas.

5.6.21 Community Goal: Continue the systematic construction of sidewalks along streets throughout the city.

Section 6.0

ENVIRONMENTAL PLANNING ELEMENT

6.1 *Environmental Planning Statement –*

The City of Safford Environmental Planning Element considers those factors which will need to be addressed in order to preserve, protect and, in some cases, restore the environment in order to insure the sustainable future growth and development of the City.

6.2 *Introduction to the Environmental Planning Element –*

The Environmental Planning Element provides guidelines to insure that future development is carried out in a manner that is sensitive to both the natural and cultural environment of the City of Safford. The element contains community goals, policies and objectives to address the anticipated effects of the other plan elements on air quality, water quality and natural resources associated with proposed development under the General Plan.

6.3 *Identification of Critical Issues –*

In the course of the public participation process, issues were identified as critical to the preserving and protecting the natural and cultural environment of the City of Safford:

6.3.1 Water – Water is the City of Safford's most important resource. It is critical that the City takes steps to protect both its quality and its adequacy.

6.3.2 Cultural Resources – The upper Gila River Valley in the vicinity of the City of Safford has experienced human habitation for at least 2,500 years. Cotton, today's agricultural staple, has been exported from the valley since prehistoric times. Although most visual evidence of the prehistoric past has been obliterated for many decades by modern agricultural activity, evidence in the form of structures, artifacts and burials are unearthed regularly. Likewise, examples the built heritage of Mexican and Anglo-American pioneers are found scattered throughout the Planning Area. The challenge to the City is to preserve its cultural heritage by taking steps to protect, restore, and learn from the evidence of the past.

6.3.3 Visual Resources – Views of Mt. Graham, the Gila River Mountains at sunset, the thousands of old pecan trees that shade the broad city streets from the summer sun, the drama of the night sky; all these visual treasures help define the City of Safford. The challenge to the City is to take steps to protect its visual resources.

6.3.4 Air Quality – Among the City’s important resources is generally excellent air quality that allows unimpaired views and supports good respiratory health throughout most of the year. During the spring, gusty winds combine with agricultural activity to create an intermittent particulate problem. The challenge to the City is to minimize non-agricultural sources of air pollution.

6.3.5 Tamarisk Infestation – The banks of the Gila River, throughout its course, have become invaded by tamarisk pentandra (salt cedar), a native of Eurasia that has displaced native riparian species. Within the planning area, it is desirable to take steps to eradicate invasive tamarisk and restore native riparian plants to the Gila River banks, and other infested watercourses.

6.4 Environmental Planning Goals, Policies and Objectives –

The Goals, Policies and Objectives of the Environmental Planning Element originate in the Critical Issues identified during the public participation process. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan’s Goals. **Objectives** are representative, but by no means exhaustive, courses of action, consistent progress toward achieving carrying out the policies of the General Plan and achieving its goals.

6.4.1 Community Goal: Safford will have an assured supply of high quality water to meet the needs of its current and future population.

6.4.1a – Policy: All approved development projects shall demonstrate full compliance with the requirements of the Clean Water Act.

6.4.1b – Policy: All development proposals will be analyzed for potential detrimental impact on surface and/or groundwater quality.

6.4.2 Community Goal: Significant cultural and archaeological resources shall be recognized and preserved for the benefit of current and future generations of Safford residents.

6.4.2a – Policy: Every legal measure shall be taken to prevent the destruction of significant cultural and archaeological resources.

6.4.2b – Policy: Resources will be sought to assist in the stabilization and preservation of significant cultural and archaeological resources.

6.4.3 Community Goal: Views of the mountains and the night sky shall be protected, along with other visual resources that define the character of Safford.

6.4.3a – Policy: Placement of such view impeding structures, such as billboards, communications towers, and multistory buildings shall be strictly regulated.

6.4.3b – Policy: Means will be adopted to prevent the unnecessary destruction of mature pecan, Arizona Ash and evergreen trees.

6.4.3c – Policy: The Sign Ordinance and Outdoor Lighting Code will be strictly enforced to prevent light pollution and the proliferation of billboards.

6.4.4 Community Goal: *High standards of air quality will be maintained both for the health benefits of clean air, and to maintain visibility.*

6.4.4a – Policy: Require that adequate dust control procedures are followed for all development projects.

6.4.4b – Policy: Develop standards requiring the use of surfacing and vegetative ground cover for parking and access areas for all commercial and industrial development projects.

