

Town of Pima



GENERAL PLAN – 2026

*Adopted by the Mayor and Council
Town of Pima
_____, 2016*

Acknowledgements

The following individuals had a major role in the preparation of the Pima General Plan 2026.

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Residents and Citizens of the Town of Pima

All maps, statistics, data and accompanying text are sourced from the US Census, Regional Inventory of Economic Assets, Arizona Department of Emergency Management, Graham County, and the Town of Pima website.

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CHAPTER 1: PURPOSE

In 2015, the Pima Town Council began efforts to develop a General Plan in accordance with the statutes of the State of Arizona. Upon adoption by the Town Council, this will be the first General Plan for the Town of Pima.

The State of Arizona requires all municipalities to have a General Plan as set forth under the Growing Smarter legislation passed in 2000 (Arizona Revised Statutes, Title 9, Cities, Sections 9-461.05, and 9-461.06).

Section ARS 9-461.05 states:

“Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality.”

The General Plan serves as the chief planning document for all future town development. It is a statement of what the Town wants to become and how it wants to get there. It identifies the strengths of the community, while preparing for challenges it may face in achieving future development.

Noticed public hearings were held by the Planning and Zoning Commission on August 9, 2016. The action of the Planning and Zoning Commission at the public hearing was to refer the Plan back to staff to make appropriate revisions to comments received during that meeting and bring it back to the Commission for further review and action.

This General Plan was prepared and developed according to the requirements set forth in state statute. The draft General Plan was transmitted to various organizations, entities, and agencies for review and comments on August 30, 2016.

On [REDACTED], 2016, the Planning and Zoning Commission passed a motion recommending adoption of the Pima General Plan 2026, by the Town Council.

On [REDACTED], 2016, the Pima Town Council approved Resolution No. 2016-[REDACTED], thereby adopting the Pima General Plan 2026.

Vision Statement

The Pima General Plan 2026 is a statement of the community's values and vision. The Plan contains the foundational structure for the Town to establish goals; Identify achievable objectives; Prepare, adopt, and implement policies to support future sustainability; Identify areas for potential growth and development; and determine strategies achieve the community vision.

The Vision Statement identifies the focus of efforts to develop and maintain a strong, self-sufficient community that desires diverse economic and employment opportunities; that is attractive to new employers and businesses; and is faithful to its historic and natural assets.

The Town not only intends to continue maintaining a sense of community pride through progressive cooperation among its residents, businesses, and government, but also to encourage additional facilities and services to serve the needs of both residents and visitors alike. This vision of Pima includes an attractive, well maintained Town that is family oriented and friendly, while at the same time offering economic opportunities, recreational and cultural activities.

Pima will prepare and adopt a Vision Statement in support of the General Plan.

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CHAPTER 2: ORIENTATION

Setting

Pima Global Identifier:	Longitude: -109.985, Latitude: 33.0094.
City Hall Hours:	Monday thru Friday: 8:30-4:30
Council Meets:	1st Tuesday, 7:00 p.m.
Incorporation Date:	1916
Charter City:	No
Population:	2,387 (2010 Census)
Area Within Limits:	8 sq. mi.
Elevation:	2,846 ft.
County:	Graham
General Election:	November
Directly Elected Mayor:	No
Sales Tax:	2%/\$361,624
Bed Tax:	None
Use Tax:	None
Property Tax:	Primary
Council/Manager Form:	Yes
Municipal Property Corporation:	No
Alternative Expenditure Limit:	Yes
Arizona Congressional District:	One (1)
Arizona State Legislative District:	14.

Pima's climate can be characterized as semi-arid. Average high temperature is 80.8°F, with annual low temperatures of 46.9°F. The average annual temperature is 63.85°F. Average annual precipitation is 10.43 inches. The terrestrial characteristics of the Town of Pima and the surrounding areas are typical of the Sonoran Desert, an arid environment that covers much of southern Arizona. Vegetation in this zone is comprised mainly of Sonoran Desert Scrub and cactus. The climate, when compared to other regions in the State of Arizona, is relatively moderate. Summer rainfall historically begins early in July and usually lasts until mid-September. Moisture-bearing winds move into Arizona at the surface from the southwest and aloft from the southeast. The shift in wind direction, termed the North American Monsoon, produces summer rains in the form of thunderstorms that result largely from excessive heating of the land surface and the subsequent lifting of moisture-laden air, especially along the primary mountain ranges. Thus, the strongest thunderstorms are usually found in the mountainous regions of the central southeastern portions of Arizona. These thunderstorms are often accompanied by strong winds, blowing dust, and infrequent hail storms

The Town planning area extends beyond the Town's limits. The purpose of the planning area is to indicate preferred future land use for property that may one day be annexed into the Town. It allows the Town to indicate the preferred future use of property on its borders.

Pima's planning area extends one mile beyond the existing Town limits. All of the land within the planning area and beyond the Town limits is within the unincorporated area of Graham County.

History

Pima was founded by Mormon settlers in 1879. It was originally named Smithville. The first settlers had been living in Forrest Dale, but then were told they had to leave because the location was on Indian land. Unlike other Mormon settlements of the era, Smithville was not planned by the leaders of the church.

Joseph K. Rogers was the first branch president at Pima, being appointed to this office before any of the settlers arrived. The branch was organized into a ward in 1880. In 1930 the ward had 666 members. Pima had a population of 980, and a total of 1,260 people resided within the boundaries of the Pima ward. In 1990 Pima had 1,725 residents. In 1882 Jesse N. Smith predicted that a Mormon temple would one day be built in Pima. The Gila Valley Arizona Temple is currently at a site between Pima and Thatcher in Central, Arizona within the boundaries of the Pima Arizona Stake of the Church.

The Town of Pima is a small rural community nestled in the Gila Valley (named after the Gila River), near the foothills of majestic Mount Graham. Pima is at an elevation of 2,835 feet. Known as the "Pioneers of the Valley" – The Town of Pima was founded in 1879 and was first called Smithville. It was later known as the Village of Pima, and then became the Town of Pima when it was incorporated on May 1st, 1916. The Town of Pima is approximately 152 miles southeast of Phoenix; 128 miles northeast of Tucson; and 8 miles northwest of Thatcher in Graham County. Current population is approximately 2,500. The Town of Pima prides itself as a community with a rich history of friendly neighbors, high-quality schools, and a town government that cares deeply about its residents and visitors. Pima is a business-friendly community with exceptional amenities and accessible proximity to markets throughout the Southwest and Mexico. The election was held on August 11, 1884 with the polls being open from 10:00 a.m. until 4:00 p.m. with the following being elected:

- Mayor - John Taylor
- Council - Gilbert Webb, Henry Norton, W.W. Crockett, A. Baker
- Pound Keeper - Henry D. Dall

Thus, the first organized governmental body took office in the Village of Pima. We remained the Village of Pima until 1916 when the following minutes are recorded:

After the Town of Pima had been incorporated, the process of selecting a Mayor was the first order of business. The newly appointed Councilmen, A.E. Packer, J.H. Mangum, Jr., Alfred Rohner and John Nuttall, Jr., (W.A. Lines being absent), met to select from among themselves a man to serve as the first Mayor of the Town of Pima, on May 15, 1916. With a motion by J.H. Mangum and a second by Alfred Rohner, A.E. Packer's name was nominated to be the Mayor and the vote was unanimous.

Attractions and areas of interest:

Cluff Ranch Wildlife Area

Located just five miles south of Pima in the foothills of the Pinaleño Mountain, this 788-acre wildlife and recreation area provides opportunities for fishing, birding, and non-motorized boating, including a paved boat ramp. Pond #3, which is surrounded by a hiking path, supports largemouth bass, black crappie, bluegill sunfish, channel and flathead catfish, and black bullhead, and is stocked with rainbow trout during the winter months. A ½-mile nature trail begins at the headquarters parking lot and includes interpretive signage.

Website: <https://www.azgfd.com/wildlife/viewing/wheretogo/cluff>

Aravaipa Canyon Wilderness

About an hour's drive from Pima is a truly spectacular wilderness that is world renowned for its scenic beauty and abundant wildlife. The area is so popular that permits are limited to 20 per day on the east entrance to the canyon and another 30 on the west end. These are acquired online and are available up to 13 weeks in advance. More than 1,000 acres of riparian habitat in 12 drainages including the 11-mile main canyon through the wilderness. Hikers enjoy a cottonwood-willow and mesquite bosque riparian corridor that follows the creek. Saguaro-studded cliffs tower high. Aravaipa is a birdwatcher's paradise, with more than 150 species including peregrine falcons and common black-hawks documented in the wilderness. Desert bighorn sheep are frequently seen high above the canyon, and with their lambs in summer. White-tailed and mule deer, javelina, coyotes and coatimundi are sometimes seen; more often evidence of their presence is their distinctive tracks in the mud. Aravaipa Creek is often considered the best native fish habitat in Arizona, with seven species of native fish.

Website: <http://www.blm.gov/az/st/en/arolrsmain/aravaipa.html>

Roper Lake State Park

This is a great place to take the family to picnic, camp, or play in the water. Fish for largemouth bass or rainbow trout from the shore or a boat (canoe, kayaks, sailboats and small electric motors allowed). Stunning views of Mount Graham from this 30-acre lake just south of Safford. The Island is a day-use area with picnic tables, grills, shade ramadas, and a swimming beach.

Roper Lake also has campgrounds, RV sites, and rental cabins. Birds are plentiful due to the abundant water and surrounding vegetation. Just three miles south on U.S. 191 is Dankworth Pond, a subunit of Roper. Less developed and much quieter, the site includes a fishing pier, picnic ramadas, restrooms, a nature trail, and small playground. Many species of birds have been recorded here. An entry fee is charged by Arizona State Parks for access to both areas.

Website: <http://azstateparks.com/Parks/ROLA/index.html>

Gila Box Riparian National Conservation Area

The 23,000-acre Gila Box Riparian National Conservation Area is an oasis in the desert. Its four perennial waterways – the Gila and San Francisco rivers and Bonita and Eagle creeks – are the

heart of this remarkable place. The Gila River canyon, the Gila Box, includes patchy mesquite woodlands, mature cottonwoods, sandy beaches, and sheer buff-colored cliffs. The river is popular for rafting and kayaking seasonally. Bonita Creek, a birdwatcher's paradise, is lined with large cottonwoods, sycamores, and willows and can be accessed at several crossings. Two campgrounds, several picnic and day-use facilities, hiking trails, and boat access to the river make this a great family getaway. Cliff dwellings, historic homesteads, Rocky Mountain bighorn sheep, miles of backcountry roads and over 200 species of birds await explorers. Website: <http://www.blm.gov/az/st/en/prog/NLCS/GilaBoxNCA.html>

Eastern Arizona College

A special bonus of living in the Gila Valley is proximity to Eastern Arizona College. Currently a two-year college, EAC offers a wide variety of course offerings including ones geared toward hobbies and crafts. Graham County residents 55 and older can take classes for free. The college also has two large auditoriums that host student and visiting performances. Website: <https://www.eac.edu/>

Mount Graham Golf Course

This oasis in the desert includes an 18-hole, par 72 course that is open to members and visitors alike. The gentle course is walker friendly but cart rentals are also available. There is a grass driving range with short game practice areas and range balls available. Tee times can be reserved online: <http://www.gilavalleyweb.com/golf/reserve.php>

Mt. Graham Recreation Area

What a special treat for those living here or just visiting! Beginning in our low-elevation desert, Swift Trail wiggles up the mountainside, offering spectacular views of the Gila Valley to the north and Sulphur Springs Valley to the south. Along the way, visitors pass through vegetation changes similar to driving from Mexico to Canada: desert scrub, grasslands, oak woodlands, mixed conifers, ponderosa pines, and spruce-fir forests. The highest peaks top 10,000 feet! Nine Forest Service campgrounds plus primitive camping, fishing at Riggs Lake, more than 20 trails, and abundant wildlife combine to provide plenty to do on a day, weekend or the whole week!

Website: <http://www.fs.usda.gov/recarea/coronado/recreation/recarea/?recid=25310>

Mt. Graham International Observatory

Mt. Graham is home to the largest telescope in the world. The Large Binocular Telescope (LBT), will provide new and more powerful views of deep space, including potentially answering fundamental questions about the origins of the universe and mysterious worlds in other planetary systems. The Vatican Advanced Technology Telescope began scientific observation in 1994. The Submillimeter Telescope, a partnership between Max Planck Institute for Radio Astronomy, located in Bonn, Germany, and Steward Observatory, commenced scientific observations in early 1995. Website: <http://mgio.arizona.edu/> Weekend tours, weather permitting, are offered mid-May and through October; advance reservations are required. Tours begin at Eastern Arizona College's Discovery Park Campus in

Safford. The 40-mile trip up scenic Mount Graham focuses on the mountain's geology, history, and diversity of life; a lunch near the summit of the mountain; and a guided tour of the observatory facilities. The 20" Tinsley Cassegrain reflector telescope at Gov Aker Observatory, located at Discovery Park, is open to the public Monday through Friday, 8:00 a.m. to 4:00 p.m., and Saturday, 4:00 p.m. to 9:30 p.m.

Website: <http://www.eac.edu/discoverypark/>

Frye Mesa

Stocked with rainbow trout December through February, this 5000'-elevation lake provides wintertime fishing opportunities in a scenic location. About a half-mile beyond the reservoir, at the end of Forest Road 103, Frye Canyon Trail #36 heads out toward the upper slopes of the mountain.

Arizona Commerce Authority Profile 2016

Community Profile for **Pima**



Pima is on the Gila River in north-central Graham County. Mormon settlers seeking a canal site in the Gila Valley laid out a town site, naming it Smithville for Mormon leader Jesse Smith. The town was later renamed Pima after the Indian tribe. The Gila River was one of the main waterways followed by fur trappers and mountain men in the 1820s and 1830s. The lands aside the river became the Gila Trail along which General Stephen W. Kearny brought his "Army of the West" in 1846. From Tucson, the route to Pima is east on Interstate 10 to U.S. 191, turning north to Safford, then northwest on U.S. 70. From Phoenix, Pima is reached via U.S. 60 to Globe, then on to U.S. 70.

Principal Economic Activities

Agriculture is the predominant economic activity in Graham County. Pima historically has been an agricultural center, with irrigation water coming from the Gila River. As a farm trade center, Pima serves surrounding agricultural areas. It also is becoming a popular retirement community. Increases in tourism and winter visitors have boosted wholesale and retail trade. County, state and federal offices and the community college in Thatcher also provide employment.



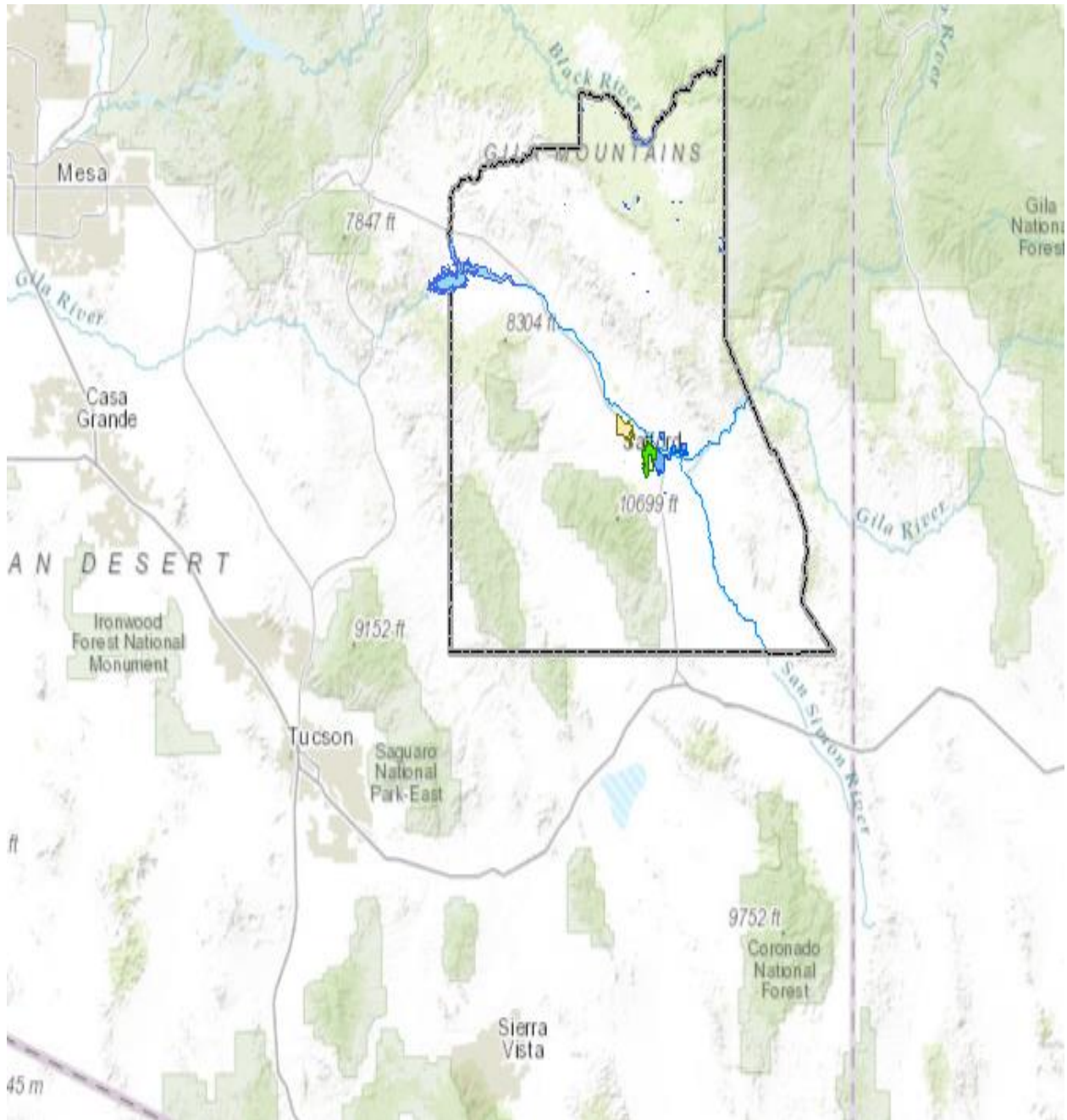
Scenic Attractions

Pima is just north of the Coronado National Forest, which provides numerous recreational facilities. Two of the most popular areas are the Pinaleno Mountains and 10,720-foot Mt. Graham. The 36-mile long Swift Trail goes to Mt. Graham's summit and features many picnic, hiking and camping sites. The Mt. Graham Observatory includes the Large Binocular Telescope. 46 miles from Pima is the ranger station at Columbine and Riggs Lake, which has facilities for fishing, boating and other water activities. Twenty-six miles away is Cluff Ranch Reservoir, a premiere water recreation area. 43 miles from Pima is Aravaipa Canyon, one of the most scenic wilderness areas in Arizona. Passes to visit Aravaipa Canyon must be obtained through the Bureau of Land Management Safford Office. Other attractions include Hot Wells Dunes, Gila Box Riparian National Conservation Area, and Black Hills Back Country Byway.