6.4.4c – Policy: All development projects will be analyzed for potential detrimental effect on air quality.

6.4.5 Community Goal: *River and stream banks within the planning area will be cleared of tamarisk and original riparian vegetation restored.*

6.4.5a – Policy: Support activities that will restore original riparian vegetation to river and stream banks within the planning area..

Objectives:

1. Conduct a site survey to determine the extent of tamarisk infestation.
2. Assemble an interagency team to remove tamarisk, restore riparian vegetation, and prevent future reinfestation.
3. Secure easements, where necessary, to perform work on private lands.

Section 7.0

WATER RESOURCES ELEMENT

7.1 Water Resources Statement -

The City of Safford Water Resources Element addresses the known legally and physically available surface water and groundwater supplies, the demand for water that will result from the future growth projected by the current General Plan Amendment, and an analysis of how the future demand for water will be served by the known water supplies.

7.2 Survey of Historical Water Use¹ –

During the period from 1975 through 2000 annual water consumption by residential and commercial users within the community rose from just over 750 million gallons to 1.250 billion gallons.

The overall growth rate based on number of meters during the 25-year period was 2% per year. During the survey period fastest growth took place between 1975 and 1980, when water usage increased at a 3.6% annual rate. Between 1995 and 2000, the system grew at a 1.49% annual rate.

Per capita consumption of water has ranged from 180 to 220 gallons per day over the 25-year survey, averaging 205 gallons per person per day.

The 1990 per capita consumption rate for the Safford area was 186 gallons per day. By comparison, the rate for the state as a whole was 150 gallons per day.

Historical data also indicate that average per capita water consumption tends to rise above 205 gallons per day during periods when rainfall amounts fall below 12 inches per year, indicating that a significant portion of the potable water supply is used for domestic irrigation in low rainfall years.

A survey of users taken from 1990 to the present indicates that residential customers accounted for approximately 69% of water use, commercial customers approximately 27%, and “other” users, 4%. There were no significant differences among the relative growth rates of the various users during the survey period.

7.3 Existing Water Supply -

¹ Statistical data for this Element were derived from the working paper “Gila Resources Project 20/20 Vision” prepared by Trueline Engineering under the direction of Greg Lorang, P.C.

The City of Safford water system² currently consists of twelve active water sources with a combined delivery capacity of 9,050 gallons per minute (gpm). The largest and most important source is the Bonita Creek system, which delivers approximately 2,100 gpm by gravity flow through a 12" aqueduct and a 10" aqueduct. The Carrasco, Smith, #15, and Clonts wells are of very limited use as supplementary sources under careful monitoring; these four sources have, therefore, been deducted from total system capacity in order to arrive at the verified yield of the delivery system.

Table 7.3 Verified Yield Capacities of Active Water Sources as of January 2003.³

WATER SOURCE	CAPACITY (GPM)
Bonita Creek	2,100
Alder Well	1,200
Carrasco Well ⁴	1,800
KW #2 A	100
KW #3 B	200
KW #4 C	500
Morris Well #1	500
Morris Well #2	350
Morris Well #3	350
Smith Well ⁴	800
Well #15 ⁵	850
Clonts Well ⁵	300

Total System Capacity	9,050
Less Supplementary Well Yields	<u>(3,750)</u>
Verified System Yield	<u>5,300</u>

7.4 Non-System Water Sources –

In addition to the sources of supply listed above, the City of Safford owns additional water sources that are not part of the delivery system. Sustained yields and water quality of these sources have not been verified, and it is uncertain whether they will ever be available to supplement the service delivery system. The additional sources are listed in Table 7.4 below:

² The Safford water system is operated by Gila Resources, Inc., a wholly owned subsidiary of the City of Safford.

³ Ibid. Lorang p. 10.

⁴ Water from the Carrasco and Smith wells is blended with the water from other wells only under carefully monitored conditions when system capacity is reduced.

⁵ The #15 and Clonts wells are part of the system, but are only used if the Bonita galleries and well cluster are out of service.

Table 7.4 Additional Water Sources⁶.