Community Facilities

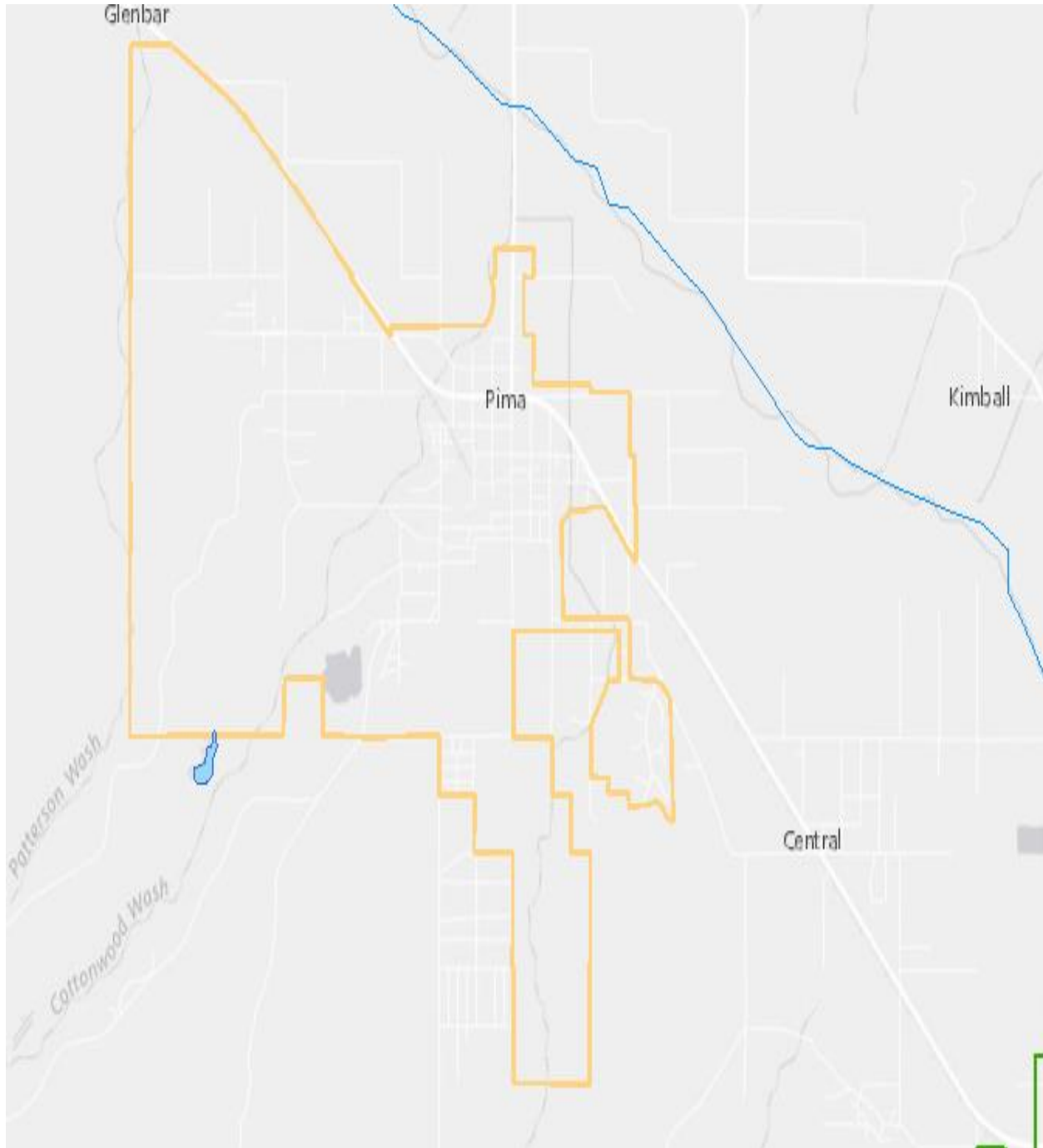
The Town of Pima has a museum, a library, two city parks (41 acres), a swimming pool, a roping arena, several handball, tennis and racquetball courts, and four softball/baseball fields.

2016 GRAHAM COUNTY REGIONAL MAP



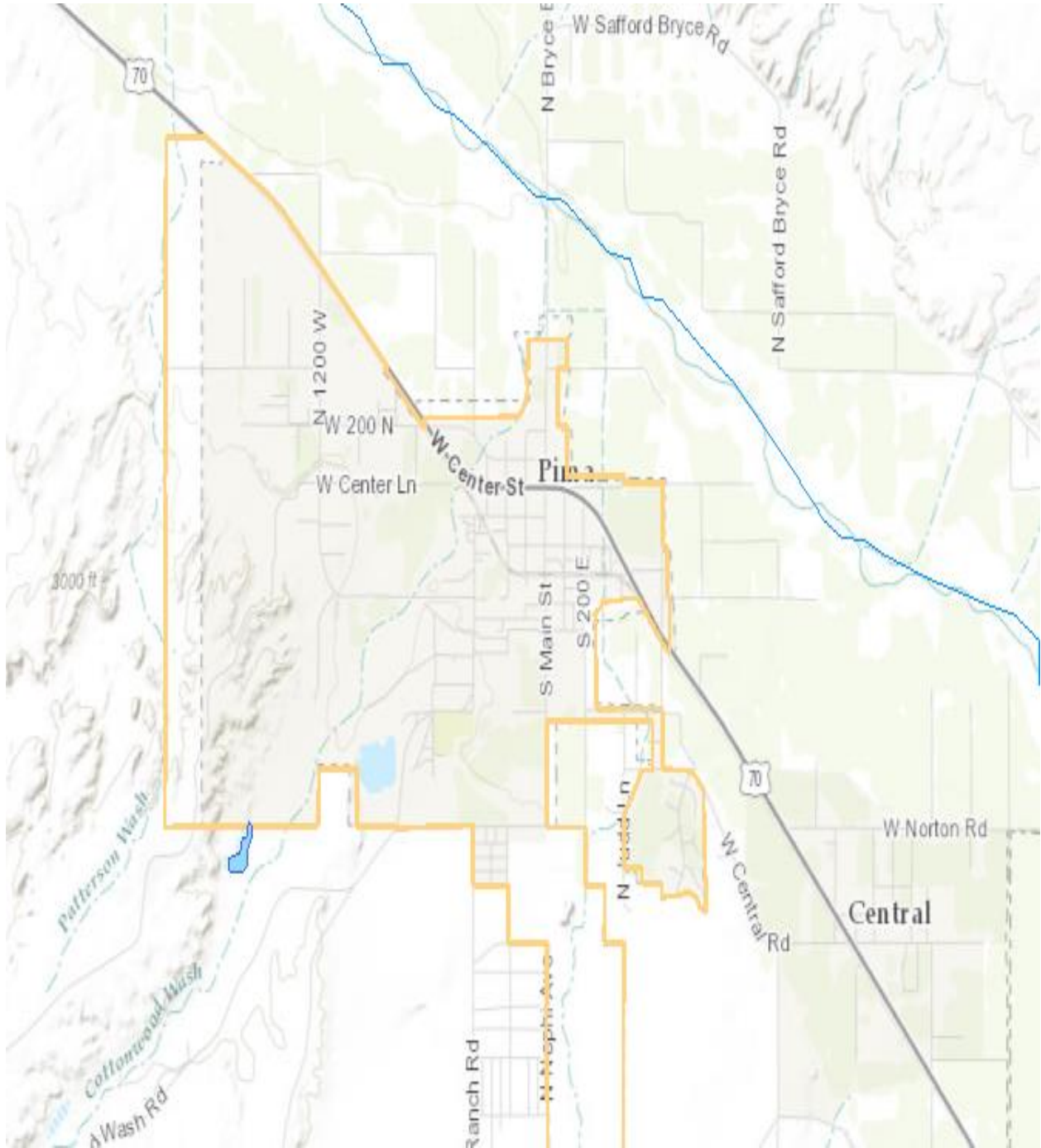
- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

2016PIMA BOUNDARY MAP



- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

2016 PIMA TOPOGRAPHY MAP



- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

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CHAPTER 3: 2016 PIMA

Residents Perceptions

Public Town Hall Workshops:

Two public meetings were held to garner feedback and support from the community. The format of the first meeting, held on November 15, 2015, was designed as an interactive workshop. Unfortunately, only the Town Manager attended from the community.