WATER SOURCE	FLOW RATE (GPM)
Kempton Well #1	475
Central Well	550
Fry Canyon #1, #2	152
Bonita #15 ⁷	900
Swimming Pool Well	500

Potential Reserve Capacity (GPM) 2,577

7.5 Projection of Future Demand –

The water system planning period extends from 2000 to 2020. In determining the system’s capacity to meet demands during the planning period it has been determined that a water system should be capable of meeting maximum day system demand (MDD) “with at least one of its largest wells out of service.”⁸ Excluding the largest single source from the total system capacity results in what can be considered to be the “sustainable yield” for the system. Excluding the Bonita Creek system, the largest water source in the Safford water system, results in a sustainable yield of 3,200 gpm.

MDD for the Safford system is calculated for planning purposes at 175% of average daily system demand (ADD).³ At an annual consumption rate of 1,250,000,000 gallons (3,836 acre feet) in the year 2000, the ADD of the Safford water was 2,380 gpm. The MDD for the system in that year was, therefore, calculated at 4,165 gpm. It is estimated that MDD will exceed the sustainable yield of the current system beginning in 2007.

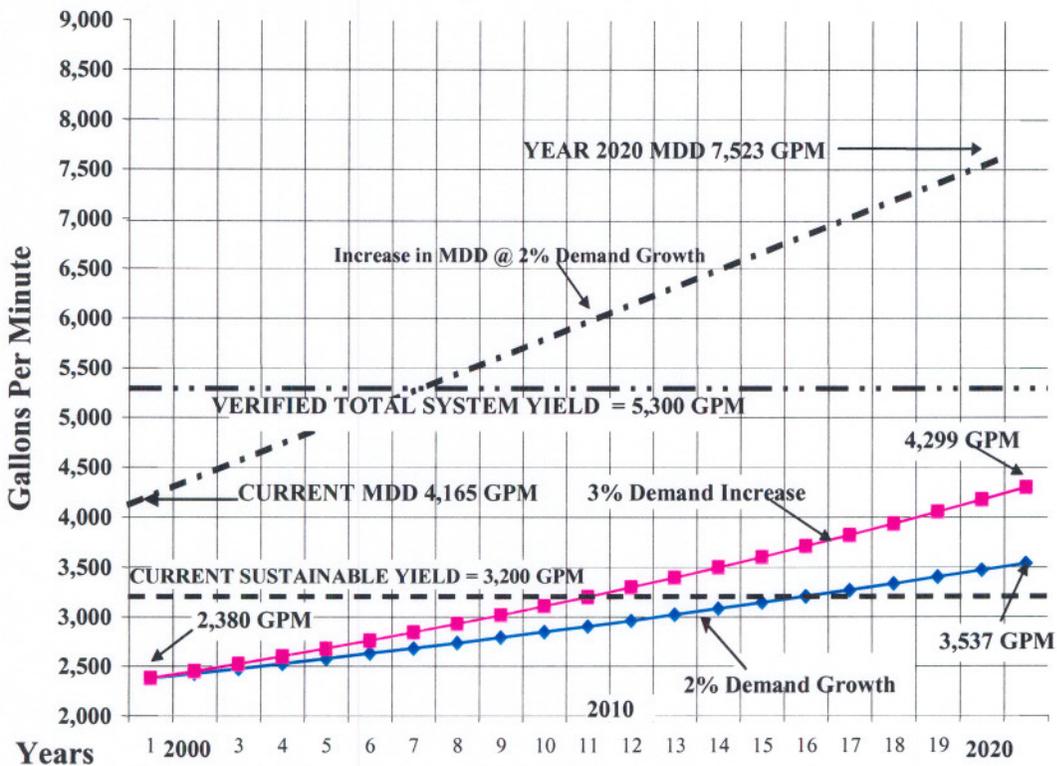
In planning for future system needs, demand is projected based first on continued growth at historical levels, and second, based on what is considered to be the highest reasonable growth rate. For the Safford system, projection at historical levels would result in demand growth at around 2% per year. The highest feasible sustained growth rate is estimated to be 3%. Table 7.5 below illustrates that at a growth rate of 2% per annum, demand will reach sustainable yield around the year 2016, while at the current growth rate of 3%, demand will reach sustainable yield around the year 2011. Under either growth scenario, demand will not exceed verified total system during the planning period.

⁶ The amounts shown in table 7.4 are unverified.

⁷ The #15 and Clonts wells are part of the system, but are only used if the Bonita galleries and well cluster are out of service.

⁸ Mays, Larry D., *Water Systems Handbook*, McGraw-Hill, New York (2000). Mays states that Maximum Daily System Demand will fall between 150% and 350% of ADD. The rate of 175% has been used in this projection based on the actual ability of Gila Resources to manage the Safford water system in the high demand – reduced supply environment that has prevailed due to prolonged drought conditions since approximately 2000.