The second meeting, held on February 9, 2016, was also a public workshop. Those attending the workshop included members of the Planning and Zoning Commission and the general public. The format of community discussion addressed the areas of present and future perceptions of Pima's identity, vision, culture, zoning, and circulation.

The discussion opened by questioning the current identity of Pima, as seen through the eyes of Pima residents who were asked to suggest characteristics of the Pima community as identified previously. The responses are summarized as answer to the statement, *The perception is that Pima is more closely associated with:*

- Rural, non-metropolitan, population intensive communities;
- Residential, "bedroom" community supporting larger, neighboring communities;
- Entrepreneurial and small businesses and family operated enterprises, rather than franchise businesses;
- Agricultural farming and ranching;
- Hard working, semi-skilled workers;
- Faith-based community;
- Low to moderate annual incomes;
- Limited ethnic diversity;
- Traditional western Americana philosophy and lifestyle;
- Post High School or vocationally trained;

2015 Demographics

Distance to major cities:

Tucson:	151 miles
Phoenix:	153 miles
Nogales:	162 miles
El Paso:	246 miles
Albuquerque:	379 miles
Las Vegas:	453 miles
Los Angeles:	529 miles
Salt Lake City:	735 miles
Denver:	782 miles

The population of Pima is 2,479 (est. 2014) and has steadily, but minimally increased over the last few decades. 37.45% of the population was under the age of 20; 15.98 % of the population was 60 and older; 46.58 % were between the ages of 20 and 60.

93.4 % of the population identified themselves as White; 6.6% identified themselves as Hispanic, American Indian/Alaska Native, Asian, Black, Pacific Islander, other or multiple races.

2015 Labor Force by Occupation

Civilian employed population 16 years and over	1,032
Management, business, science, and arts occupations	352
Service occupations	186
Sales and office occupations	210
Natural resources, construction, and maintenance occupations	184
Production, transportation, and material moving occupations	100

2015 Median Household Income

	\$58,601
Less than \$24,999	22.2%
\$25,000 to \$49,999	28.5%
\$50,000 to \$99,999	37.9%
\$100,000 to \$149,999	6.4%
\$150,000 to \$199,999	2.2%
\$200,000 or more	2.6%

2015 Educational Attainment (resident)

No high school diploma	10.7%
High School Diploma (or GED)	28%
Some College	29%
Associates Degree	10.3%
Bachelor's Degree	15.9%
Graduate Degree	6.1%

<u>2015 Total Housing Units</u>	1,033
Median number of rooms per unit:	5.5
3 rooms or less:	7.5%
4 rooms or more:	92.5%

2015 Educational facilities

Pima Unified School District
 Pima Elementary School
 Pima Junior High School
 Pima High School
 Dan Hinton Accommodation School
 Discover Plus Academy
 Eastern Arizona College

- SOURCE: <http://www.pimatown.az.gov/linked/regionalinventoryofeconomicassets.pdf>

TRANSPORTATION/CIRCULATION

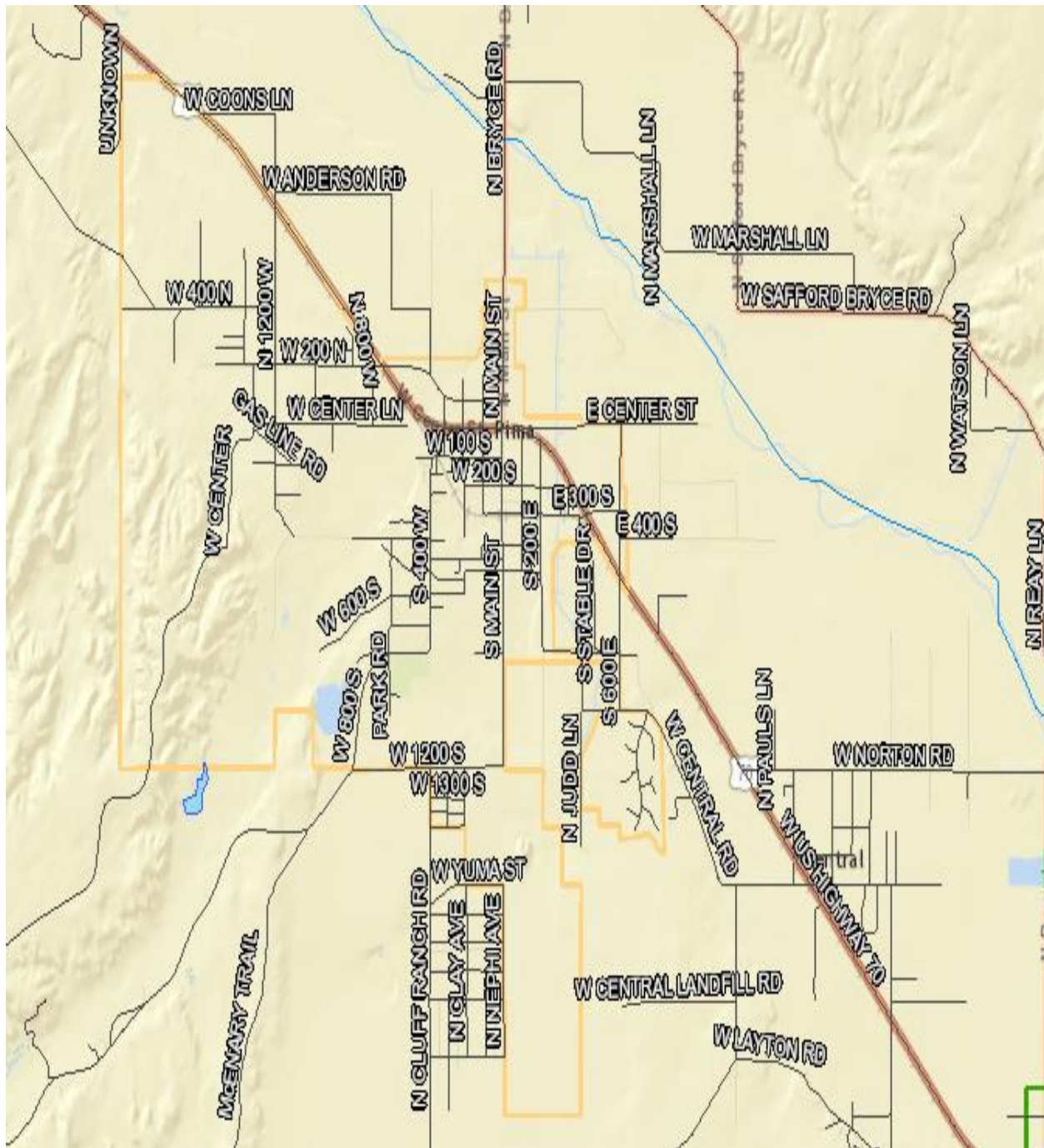
The transportation system in Pima is similar to that in other communities. The major access to the community is U. S. Highway 70 which divides Pima into northeast and southwest. The highway provides access to the communities of Thatcher and Safford to the east; the San Carlos Apache Indian Reservation and the City of Globe to the west.

Highway 70 is under the jurisdiction of the Arizona Department of Transportation. Much of the highway right-of-way is unimproved within Pima town limits. The Town is responsible for the street lights and maintenance of the landscaping in the right-of-way. The Town is also responsible for clearing the highway right-of-way.

Future development along the highway should incorporate high quality landscaping that is in compliance with ADOT standards and appropriate for the local environment and climate. Landscaping should allow business visibility and be appealing to local residents and visitors. Pedestrian crossings could further improve pedestrian safety.

The Town of Pima maintains 17 linear miles of roadways. Due to Pima's "extra-large" grid platting, linear miles are appropriately descriptive. In the future, if development and redevelopment results in increased density and intensity, the Town may want to consider additional improvements and designation of public roadways.

2016 PIMA STREET MAP



- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

Airport

Pima is served by the Safford Regional Airport, 18 miles east of Pima Town Hall.

Safford Regional Airport is a general aviation facility at an elevation of 3,177 feet above sea level.

An alternative general aviation airport in the region is the San Carlos Apache Airport owned by the San Carlos Apache Tribe, 61 miles west of Pima Town Hall at an elevation of 3,261 feet above sea level.

Passenger service is available through commercial airlines based at the following major airports:

Tucson International Airport (Tucson, AZ)	132 miles
Phoenix-Mesa Gateway Airport (Mesa, AZ)	139 miles
Phoenix Sky Harbor International Airport (Phoenix, AZ)	153 miles
Albuquerque International Sun port (Albuquerque, NM)	375 miles

Railway

Pima is served by the Eastern Arizona Railway. The Arizona Eastern Railway operates 265 miles of railroad between Clifton and Miami, Arizona, serving the copper mining region of southeastern Arizona, and the agricultural Gila River Valley. The railroad offers a service location for lumber, building materials and other consumer commodities at Globe, 69 miles west of Pima Town Hall.

Private Transportation Companies

The area is served by commercial bus lines and taxi operations, based in the Safford area.

PUBLIC SERVICES

The Town of Pima provides some services and receives other services through or other arrangement. With a small population, this has historically proven to be an effective and efficient way of serving Town residents, businesses and visitors.

Park

Pima maintains two community parks and a public swimming pool:

The Town of Pima swimming pool is located at 321 South 100 East.

Blue Ribbon Park is located at S 300 E.

Heritage Park is located at S 100 W.

Vard Lines Memorial Arena located at 1175 S. 800 W

Olie "Dude" Draper Fields located at 1175 S. 800 W

Fire Department

The Pima Fire Department is a volunteer department enclosed within the town limits.

Sanitation

Solid waste disposal for most of the businesses in town is provided by Vista Recycling. Solid waste is taken to the Safford Landfill.

Wastewater

The Town of Pima is the wastewater provider.

Pima Unified School District

The Town of Pima is within the boundaries of the Pima Unified School District.

The Pima School District maintains an Elementary, Junior High, and High School.

The 2016 student enrollment is 810.

Law Enforcement

The Town maintains a police department for law enforcement services with reciprocal assistance from other agencies including, but not limited to, the Graham County Sheriff Department and the Arizona Department of Public Safety.

The department sworn personnel is currently composed of six (6) officers.

The department vehicle fleet is currently comprised of eight (8) vehicles.

Current crime rates are lower than other municipal averages.

Two home security companies have rated Pima one of the safest communities in Arizona.

Detention facilities are maintained by Graham County.

Emergency Medical Services and Health Care

Emergency 911 calls go to Graham County Dispatch, from there to Southwest Ambulance, who holds the Certificate of Necessity. Southwest Ambulance is a contract operator for emergency medical transport for the region.

The nearest emergency treatment location is Mount Graham Medical Center.

Electrical, Water and Natural Gas Utility

The Graham County Electric Cooperative provides electricity, water and natural gas for Pima.

Courts

Court services are provided by the Town Magistrate Court.

Other Public Buildings

A United States Post Office is located at 41 E. Center St.

A public library is located at 70 S. 200 W.

Communications

Telephone service is provided by Century Link, which has a central office in Pima. AT&T and Verizon Communications maintain wireless towers.

Cable television is provided by Cable One, Inc.

Satellite television programming is available through contract with various providers.

Religious structures

There are four (4) church structures:

Church of Jesus Christ of Latter Day Saints (2)

49 S 100 W

341 W 450 S

First Baptist Church

116 S Main St.

St. Martin de Porres Catholic Church

50 S Main St.

Service Clubs and Organizations

The community benefits from the work of volunteer service organizations to include the Boy Scouts of America, Lions Club, and Rotary Club. These organizations contribute to Pima by sponsoring various community events and raising funds for local causes.

LAND USE

Existing Land Use

For the most part, existing land use in Pima is consistent with the existing zoning. Under existing land use, the dominant zoning area is agricultural or residential.

Land Ownership

Most land in Pima is owned by private property owners. Arizona State and Bureau of Land Management Land are adjacent or near town limits.

Existing Zoning Code

Section 12-1-2 General Purpose

The provisions of the Town of Pima Zoning Code are established to protect and promote the health, safety, and general welfare of all present and future residents of the Town of Pima, including without limitation the following:

- 12-1-2. A. To implement the General Plan of the Town of Pima.
- 12-1-2. B. To guide new growth and redevelopment in accordance with the policies of the General Plan of the Town of Pima.
- 12-1-2. C. To encourage the most efficient use of land.
- 12-1-2. D. To reduce potential hazards resulting from incompatible land uses.
- 12-1-2. E. To promote the economic stability of the community.

Section 12-3-1 Division of Zones

In order to carry out the purposed of this chapter, the Town of Pima, Arizona is hereby divided into zones as follows:

- 12-3-1. A. AR Agricultural Residential Zone
- 12-3-1. B. MH Manufactured Housing Zone
- 12-3-1. C. CC Central Commercial Zone
- 12-3-1. D. AG Agricultural Zone

Section 12-3-2 AR (Agricultural Residential) Zone

12-3-2. A. Characteristics. The AR (Agricultural Residential) Zone covers that portion of the town best suited for residential development. Even so, it can be expected that a certain amount of odor and dust will be present in the zone, and people who construct dwelling or live therein should bear this in mind.

Section 12-3-3 MH (Manufactured Housing) Zone

12-3-3. A. Characteristics. The MH (Manufactured Housing) Zone covers those portions of the town where manufactured housing is or will be permitted land use.

Section 12-3-4 CC (Central Commercial) Zone

12-3-4. A. Characteristics. The CC Zone covers the central commercial and financial section of the Town of Pima and is primarily suited to retail, wholesale and service establishments. Regulations have been set forth with a view to preserving and encouraging the use of land for retail establishments plus certain other uses of a similar nature.

Section 12-3-5 AG (Agricultural) Zone

12-3-5. A. Characteristics. The agricultural zone covers the portion of the town which is best suited for agriculture and the care and keeping of livestock.

Land Use Map:

Due to the extent to which the Town has already been developed and zoned and given the maximum life of the plan, ten (10) years, the Land Use Map offers no dramatic changes in land use from what currently exists. It should be noted, however, that topographic conditions can limit the number of residential units that can be placed in any of the land use categories.

Low Density Residential:

This category denotes areas where single family detached or attached housing is appropriate. The range of density allowance is from one (1) to four (4) dwelling units per acre.

Medium Density Residential:

This category denotes areas where higher densities from dwelling units per acre are permitted. This category includes areas where single family detached or attached housing at densities from one (1) to 16 dwelling units per acre would be permitted.

Mixed Use:

This category is intended for properties suitable for the coordinated development of a mix of various types of land uses such as single or two families residential, multiple-family residential, professional and administrative offices, commercial centers, resorts areas, industrial parks and any public or semi-public use or combination of uses. Densities in this land use category allows up to 30 dwelling units per acre and are not to be single purpose land uses.

Commercial:

This category denotes area suitable for commercial uses including general retail, wholesale, lodging, and highway-oriented businesses.

Industrial:

This category denotes areas suitable for manufacturing, research and development, warehousing and distribution, multi-tenant industrial uses and limited commercial activities.

Open Space:

This category is intended primarily for public land where it is necessary and desirable to provide permanent open spaces to safeguard public health, safety and welfare and to provide for the preservation of scenic views and recreation areas.

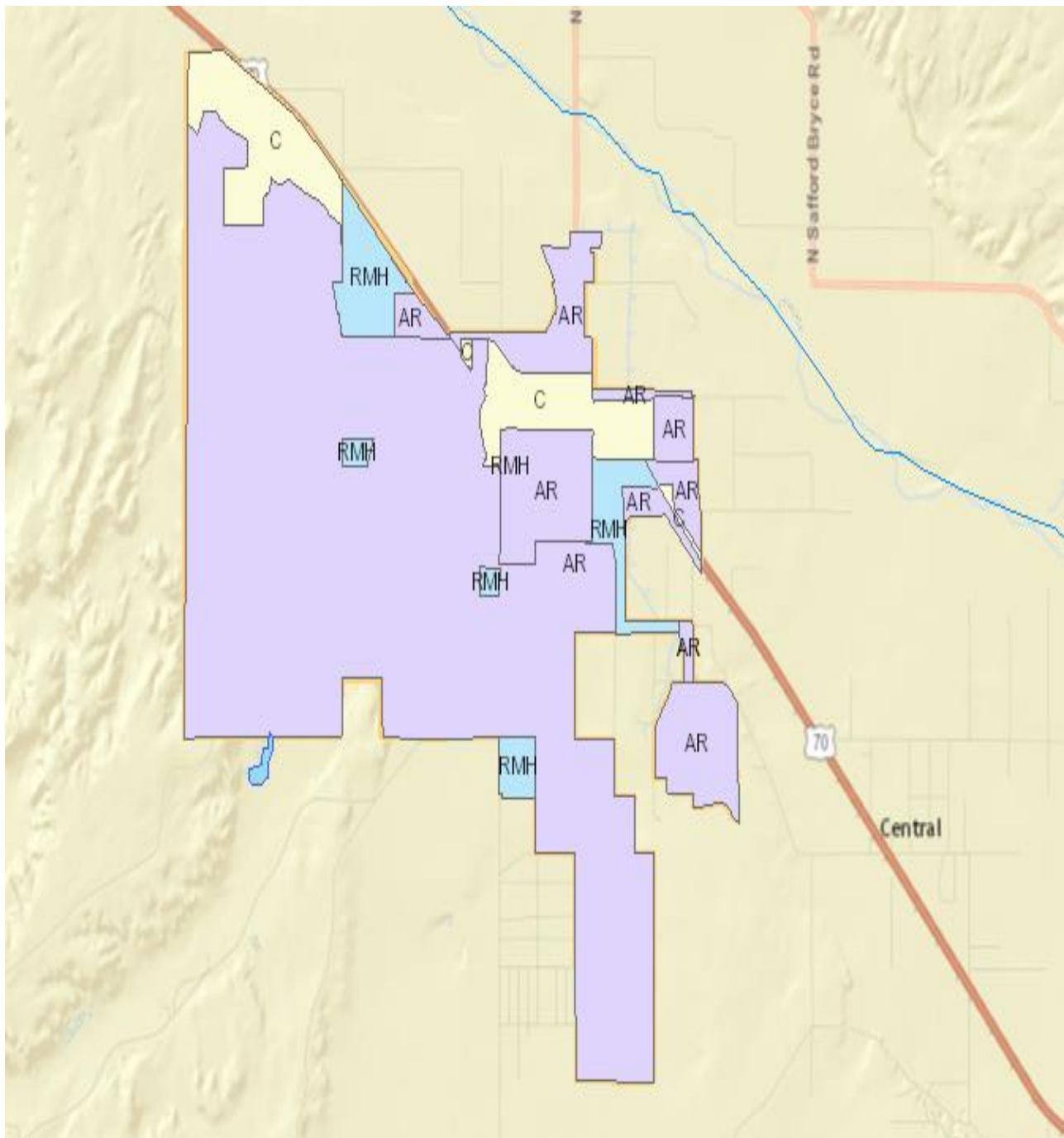
Public:

This category is intended for land uses traditionally associated with governmental operations such as schools, parks, wastewater treatment facilities, fire stations, and water well sites.