Table 7.5 – Projected Water Demand 2000-2020.



In order to maintain sustainable yield sufficient to meet MDD beyond 2007 it will be necessary to (1) develop additional water sources, (2) increase the yield of existing water sources, (3) optimize the effectiveness of the storage and distribution system, or (4) substantially reduce demand through conservation measures.

7.6 The Emergency Water Management Plan -

Gila Resources, in the interest of water conservation within its service area, has prepared, in draft form, an "Emergency Water Management Plan." The Plan "identifies and explains water management practices that will protect water supplies during short and long-term emergency situations. It includes information for drought contingency plans, as well as that information specific to the Gila Resources water supply and treatment system."⁹ Key elements of this plan are enumerated below:

7.6.1 Policy, Purpose and Intent – The intent of the Plan is to "protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and ...minimize the adverse impacts of water supply shortage..."⁴

⁹ Draft Emergency Water Management Plan (2000), p.1

7.6.2 Initiation and Termination of Drought Response Stages – “All relevant components of the ...water system will be monitored to ensure timely response to water situations including water supply, treatment and distribution system trends and potential constraints...During critical water supply periods the monitoring and trending will take place at least weekly...”¹⁰

7.6.2 Delivery Capacity Triggers –

7.6.2a Excessive Demand Alert - “When...actual monthly demands are greater than 25% above historical monthly system demands for two consecutive months or when the production is operated at or above 85% of available production capacity for five consecutive days.”

7.6.2b Stage 1 Water Watch – “When...demands reach 90% of available capacity for 3 consecutive days.”

7.6.2c Stage 2 Water Warning – “When demands exceed capacity for (a) 24-hour period or when demands equal or exceed 95% of available production capacity for two consecutive days.”

7.6.2d System Emergency – When “due to pipeline or equipment emergency or contamination, Gila Resources anticipates water deliveries (will) be adversely affected or otherwise disrupted.”¹¹

7.6.3 Delivery Capacity Response –

7.6.3a Excessive Demand Alert – “Coordinated news releases...voluntary conservation measures...publicize alternating day schedule for landscape watering”...limitation of watering hours...voluntary reduction of water use for “non-essential water use.”¹²

7.6.3b Stage 2 Water Warning - “Mandatory water conservation actions taken by members to the general public...require landscape watering by schedule...require watering not be done between the hours of 10:00 AM and 6:00 PM...prohibit hosing off pavement or buildings, operation of ornamental fountains, private swimming pool draining and refilling...”¹³

¹⁰ Ibid. p.3

¹¹ Ibid. p.4

¹² Ibid. pp. 4-5

¹³ Ibid. pp. 5-6

7.6.3c System Emergency – “Assessment of severity, identification of actions needed...”¹⁴

7.7 Gila River Water Agreement –

On September 26, 2003, the City of Safford executed the water rights agreement between the Gila River Indian Community, the San Carlos Irrigation and Drainage district, the City of Safford, and the United States of America. This agreement represented a major step in insuring that water will be available to the City of Safford to meet both its present needs and its potential growth far beyond the planning period.

The terms of the agreement allow the City of Safford water rights to 9,740 acre feet (3,173,788,740 gallons) of water per year (AFY) within the Gila River impact area. This amount represents over 2 ½ times the City’s current annual use.

Another important feature of the agreement is that it allows the City of Safford to supplement its allocation on a gallon for gallon basis for any treated effluent from its Water Reclamation Plant that is put back into the Gila River. The same applies to water from upstream wells that, though owned by the City of Safford, are not connected to its water delivery system.

Surface water rights held by the City of Safford to runoff from Mt. Graham, such as Frye Mesa Reservoir, Frye Creek and Deadman Canyon are exempt from the 9,740 AFY allocation, as are the development of water sources outside the Gila River impact area.

Though the Gila River Water Agreement represents a major step toward resolving the legal issues related to the City’s rights to Gila River water, some issues still remain outstanding, including congressional approval of the Gila River Water Agreement as well as reaching agreement with the San Carlos Apache Tribe..