Transportation/Circulation:

This category is intended for major transportation facilities such as roads, bicycle and pedestrian ways, and airports.

2016 Pima Zoning Map



- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

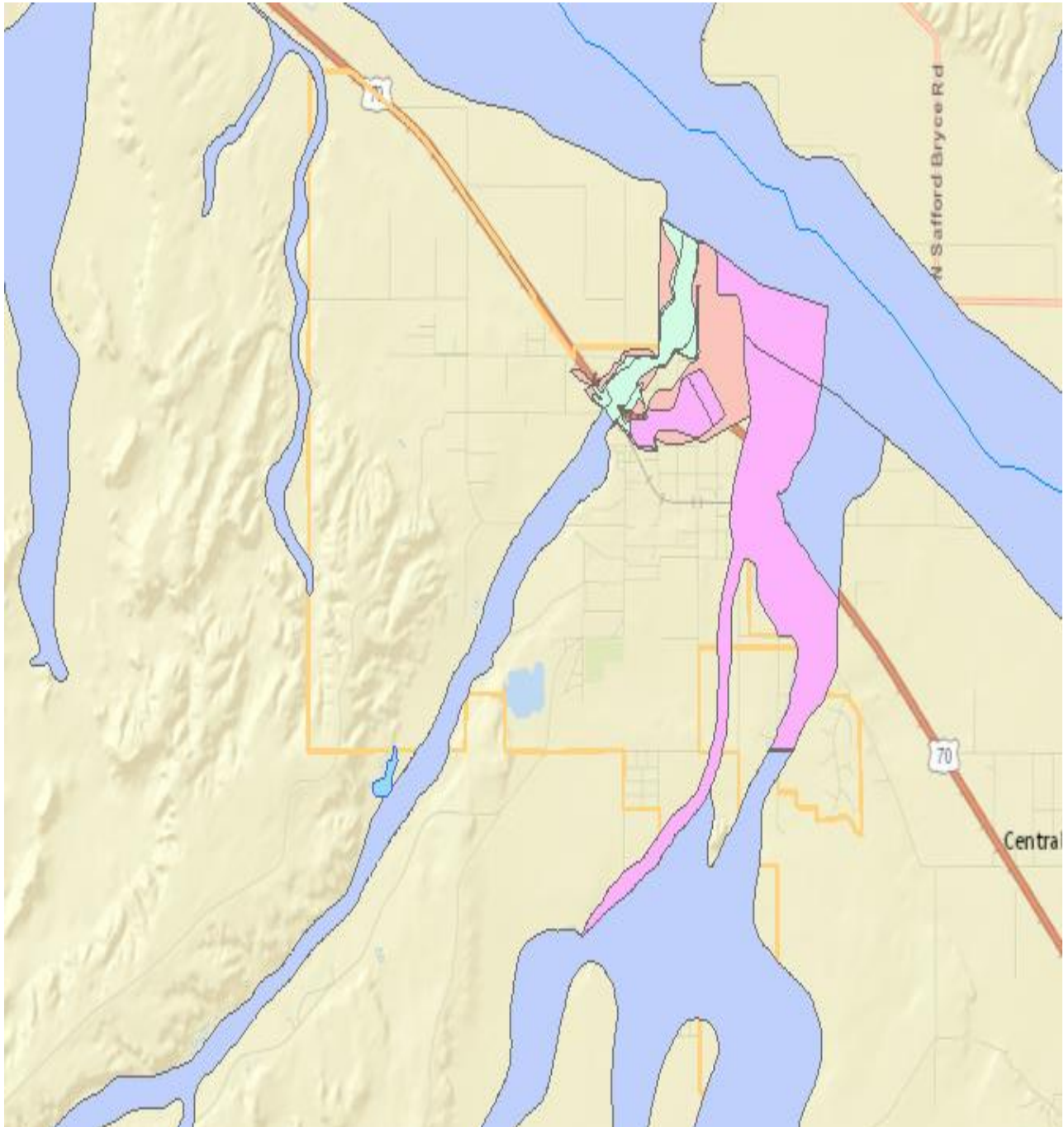
Floodplain Management

Major drainage impacts the community. Tributaries to the Gila River flow through the Town. Drainage through the Town is significant enough to warrant designation as a 100-year floodplain by the Federal Emergency Management Agency (FEMA). The extent of the existing floodplain is shown on the Flood Zone Map.

Development within a floodplain is regulated by provisions contained in the Town's Zoning Ordinance. This regulation is currently administered by Graham County as Floodplain Administrator.

Drainage improvements will result in a more realistic designation of the flood hazard area through town.

2016 PIMA FLOOD ZONE MAP



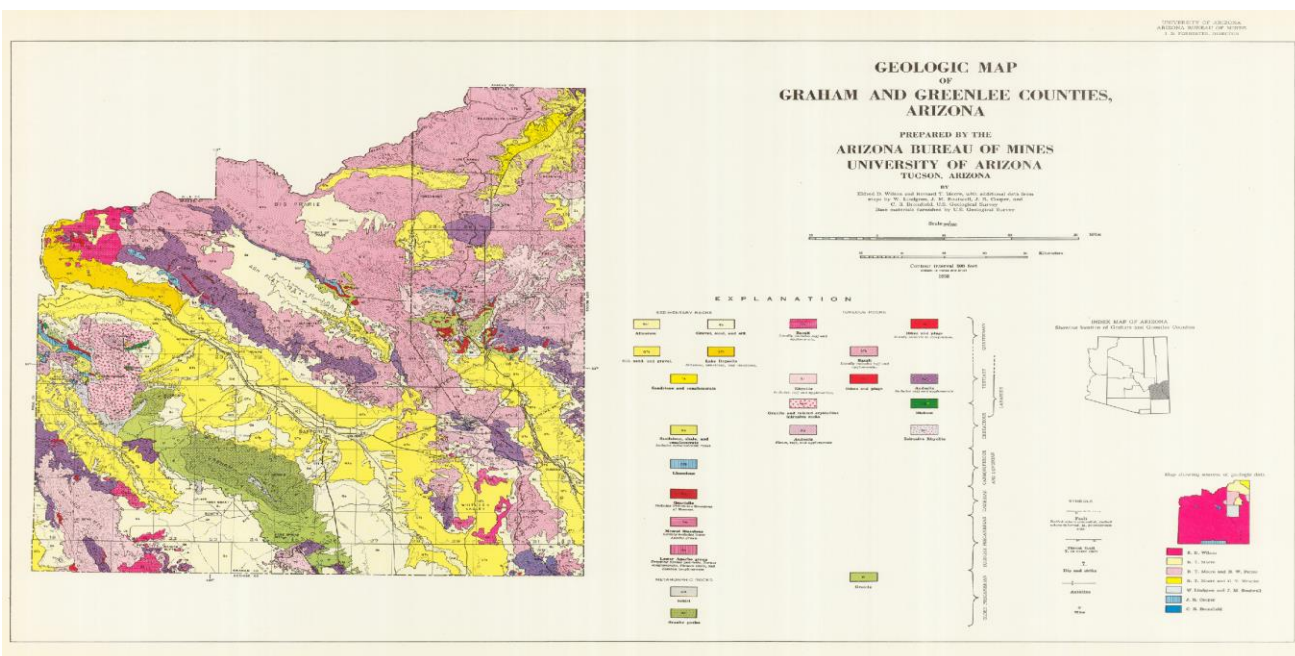
- SOURCE:
<http://www.arcgis.com/home/webmap/viewer.html?webmap=8eee23f1599a41c29e4abbbbc31c22e6&extent=-111.0354,32.13,-108.8217,33.8462>

Aggregate Resources

State law was amended in 2011 to require that the Land Use Element of each General Plan include information on the source of aggregates. Policies are also required to preserve currently identified aggregates sufficient for future development and to avoid incompatible uses.

There are currently no aggregate resource operations within the Town of Pima.

Pima Aggregate Resources Map



SOURCE:

http://repository.azgs.az.gov/sites/default/files/dlio/files/nid1623/graham_greenleecounty_1958_geologicmap.pdf

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CHAPTER 4: 2026 PIMA VISION

Residents Perceptions

During the second public input meeting on February 9, 2016 the discussion opened by questioning the 2016 identity of Pima, as seen through the eyes of Pima residents. After establishing those characteristics, the discussion turned to the future identity of Pima, as seen through the eyes of Pima residents who were asked to suggest characteristics of the Pima community in 2026. The responses are summarized as answer to the statement, *“The perception is that Pima is more closely associated with”*:

- Continuing as a rural, non-metropolitan, population intensive community;
- Continuing as a majority of residential, “bedroom” community supporting larger, neighboring communities, but with an increase in commercial and industrial sectors;
- Continuing as an entrepreneurial, small businesses and family operated enterprises, rather than franchise businesses;
- Continue agricultural farming and ranching;
- Continue to be hard-working, semi-skilled workers, with an increase in skilled workers;
- Continue as a faith-based community;
- Become more of a moderate annual income community;
- Continued limited ethnic diversity, but welcoming to change and increased diversity;
- Lessening of the traditional western Americana philosophy and lifestyle, in keeping with societal adjustments of technology;
- Continue to be a post High School or vocationally trained community, but with increases in secondary education levels;

2026 Pima Roadway Extension Options

Map data ©2016 Google
© Scribble Maps

Future Changes in Public Services

Park

GOAL:

Continue development of community parks to serve the residents of Pima.

GOAL:

Provide increased recreational opportunities for residents and visitors.

GOAL:

Complete a trails system linking areas together, making it possible to navigate the area by foot or bike in a safe manner.

Policy: Work with property owners to develop access and connections to trails.

Policy: Work with stakeholders to develop a detailed trails master plan.

Water

GOAL:

Improve the Town's water supply, distribution system and storage capacity, including potable and reclaimed water that meets the needs of the Town.

GOAL:

Efficient and effective use of water.

Policy: The Town will require that all new commercial and industrial developments use reclaimed wastewater for non-potable applications such as toilet flushing, landscape irrigation, and fire protection whenever possible.

GOAL:

Require developments to have an adequate water supply.

Policy: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic (potable and reclaimed) water.

Policy: Conduct a study to determine the feasibility of developing adequate potable and reclaimed water storage capacity for the Town.

GOAL:

Maintain and increase water conservation for the Town.

Policy: Promote and require water conservation measures for all new development in the Town.

Sanitation

GOAL:

Adequate sanitation infrastructure in Town.

Policy: Research recycling programs and implement a program that is appropriate for Pima.

Wastewater

GOAL:

All development within the Town shall be connected to a wastewater treatment system.

Policy: As a condition of approval of pending land development projects, the Planning and Zoning Commission and/or Town Council will require connection to an adequate sanitary sewer treatment system.

Policy: Town staff will encourage prospective developers to communicate with the sanitation issues with the town in the early stages of project planning.

Natural gas

GOAL:

Provide the residents and businesses of Pima with a full range of public utilities and services available in other communities of similar size.

Electrical Utilities

GOAL:

If possible, there will be no new overhead electric or communication-related utility lines in Town. Existing overhead lines will be placed underground, when technically and economically feasible to do so.

Policy: The Town shall encourage utility providers of communications to place all future utility and communication lines underground, and to continue to place existing lines underground wherever possible.

Policy: Undergrounding of utilities and communication-related lines will be required for all new developments.

Telephone service

GOAL:

Town encourages all communication-related utility lines to be placed underground when technically and economically feasible to do so.

Policy: Work with providers to develop a comprehensive strategy to improve internet service within Pima

Pima Unified School District

GOAL:

Provide the School District with knowledge of future developments that may impact them.

Policy: Town staff shall encourage prospective developers to communicate with the School District in the early stages of project planning.

Policy: All land development applications shall be transmitted to the School District for review and comment.

Law Enforcement**GOAL:**

Provide adequate police protection to residents and visitors of Pima.

Fire Protection**GOAL:**

Provide adequate fire protection to residents and visitors of Pima.

Courts**GOALS:**

Provide adequate court services to residents and visitors of Pima.

Emergency Medical Services and Health Care**GOAL:**

Provide the residents of Pima with a more immediate means to access health care facilities.

Objective: Work with transport companies to increase access to preventative and routine medical services.

Future Land Use

Pima is a community facing many challenges in meeting the needs and desires of its residents, visitors and neighbors. The argument for quality development and redevelopment is easily made in Pima. Quality developments seem to attract more customers, visitors may tend to stay longer, and property values are generally higher. Enforcement of existing land use regulations and the use of landscaping appropriate for the setting and climate of Pima will further the goal of achieving quality development in Pima.

Economic development, as a major means in keeping the Town financially sound, is an important component in improving the lives of its residents. In the review of land development applications that would serve to improve the economic vitality of the community, a few key questions regarding health impacts would be appropriate to mitigate unintended consequences. These can be identified and dealt with in the Town's planning processes such as the General Plan, Zoning Ordinance, Subdivision Ordinance, and Building Codes.

It is the recommendation of the public input that zoning categories be limited to five (5) major categories:

Residential – Mixed Use
Commercial
Industrial
Open Space
Agricultural (to include residential)

Future Changes in Land Use

Development

GOAL:

Support development and/or redevelopment of property in a manner consistent with the General Plan.

Policy: Support land development applications and re-zonings that will be consistent with the Land Use Map of the General Plan.

GOAL:

Encourage the character of development in Town to be consistent with Pima's vision.

Policy: Enforce existing land use regulations and design guidelines set forth in the Town's Zoning Ordinance, Subdivision Ordinance, and Building Codes.

Policy: Promote the use of landscaping that is appropriate for Pima, its natural setting and climate.

GOAL:

Promote values and policies that support the overall health of the community.

Policy: Consider possible health impacts that could result from land development proposals in the planning review process.

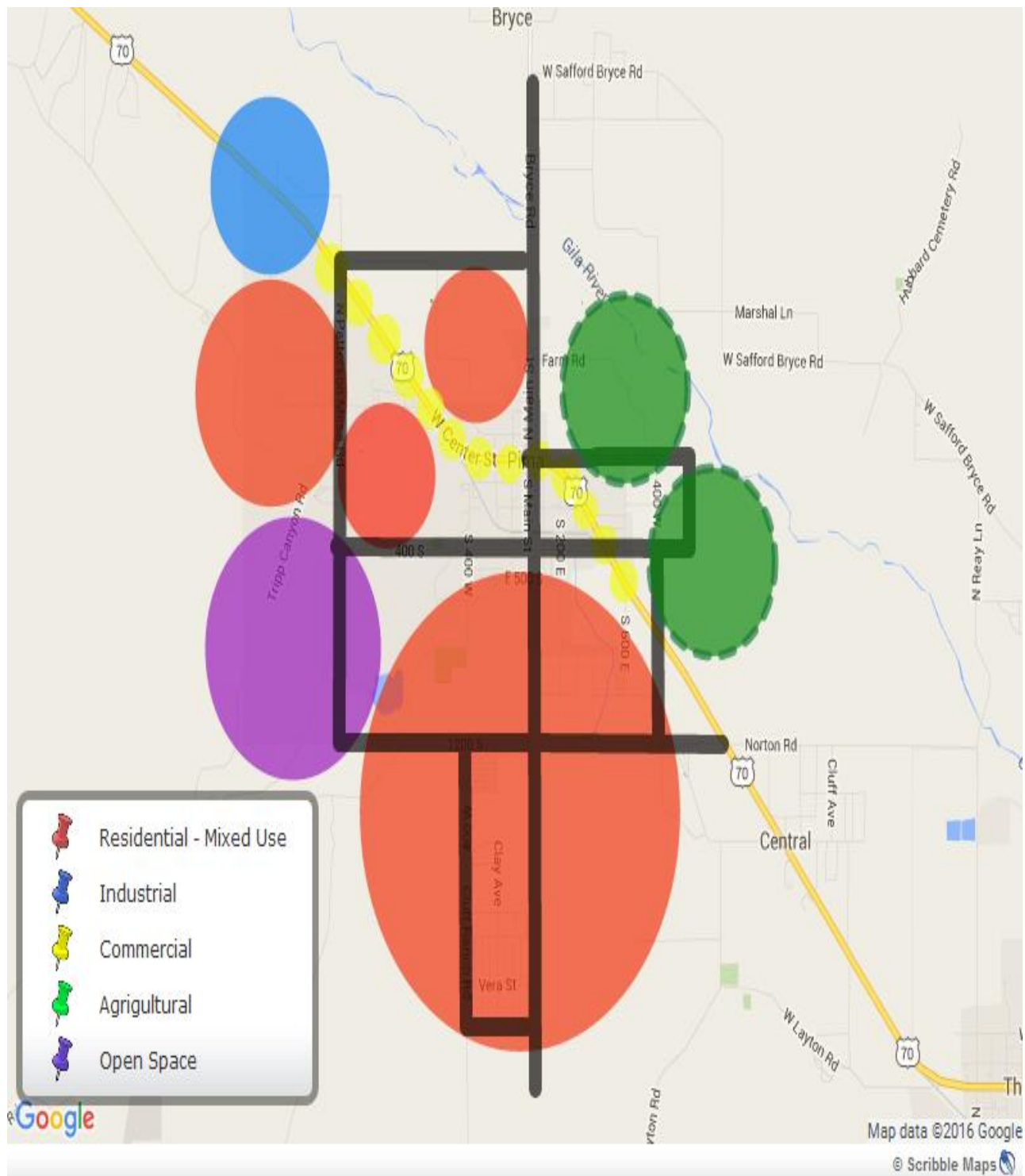
GOAL:

Minimize any potential impacts to the Americana western landscape and philosophy of the community that may be caused by proposed land development projects.