7.8 Identification of Critical Issues –

Through analysis of historic and projected system demand, and through the public participation process, the issues below were identified as critical to future water resource needs in the City of Safford Planning Area:

7.8.1 Need to resolve remaining legal issues related to Gila River water rights.

7.8.1 Additional High Quality Water Sources Outside the Designated Gila River Withdrawal Area – The need to acquire additional high quality water sources outside the court defined Gila River impact area to meet current peak demands, and provide for projected growth.

¹⁴ Ibid. p. 6

7.8.2 Storage Capacity – The need to incorporate additional storage facilities at proper vertical and horizontal locations within the existing distribution systems.

7.8.3 Conservation – The need to reduce both maximum day system demand and the growth rate of future demand through water conservation.

7.8.4 Water Recycling and Reuse - The need to develop new technologies, or implement existing technologies for the recycling and reuse of water.

7.8.5 Water Quality – The need to maintain the current high level of water quality.

7.9 Water Resource Goals and Policies –

The Goals and Policies of the Water Resources Element originate in the Critical Issues identified through public participation based upon analysis of future demand for water prepared by the staff of Gila Resources, Inc. **Goals** are statements dealing with the desired outcomes the citizens of Safford seek as regards the future development of the City. The **Policies** provide a framework for present and future decisions, and guide in the formulation of specific programs and strategies designed to meet the Plan's Goals.

7.9.1 Community Goal: *Successfully resolve the remaining legal issues related to rights to Gila River water rights.*

7.9.2 Community Goal: *Acquire additional high quality water sources outside the Gila River impact area provide for projected growth.*

7.9.2a – Policy: Actively pursue a program for the acquisition of well sites and existing wells producing high quality water at consistent yields.

7.9.2b – Policy: Require that developers of large tracts in annexation areas set aside well sites, or develop additional water sources to supplement the existing system.

7.9.3 Community Goal: *Increase the yield of the current system.*

7.9.3a – Policy: Incorporate additional storage facilities at proper vertical and horizontal locations within the existing distribution systems.

7.9.4 Community Goal: *Reduce peak system demands, and the growth of future demand through water conservation.*

7.9.4a – Policy: Finalize, adopt and implement the provisions of the Emergency Water Management Plan.

7.9.4b – Policy: Continue and expand the current wise water use education program.

7.9.3c – Policy: Require new development to utilize xeriscape landscaping.

7.9.3d – Policy: Promote the planting of low-water-use lawns and plants throughout the city.

7.9.5 Community Goal: *Implement existing technologies, or develop new technologies for the recycling and reuse of water.*

7.9.6 Community Goal: *Maintain the current high level of water quality.*

Section 8.0

COST OF DEVELOPMENT ELEMENT

8.1 Cost of Development Statement -

The City of Safford Cost of Development Element: identifies policies and strategies that the city will use to require development to pay its fair share toward the cost of additional public services needs generated by new development, with appropriate exceptions when in the public interest; identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development; identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

8.2 Introduction to the Cost of Development Element –

Development fees and fiscal impact charges may be thought of as user charges levied for the purpose of financing public services and facilities. In theory, a municipality imposes such a charge on development in direct proportion to the impact of the development on the full capital cost of the service or facility.

Payment of development impact fees may take several forms, including in-kind provision of public facilities, such as parks, street improvements or schools, constructed by the developer then deeded or dedicated to the municipality; or fiscal impact fees which are one-time fees intended as payment of off-site public facilities needed to accommodate the increased demand for public services generated by a new development. Any service that requires the expenditure of funds for capital facilities and equipment is a candidate for fiscal impact fee financing. Services for which fiscal impact fees have been imposed include roads, schools, drainage, police, solid waste, libraries, and water.¹⁵

8.2.1 Advantages and limitations of development impact fees – While there are a number of advantages to the utilization of impact fees, there are also limitations on their effectiveness which must be taken into consideration before the decision is made to impose them¹⁶:

8.2.1a – Expenditures utilizing impact fees must show a direct benefit to those paying.

¹⁵ Aronson, J. Richard, Ed. *Management Policies in Local Government Finance*, ICMA University, Washington, D.C. (1996) p. 274

¹⁶ Tischler, Paul A. *20 Points to Know About Impact Fees*, extract form article printed in "Planning Magazine", Tischler & Associates, Inc., Bethesda, MD

8.2.1b – Impact fees collected must be spent within a reasonable period of time – usually six years.

8.2.1c – Even though impact fees may be eligible to pay for all the capital costs of a facility, they will not negate the need for higher taxes to pay for operating costs.

8.2.1d – Impact fees relate solely to the costs of capital facilities for *new development*.

8.2.1e – A 3% to 5% annual growth rate may allow a community to raise a reasonable amount of revenues, and also justify the need for additional capital facilities due to growth.

8.2.1f – Impact fees may not be extracted to make up for deficiencies that already exist in a system.

8.2.1g – In Arizona, impact fees may not discriminate between different types of land use for the same service.

8.2.2 Legal basis for assessment of development fees in Arizona – Arizona law in addressing the issue of development impact fees maintains a strong bias in favor of the protection of the rights of developers. The ability of a municipality to assess development fees to “offset costs to the municipality associated with providing necessary services to a development” is addressed under Arizona Revised Statutes 9-463.05. Such authority is subject to six specific requirements whose aim is to protect development from incurring any cost not proportionally and directly related to its direct impact on public services:

8.2.2a – Development fees shall result in a beneficial use to the development.

8.2.2b – Fees received may not be placed in the General Fund, but must be placed, and accounted for, in a separate fund to be used only for the specific purposes enumerated in ARS 9-463.

8.2.2c – The municipality must provide the developer with a schedule for the payment of fees; in the case of residential development, fees can only be collected when construction permits for individual dwelling units are issued. The values of any dedicated public sites or improvements provided by the developer must be credited against the fees.

8.2.2d – Development fees assessed must bear a “reasonable relationship to the burden upon the municipality to provide *additional* (emphasis added) public services to the development.” In establishing reasonable cost, the municipality is required to take into consideration such factors as future taxes

fees or assessments to be made by the property owner that might impact the capital costs of the necessary public improvements.

8.2.2e – Development fees may not be discriminatory.

8.2.2f – A development project located within a community facilities district established under ARS 48-575 may not be assessed development fees for public improvements or facilities already levied for.

8.2.3 Mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development – In addition to prescribing the conditions under which municipalities may impose development impact fees, state statute also requires that the General Plan describe legal mechanisms that can be used to fund the same types of public improvements for which impact fees may be levied. Broad statutory authority is to be found under ARS 48-575 Improvement districts for enhanced municipal services, and under ARS 48-631 Authority to provide general improvement fund.

8.2.3a ARS 48-575 - Under this statute, an improvement district may be set up within the municipality to provide public service “at a higher level or greater degree than provided in the remainder of the community, including such services as public safety, fire protection, refuse collection, etc. A special charge is levied against each parcel in the district for its proportion of the cost of enhanced services.

8.2.3b ARS 48-631 – Under this statute the municipality may incur bonded indebtedness to fund public improvements the costs of which may ultimately be paid by levies against properties benefiting directly from the public improvements.

8.3 Potential Effects of Growth and Development on Public Services and Facilities -

The ability of current public services and facilities to adequately meet increasing demand levels engendered by future growth and development are dependent upon five factors (1) growth rate (2) areas where development occurs (3) demand levels of residents for public services (4) the ability of new growth and development to generate the necessary revenues to support the expansion of services (5) the amount of “slack” in current service systems, which determines how many additional units of service can be provided by the existing structure before service levels must be increased or new facilities provided.

8.3.1 Growth rate - The population of the City of Safford increased at a moderate rate of just over 2.5% per year between 1990 and 2000. It appears, based on a survey of independent growth indicators, that the annual growth rate dropped below 1% beginning in 1997. Population estimates prepared by the

Arizona Department of Economic Security using the **Housing Unit Method**, indicate a current annual growth rate of just under 0.3%. Based on population projections alone, demand for services should remain stable during the planning period. This situation could change if annexation of developed areas occurs. Without significant outside economic stimulus, it is doubtful that the trend of recent years will be reversed. Consequently, it is incumbent on community leaders to prepare for a reprioritization of both the types and levels of public services and to seriously consider the probability that both the types and levels of public services will have to be curtailed at some point during the planning period.

8.3.2 Areas where development occurs – A substantial amount of undeveloped land exists within the current corporate limits (see Section 2.0). Development of the vacant parcels within the corporate limits can be served by existing infrastructure and public facilities. If annexation and development occurs in the planning area either to the north, east, or south, it will likely be necessary to extend the existing infrastructure, and construct additional public facilities in order to provide acceptable levels of public services.

8.3.3 Public demand for types and levels of service – The public tends to utilize public services to the extent that they are available. It is often difficult to determine the level of demand for a particular service unless it is either curtailed or eliminated. Based on historical experience and growth projections, it appears unlikely that there will be any significant public demand for additional services, or increased levels of service during the planning period.