GOAL:

Provide a high level of service to accommodate visitors while retaining an emphasis on preserving the natural cultural and aesthetic resources of the area.

2026 PIMA GROWTH AREAS



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Future Floodplain Management

Major drainage impacts the community. Tributaries to the Gila River flow through the Town. Drainage through the Town is significant enough to warrant designation as a 100-year floodplain by the Federal Emergency Management Agency (FEMA). The extent of the existing floodplain is shown on the Flood Zone Map.

Development within a floodplain is regulated by provisions contained in the Town's Zoning Ordinance. This regulation is currently administered by Graham County as Floodplain Administrator.

Drainage improvements will result in a more realistic designation of the flood hazard area through town.

GOAL:

Alleviate damage from flooding within the town limits.

Policy: Conduct a drainage analysis of the Town of Pima to supplement previous flood analysis prepared by Graham County, if needed.

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CHAPTER 5: IMPLEMENTATION

The implementation chapter of the Pima General Plan sets forth the specific measures that will lead to plan achievement. Listed at the end of this chapter are objectives from each Plan element in a section titled “Implementation Activities”. This approach provides an easy-to-use reference for the Town, its stakeholders and the public to monitor plan implementation.

This chapter is organized into four sections in order to clearly communicate the Town’s future direction regarding implementation of the General Plan.

1. Administration of the General Plan
2. General Plan Amendment Criteria/Processes
3. Land Use Regulations
4. Implementation Activities

1. Administration of the General Plan

After the Town Council has adopted the General Plan, Town staff shall undertake the following actions to encourage effectuation of the plan:

When appropriate, investigate and make recommendations to the Town Council regarding reasonable and practical means for putting into effect the General Plan or parts thereof. Town staff will seek to ensure that the General Plan serves as a guide for the orderly growth and development of the community, and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports and capital budgets.

Render an annual report to the Town Council on the status of the General Plan and progress in its application.

Promote public interest in, and understanding of, the General Plan and regulations relating to it.

Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens in regard to carrying out the General Plan.

State law requires Town staff, Town Commissions, Town Boards and other governmental bodies whose jurisdiction lies entirely or partially within town limits, whose functions include recommending, preparing plans for or constructing major public works, to submit to the Town a list of the public works planned or proposed to be built during the ensuing fiscal year. The

agencies shall list and classify all such recommendations, and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Town staff shall review and report back to the proposing agency as to the conformity of their coordinated program with the adopted General Plan or part thereof.

State law also states that no public real property may be acquired by dedication or otherwise for street, square, park or other purposes; no public real property may be disposed of; no public street may be vacated or abandoned; and no public building or structure may be constructed or authorized if the General Plan applies thereto, until the location, purpose and extent of such acquisition or disposition, street vacation or abandonment, or such public building or structure, has been submitted to, and reported upon, by the Town planning staff as to conformity with the General Plan. Town planning staff shall render its report as to conformity with the General Plan within 40 days after the matter is submitted. These provisions will not apply to acquisitions or abandonments for street widening, or alignment projects of a minor nature, if the Council so provides by ordinance or resolution.

In accordance with State law, this General Plan is effective for up to 10 years. The Council will want to monitor the relevance of the Plan in future years, and if found to be deficient in any area, approve the necessary amendment(s). In any event, prior to the tenth anniversary of the Plan, the Council should direct staff to begin the preparation of a new General Plan for the community.

Pima is somewhat unique in that it must deal with more governmental agencies, authorities and districts than most similarly sized cities or towns. While this can be a challenge, it can also present opportunities to further the goals and objectives of the General Plan. In making agreements and in reaching out to other organizations, the Town will want to consider the General Plan.

2. General Plan Amendment Criteria/Process

The process and criteria for amending the General Plan should ensure that all approved amendments will not result in an adverse impact to the community as a whole. Public participation will be encouraged in all amendment applications, and all legal requirements met.

Amendments to the General Plan should occur only after careful review of the request and findings of fact in support of the revision, following public hearings before the Planning and Zoning Commission and Town Council. The term “amendment” shall apply to both text and map revisions. A major amendment to the General Plan may only be approved by affirmative vote of at least two-thirds of the members of the Town Council (4 members). A minor amendment requires a majority vote for approval.

Amendments to the General Plan may be initiated by the Town, or by formal application by the owner(s) or owner(s) agents of real property within the town limits. Prior to the approval of any land development that is in conflict with the General Plan, an amendment to the Plan must

be approved.

Major Amendment Criteria

Any change in land use on 20 acres or more shall require the major amendment process.

Any change from a residential to a non-residential land use designation for ten (10) acres or more shall be considered as a major amendment process.

The addition or deletion of a major arterial or collector road shall require the major amendment process.

Minor Amendment Criteria

Any change in land use deemed not to require a major amendment.

Any change mandated by Arizona or federal law.

A change in any land use designation to an open space, or public facility land use category, shall require the minor amendment process, regardless of acreage.

Major Amendment Process

Applicants proposing a major amendment should submit a formal application at least four (4) months prior to the Planning and Zoning Commission hearing. In most instances, the application should include both written and graphic materials and a project narrative together with supporting information/reports deemed necessary by the Town. The application should clearly explain the public benefits of the proposal as well as any impacts on the community, surrounding lands and adjacent property and their ability to mitigate such impacts. Careful attention should be given to water consumption, vehicular and pedestrian access, and circulation as well as the public improvements that may be necessary to accommodate the proposal.

All major amendments shall be processed in accordance with the citizen participation requirements of the Zoning Ordinance (Section 20.2).

All major amendment applications shall be transmitted for review and comment by national, state and local agencies, associations, districts, utility providers and other organizations with jurisdiction in the area. Information on the major amendment application shall be posted on the Town website.

At least sixty (60) days before the amendment is noticed for hearing, it shall be transmitted to the Planning and Zoning Commission and Town Council as well as the Graham County Community Development Department, the South Eastern Arizona Council of Governments, the Arizona Commerce Authority or State planning agency, and any individual or organization that has requested in writing the opportunity to review major amendments.

The Planning and Zoning Commission shall hold at least one public hearing on each major amendment. Notification of the hearing shall be provided by publication of a notice in the local newspaper at least fifteen (15) but not more than thirty (30) days in advance of the hearing.

Action of the Planning and Zoning Commission on the major amendment shall be transmitted to the Town Council.

The Town Council shall hold a public hearing on the major amendment with notice provided in the same manner as provided for the public hearing by the Planning and Zoning Commission. Adoption of an amendment by the Town Council shall be by resolution.

All major amendments to the General Plan proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made. No application for a major amendment shall be accepted by the Town of Pima after July 1 of any given year.

Minor Amendment Process

All minor amendments to the General Plan shall be processed in the same manner as map amendments to the Zoning Ordinance. There is no limitation on the times during a calendar year that minor amendments can be considered.

A minor amendment may be processed at the same time as another land development application, but must be approved in advance of any other application pertaining to the same parcel/ project.

3. Land Use Regulations

An important and practical way of implementing the goals and objectives of the General Plan is in the enforcement and use of the land use regulations that are adopted by the Town.

Key among the tools available to the Town in the implementation of its General Plan is the Zoning Ordinance. The Zoning Ordinance must be revised to better suit the needs of the Town. The principal way to use the zoning regulations to impact the goals and policies of the General Plan is by making decisions in land development applications that are consistent with the Plan.

Each time the Planning and Zoning Commission or Council consider an application for a rezoning, conditional use permit or design review, they have the opportunity to make a decision that supports the adopted General Plan Subdivision Regulations, which are another key tool commonly used to implement a General Plan.

Other opportunities for the Town to implement the General Plan are with the adoption of the budget and capital improvement plan. It is important to consider the goals and objectives of the General Plan when preparing these documents.

GOAL:

The Town will have a full complement of basic land use tools to implement the General Plan.

Policy: The Town should revise the Zoning Ordinance to more closely resemble development standards and regulations appropriate to the Town of Pima and the Pima General Plan 2026.

4. Implementation Activities

The implementation activities listed below are objectives that correspond to General Plan goals.

Policy: Work with transport companies to increase access to preventative and routing medical services.

Policy: Develop a comprehensive strategy to improve internet service within Pima.

Policy: Conduct a drainage analysis of the Town to supplement previous flood analysis.

Policy: Maintain aggregate mining in suitable locations

Policy: The Town should revise the Zoning Ordinance to more closely resemble development standards and regulations appropriate to the Town and the Pima General Plan 2026.

Policy: Develop policies for development of flood prone areas of the Town.

Policy: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic (potable and reclaimed) water.

Policy: Continue to support and, as feasible, financially contribute to the development of the Town's community park

Policy: New developments shall be required to set aside land for appropriate community uses.

Policy: Research recycling programs and implement a program that is appropriate for Pima.

Policy: In association with the Arizona Department of Transportation and the owners of private streets, investigate measures to improve pedestrian and bike safety and implement when funds are available.