8.3.4 Ability of new growth to generate the necessary revenue to support extension of services – Budgeted general revenues for fiscal 2002-2003 totaled \$9,324,900. Sales tax constituted the largest single revenue source at \$2,340,000 or 25%. Property tax, at \$144,000 made up only 1.5% of total general revenues. So long as sales tax constitutes the most significant revenue source for general fund expenditures, there can be no direct correlation between growth and development and revenue generation. By the same token, the city's ability to provide increasing levels of service to accommodate growth and development is limited to the extent to which retail commercial development keeps pace with residential development. It may well be counterproductive for community leaders to adopt any policies which favor residential over commercial development.

8.3.5 The amount of "slack" in current service systems – The City of Safford initiated budget cuts beginning in fiscal 2001-2002 in response to decreasing revenues. After three years of reductions, there should be very little slack in the service delivery system. Without external economic stimuli it anticipated that the revenue situation will, at best, stabilize. Reorganization and reprioritization will probably take place in order for the city to provide an acceptable level of public services through the planning period.

8.4 Survey of Public Facilities and Services Impacted by Development -

8.4.1 Water resources – Additional water sources should be developed in annexed areas in order to insure capacity for growth.

8.4.2 Utilities – Utilities, including sewer and water, are managed by Gila Resources, Inc. Utilities impact fees have been adopted by the Board of Directors of Gila Resources to insure that each new development contributes proportionately in relation to its impact.

8.4.3 Sewer Facilities – The completion and activation of a new waste water reclamation plant in 2002 insures adequate sewer capacity for the Safford Planning Area far beyond the planning period.

8.4.4 Public Safety –

8.4.4a – Fire service - Current fire service facilities are barely adequate to accommodate newer fire apparatus. The current fire station is located in the north quarter of the city, separated from the largest portion of the residential area by the Arizona Eastern Railroad right-of-way. At present all firefighters and command personnel are volunteers. Annexation outside the current corporate boundaries will affect response times.

8.4.4b – Police – Existing facilities were expanded in 2002. The ratio of officers to population is in line with acceptable professional practices, and response times are very good. As with fire service, annexation will negatively impact the ability of the police department to maintain its current response levels.

8.4.5 Solid Waste – Landfill capacity is adequate to accommodate growth in the planning area, and the Gila Valley as a whole, for well beyond the planning period.

8.4.6 Airport – The Federal Aviation Administration and Arizona Department of Transportation have provided a reliable source of funds for improvements to the Safford Regional Airport in accordance with the Airport Capital Improvement Plan. The city has consistently kept the Airport Master Plan updated, and provided matching funds to assure that federal and state dollars are utilized as they become available to upgrade the airport. If capital project funding continues at historic levels the Safford Regional Airport will meet all the aviation needs of the region for well beyond the planning period.

8.4.7 Streets – Although the City Council has increased the percentage of the annual budget designated for street construction, improvement and maintenance,

over the past several fiscal years, declining revenues have kept the street budget well below the optimum level. It is not anticipated that this situation will improve over the planning period.

8.4.8 Administrative Facilities – Existing administrative facilities are marginally adequate to meet the present needs of city staff, or to provide optimal public access to services. Budget constraints have resulted in the deferral of major maintenance and/or renovation projects. It is not anticipated that these conditions will improve substantially during the planning period.

8.5 Cost of Development Goals and Policies –

In the course of the public participation process, a number of issues were identified as critical to the Cost of Development of Safford both within current corporate boundaries, and within the greater Growth Area.

8.5.1 Community Goal: Maintain a water supply adequate to meet the peak requirements for growth and development in the planning area.

8.6.1a – Policy: Implement the Goals, Policies and Objectives contained within the Water Resources Element of the Master Plan.

8.5.2 Community Goal: Adopt a public facilities and capital improvement plan to insure that provision is made to systematically expand and improve fire, police and administrative facilities to meet future public needs.

8.5.3 Community Goal: Carefully evaluate all new development in terms of its effect on existing public facilities and services, and its marginal contribution to the need for new facilities and services and determine and impose impact fees fully in accordance with the limitations of the law.

Section 9.0

IMPLEMENTATION

9.1 Introduction -

The *City of Safford General Plan 2004* is a key policy document adopted and ratified to guide the growth and development of the City of Safford for the next decade and beyond. The purpose of this final section is to set forth the methods that will be employed by city elected officials and staff for implementing, reviewing, and, when necessary, revising or amending the General Plan. the City of Safford Planning and Community Development Department shall have the primary responsibility for administering the General Plan.

The General Plan is intended to provide direction to private developers, public utilities and city staff by projecting the pattern and intensity of growth and development within the City of Safford and its planning area.

Over the life of the General Plan, many of its primary objectives will be carried out through the rezoning process. Those seeking to participate in the development process should keep in mind that, to the greatest extent possible, rezonings should be consistent with the land use designations of the General Plan.

Acknowledging, however, that development is inherently a dynamic process and that unanticipated changes in the forces underlying the local and regional economy can occur with great rapidity, it is the desire of the City to allow a degree of flexibility in the interpretation and application of the General Plan, while still maintaining its overall goals and objectives. Should it become necessary in rare circumstances to make substantial modifications to the General Plan during the planning period, certain rezoning actions have been identified which are considered exempt and means have been established whereby the plan may be amended.

9.2 Exceptions-

The following actions are considered consistent with the underlying goals and objectives of the General Plan and shall not require General Plan Amendments:

9.2.1 Rezoning within residential designations - Within those lands designated Agricultural Residential, Rural Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, or High Density Residential the following rezoning actions shall not require an amendment to the General Plan:

9.2.1a - Any rezoning for the subdivision of one hundred twenty (120) acres or less for the construction of detached single family residences, provided that fifty percent of the platted lots contain not less than 10,000 square feet and fifty percent of the lots contain not less than 6,000 square feet.

9.2.1b - Any rezoning for the subdivision of eighty (80) acres or less for the construction of attached or detached single family residences, provided that twenty-five percent of the platted lots contain a minimum of 10,000 square feet, twenty-five percent of the platted lots contain a minimum of 6,000 square feet, and the overall density of the development does not exceed 6.0 dwelling units per acre.

9.2.1c - Any rezoning for the subdivision of sixty (60) acres or less for the construction of detached single family residences on lots containing not less than 6,000 square feet.

9.2.1d - Any rezoning for the subdivision of forty (40) acres or less for the construction of attached or detached single family residences, provided that the overall density of the development does not

exceed 6.5 dwelling units per net acre and no single building lot contains less than 4,500 square feet.

9.2.2 Rezoning within commercial and industrial designations - Within those lands designated Neighborhood Commercial, Community Commercial, Regional Commercial, or Performance Industrial, rezoning to a less intense use whether commercial or residential involving forty (40) acres or less.

9.2.3 Rezoning small areas - No General Plan Amendment will be required for rezoning five (5) acres or less in any land use designation.

9.3 Minor General Plan Amendments -

9.3.1 Minor General Plan Amendment procedures - Minor General Plan Amendments shall be processed and noticed in the same manner as zoning map amendments.

9.3.2 Actions requiring a Minor General Plan Amendment -

9.3.2a - Any rezoning for residential development not conforming to the provisions of Section 9.2.1 above.

9.3.2b - Any rezoning from a residential designation to a commercial or industrial designation involving more than five (5), but less than forty (40) acres.

9.3.2c - Any rezoning from a single family residential to a multi-family residential designation involving more than five (5), but less than forty (40) acres.

9.3.2d - Any owner initiated amendment that will result in a decrease in land use intensity.

9.4 Major General Plan Amendments -

A Major General Plan Amendment is required by any proposal that would substantially alter the City's planned mixture or balance of uses. The criteria for determining the need for a major amendment include the relative size and amount of change proposed, its relationship and impact on surrounding uses, and its impact upon major public infrastructure.

9.4.1 Major General Plan Amendment procedures - Major General Plan Amendments shall be considered and acted upon in accordance with the provisions of Arizona Revised Statutes 9-461.06H. Major General Plan Amendments shall be heard by the Safford City Council in the month of October. In order to be placed on the amendment hearing agenda amendment proposals must be submitted to the Planning and Community Development Department by April 1 in order to be considered within the same calendar year.

9.4.2 Actions requiring a Major General Plan Amendment -

9.4.2a - A proposed change in a land use designation involving three hundred twenty (320) or more acres.

9.3.2b - A proposed increase of two hundred (200) or more multi-family housing units.

9.3.2c - Any proposed change in land use that would not meet the criteria set forth in Sections 9.2 or 9.3 above.